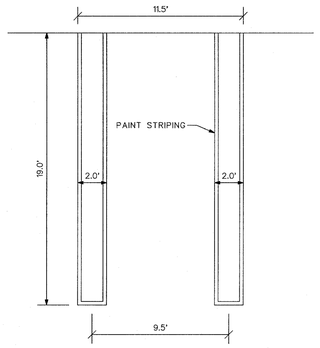
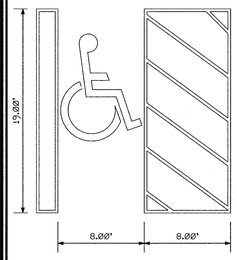


TYP. STANDARD PARKING SPACE

N.T.S.

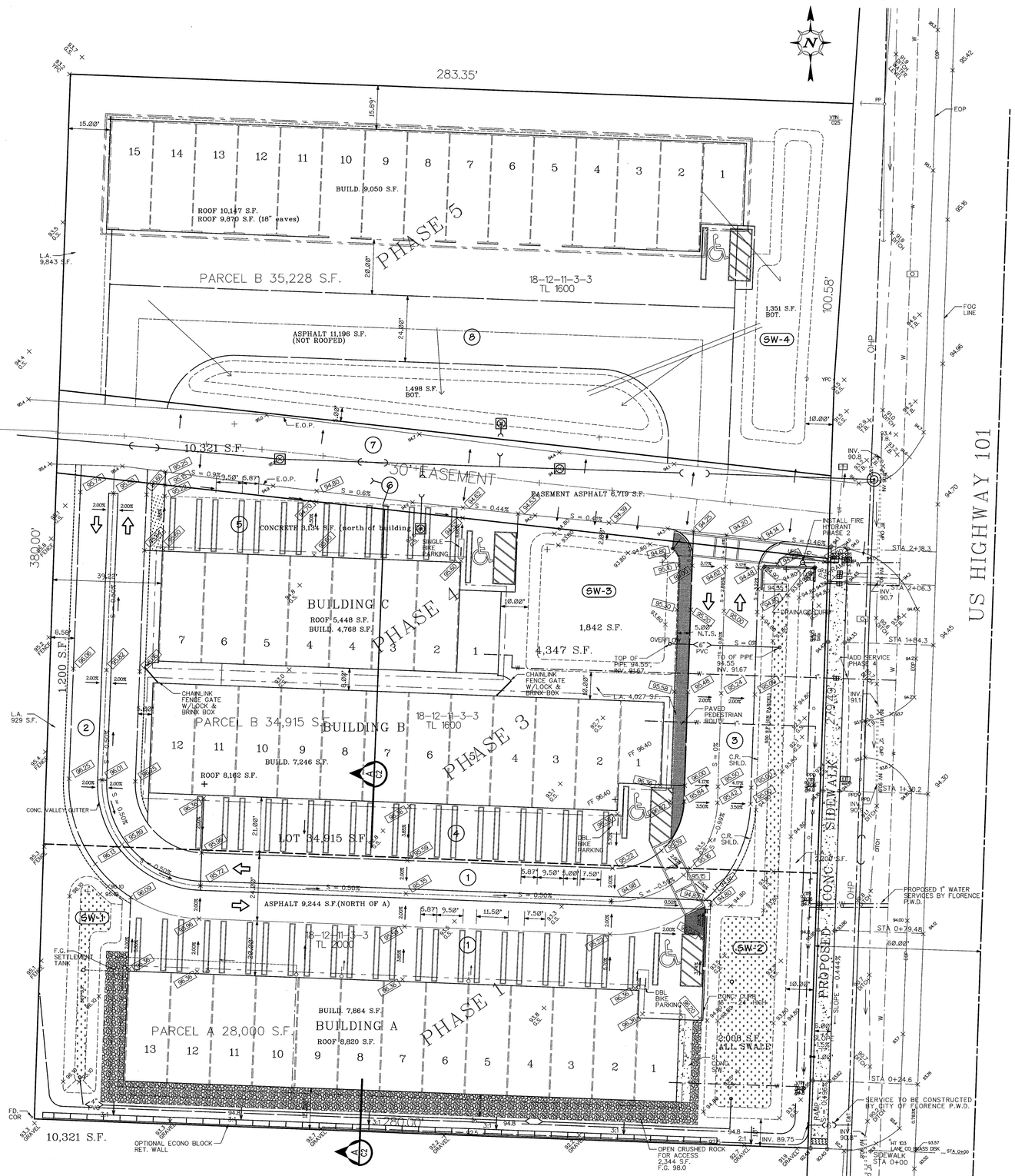


TYP. VAN H.C. PARKING SPACE

N.T.S.

LEGEND

- M.H.
- SEWER CLEANOUT
- CATCH BASIN (DITCHLINE)
- U — PROPOSED UTILITY; POWER, TEL. & TV.
- P — EXISTING UNDERGROUND POWER
- UT — EXISTING UNDERGROUND TELEPHONE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT
- WATER VALVE
- WATER METER
- EXISTING PARKING LIGHT
- EXISTING PARKING LIGHT ATTACHED TO BLDG.
- ELEC. BOX
- POWER VAULT
- TELEPHONE PEDESTAL
- POWER POLE
- GUY ANCHOR
- OHP — OVERHEAD POWER
- DRAINAGE ARROW
- DITCH — DRAINAGE DITCH
- SW-1 — PROPOSED SWALE
- PROPOSED CONCRETE BUMPER
- LANDSCAPING
- 200.00 — PROPOSED TOP CONCRETE
- 200.00 — PROPOSED PAVING FIN. GRADE ELEVATION
- 200.00 — EXISTING PAVING GRADE ELEVATION
- TRAFFIC DIRECTION



PHASE 2 DEVELOPMENT

1) OBTAIN PERMITS REQUIRED FROM ODOT FOR WORK IN R.O.W.
2) INSTALL FIRE HYDRANT AS PER PLAN.
3) INSTALL WATER SERVICES AS PER PLAN.
4) CONSTRUCT CONCRETE SIDEWALK IN R.O.W.

PROPOSED SITE PLAN

0 20' 40'

REGISTERED PROFESSIONAL ENGINEER 8069 OREGON JULY 22, 1977 MICHAEL N. MCALLISTER

EXP: 12/31/2024

MIKE MCALLISTER ENGINEERING
11901 E. MAPLETON ROAD
MAPLETON, OREGON 97453
PH: 541-268-4326
FAX: 541-268-4328

NEW STORAGE RENTAL BUILDING

U.S. HIGHWAY 101 & 53rd STREET
TAX MAP: 18-12-11-3-3 T.L. 1600, 2000, 2100

FOR

DAVID TWOMBLY
FLORENCE, OREGON

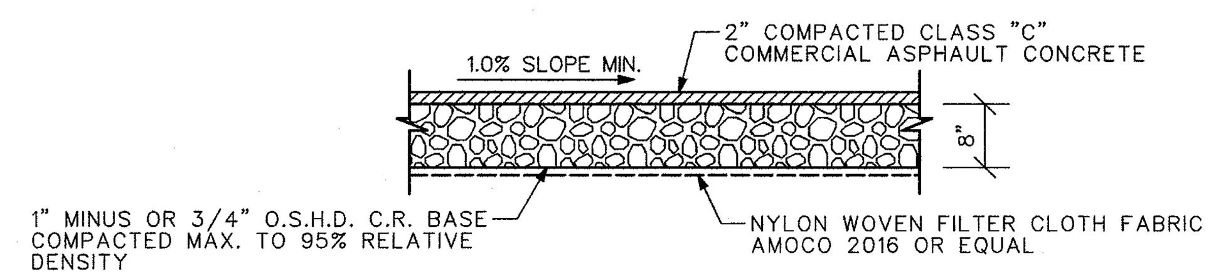
SHEET CONTENT
PROPOSED SITE PLAN

DRAWN	W.O. No.
M.N.M.	1511
DATE	SCALE
7/30/24	1" = 20'

REVISIONS

SHEET
C1 OF 4

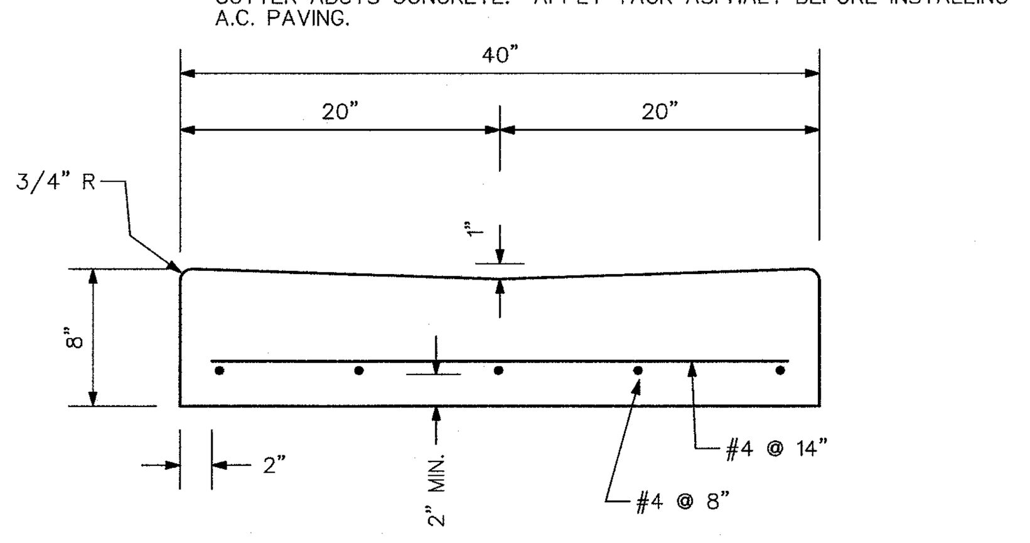
Plot Scale: 1:240



TYP. A.C. PAVING SECTION IN PARKING

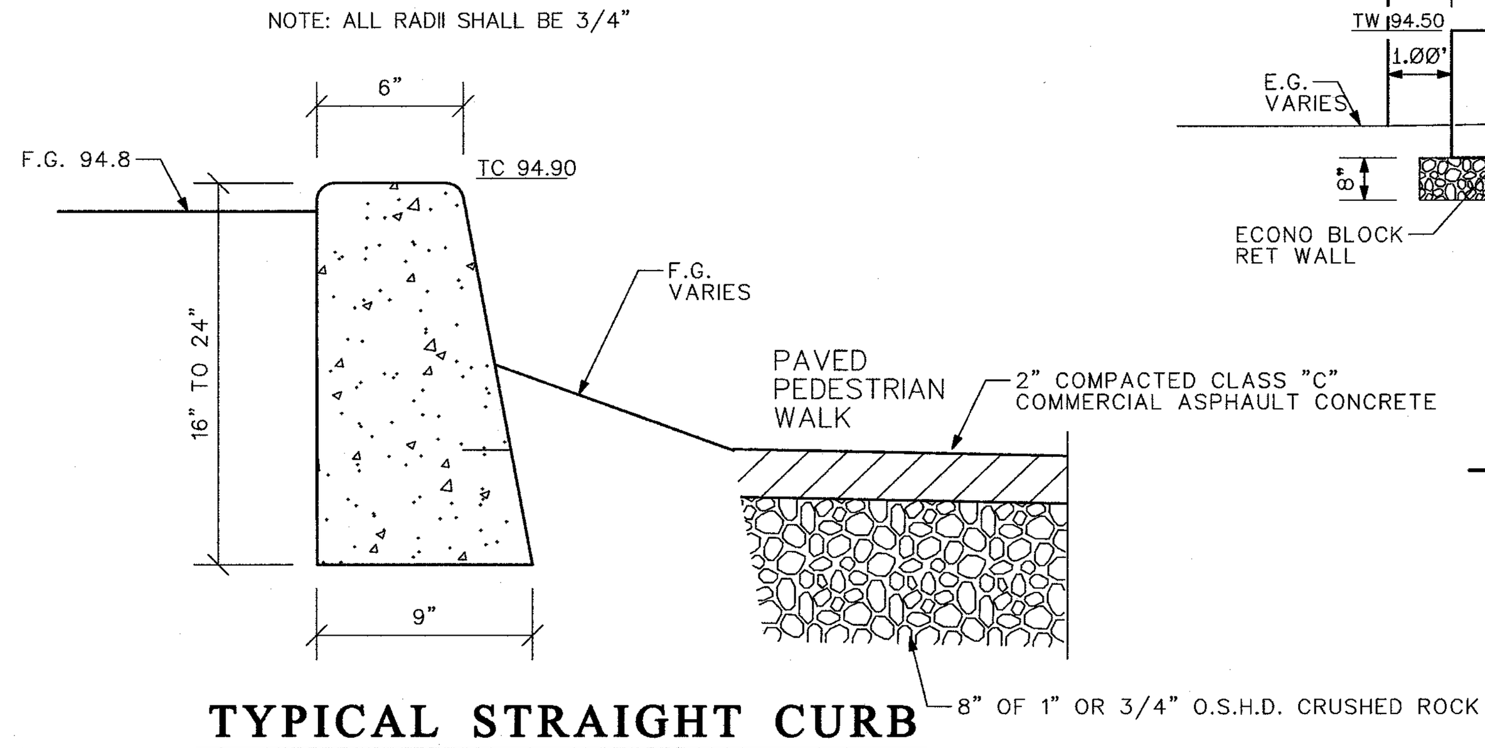
NOTES:

1. THE CONCRETE SHALL BE 4000 PSI @ 28 DAYS COMPRESSIVE STRENGTH.
2. PLACE PREMOLDED FILLER AGAINST VERTICAL FACE WHERE VALLEY GUTTER ABUTS CONCRETE. APPLY TACK ASPHALT BEFORE INSTALLING A.C. PAVING.



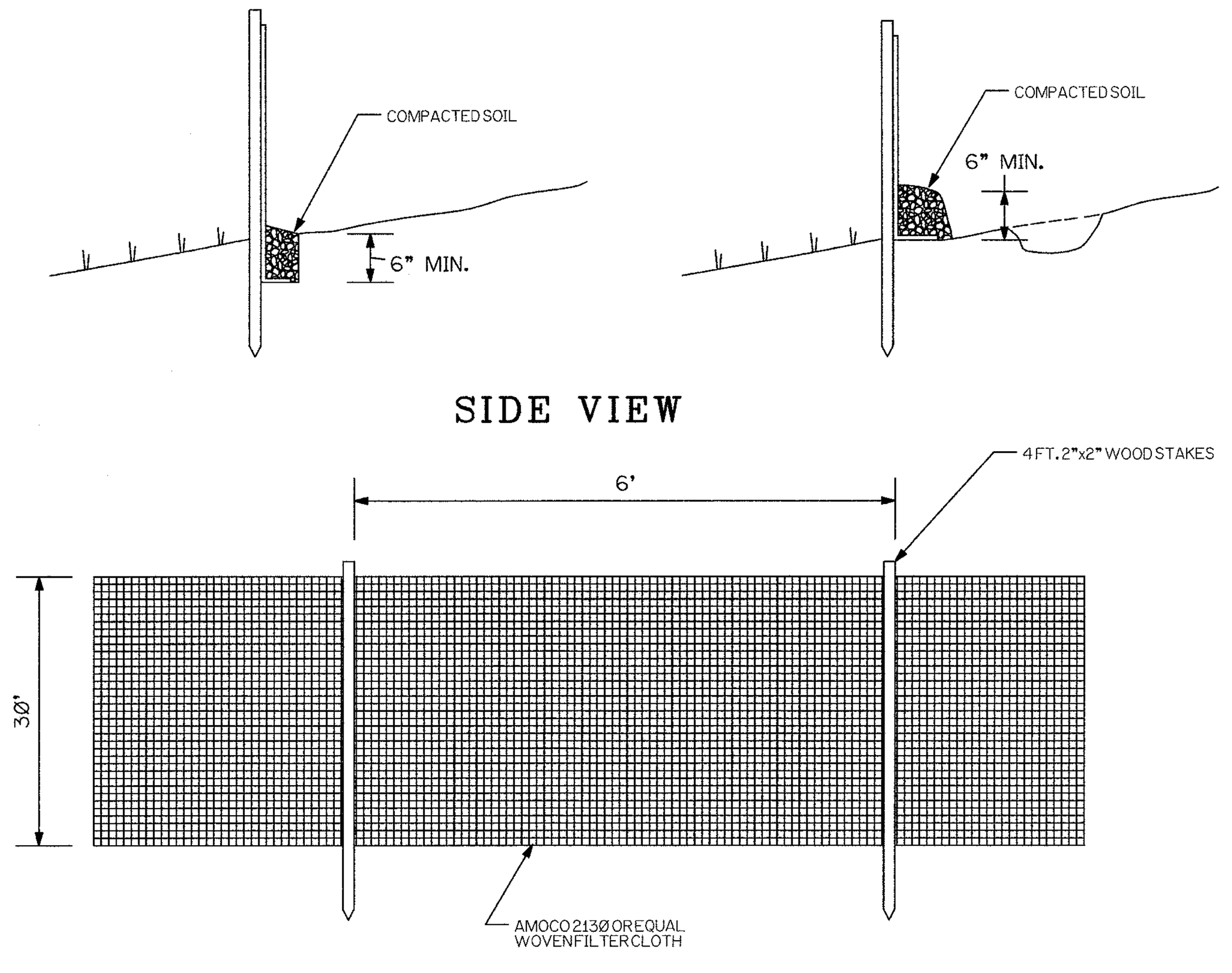
TYP. VALLEY GUTTER

NOTE: ALL RADII SHALL BE 3/4"



TYPICAL STRAIGHT CURB

N.T.S. = 1'

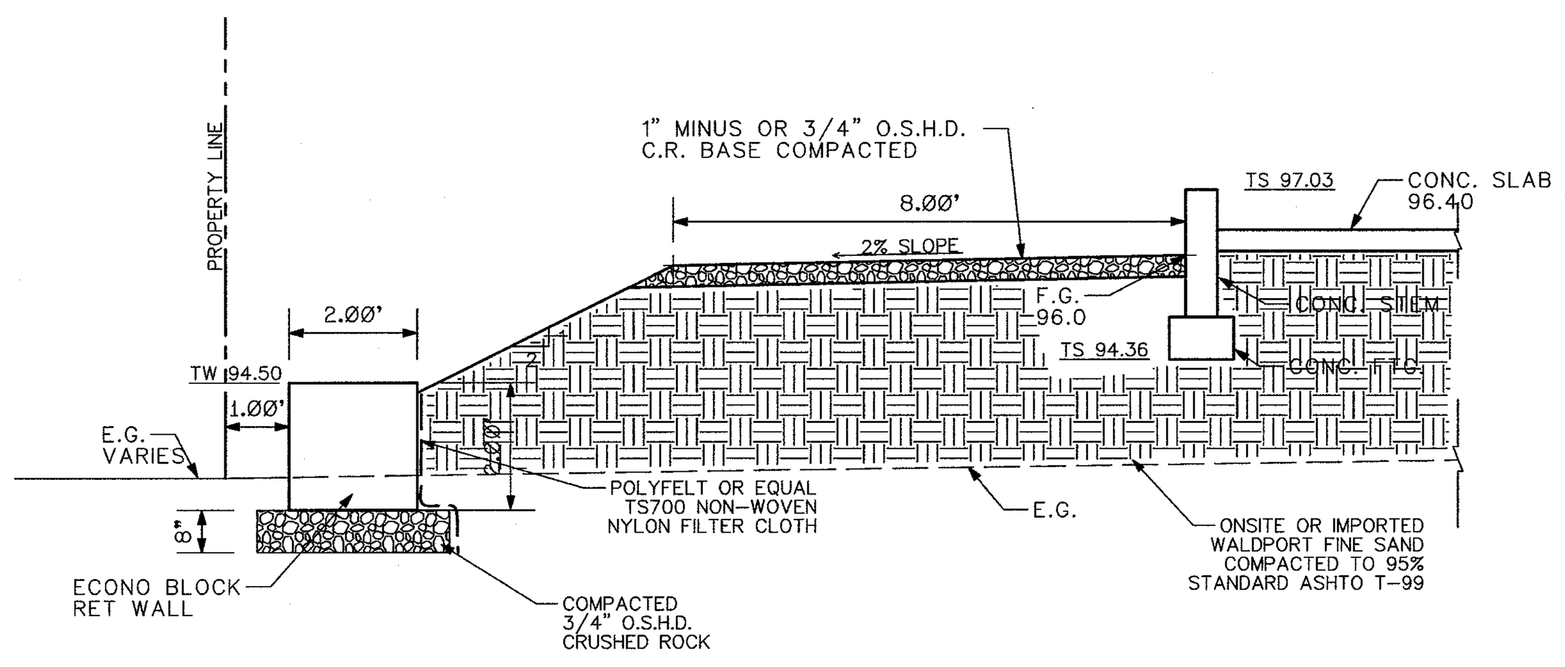


SIDE VIEW

PLAN VIEW

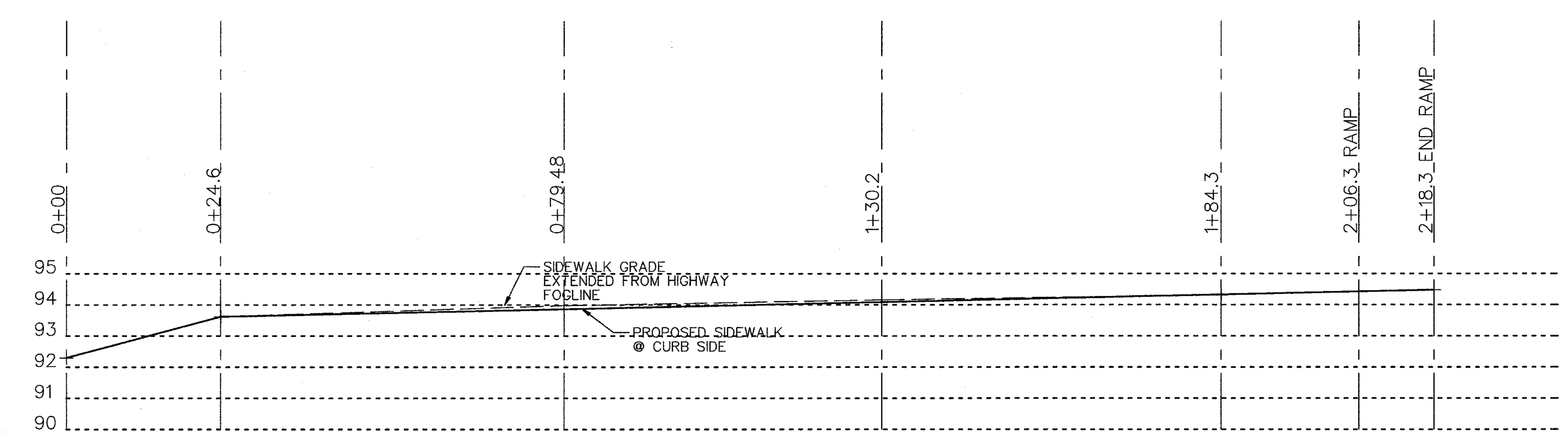
SILT FENCE DETAILS

1" = 2'



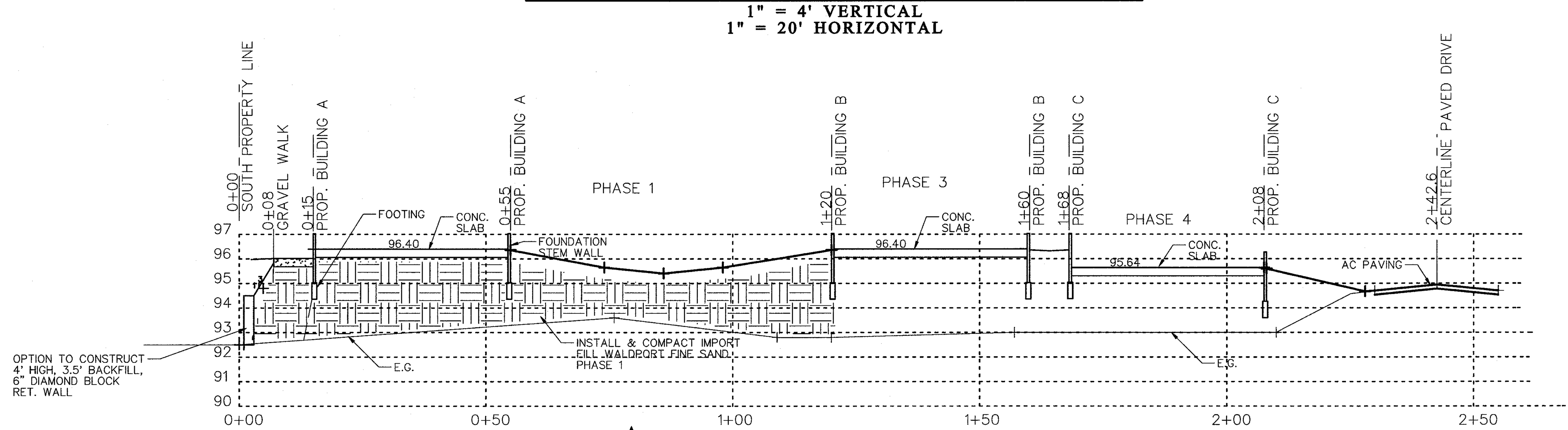
ECONO BLOCK RET. WALL, TYP. SECTION A/C2

1" = 3'



PROPOSED SIDEWALK PROFILE

1" = 4' VERTICAL
1" = 20' HORIZONTAL



1" = 4' VERTICAL
1" = 20' HORIZONTAL

GENERAL UTILITY AND EXCAVATION NOTES

1) CONTRACTOR IS REQUIRED TO CALL FOR UNDERGROUND UTIILITIES LOCATE. UTILITIES MUST BE LOCATED IN FIELD PRIOR TO EXCAVATION.

2) ALL CONSTRUCTION TO CONFORM TO STANDARD SPECIFICATIONS for PUBLIC WORKS CONSTRUCTION, OREGON APWA 1990, AND AS MODIFIED HEREIN.

a) Work performance and material specifications to conform to current APWA Standard Specifications noted as follows or as modified herin:

Division 211: Asphalt Concrete Pavement
Asphalt concrete pavement materials to conform to APWA Section 211.2.00. Placement of pavement to be as per APWA Section 211.3.00. Asphalt concrete for base and finish course to be Class C COMMERCIAL.

Division 207: Aggregate Base
Compaction of crushed rock to be by approved mechanical compactor. Test of compaction to be made in presence of Engineer by proof rolling with loaded 10 c.y. dump truck. Maximum deflection of subgrade at proof rolling to be 1/4". Maximum lifts of crushed rock installed to be six (6) inches. Crushed rock to be in conformance with APWA Section 207.1.00 through 207.3.00, and shall be crushed quarried angular rock. Installation specification to be in accordance with APWA Section 207.3.00. Crushed rock not to be installed on subgrade until Engineer has approved compaction, line, and grade of completed and compacted subgrade.

Division 206: Subgrade Of Buildings, Parking, Driveways and Streets
Fills to be constructed in level lifts of 8" maximum compacted depths. Engineer to inspect subgrade prior to fill placement. Arrange with Engineer for inspection.

Compaction of fill to be by approved mechanical compactor. Compaction testing to be performed in areas scheduled for paving or crushed rock surfacing when requested by the Owner or the Engineer. Compaction to meet 95 % AASHTO T-99 specification. Proof roll with loaded 10 c.y. dump truck to be performed prior to placement of base material on subgrade. Fills under proposed buildings shall be tested for compaction with a steel probe or nuclear densometer. Compact all disturbed areas or cut areas.

3) ALL ONSITE WATER LINES AND IRRIGATION PIPING TO BE TESTED IN ACCORDANCE WITH CURRENT PLUMBING CODE. Test pressure for potable water to be 150 psi. Test pressure for fire sprinkler mains to be 150 psi.

4) ASPHALT PAVING TO BE PLACED UNDER SUPERVISION OF ENGINEER, PERIODIC INSPECTION. ASPHALT TO BE CLASS C, COMMERCIAL MIX.

6) INSTALL LOCATE WIRE AT PIPE LEVEL IN SEWER AND WATER MAIN TRENCHES AND LOCATE TAPE AT TOP OF TRENCH BELOW CRUSHED ROCK.

7) COMPACT ALL TRENCHES TO MINIMUM OF 95% ASHTO AND FILLS IN STREET SUBGRADE TO 95% ASHTO T-99.

8) SITE AND UTILITY CONTRACTOR TO FURNISH TRENCHING AND BACKFILL FOR ELECTRICAL CONDUITS FOR BUILDING POWER, POWER TO PARKING LOT LIGHTS, SANITARY SEWER OUTSIDE OF BUILDINGS, WATERLINES OUTSIDE OF BUILDING, ROOF DRAIN CONNECTION TO STORM DRAINAGE DISPOSAL SWALES.

PHASES OF CONSTRUCTION FOR DRAINAGE PLAN WITH EROSION AND SEDIMENT CONTROL

1) Phases of construction with erosion control measures to be implemented:

PHASE A: SECURE SITE
Building Sites

a) Install silt fence barrier where required to contain erosion of soil within the property for building areas to be prepared. Silt fencing to be Amoco 2130 woven, 36" wide, with 4' 2"X2" fir stakes, typical. Some areas will not require barriers due to presence of existing landscaping or inward slope of ground surface.
b) Clear and grub as required. Chip woody vegetation and save on site for ground cover. Large wood is to be cut and hauled off for firewood.
c) Install install crushed rock surfacing in access areas to be used from exisitng asphalt areas to prevent soil from being tracked to Highway 101. Construct Econo Block Retaining Wall along south property line.
d) Saturated soils when transported are not to leaked, spilled, or tracked off site. Drain all waste soil to be hauled off site before transporting or use watertight trucks.
e) Import Waldport Fine Sand for proposed fills. Construct fill for Buildings A, B, C as per this plan.
f) Perform cut excavation and install fills and bring to subgrade for crushed rock for base.
g) Install crushed rock for driveways. Cover sites of Buildings B and C with wood chips and grindings to prevent erosion from wind and precipitation.
h) Construct Swales 1, 2 and 3 and related piping. Provide ground cover and landscaping for swales.
i) Install water and sewer lines for Building A. Services from Highway 101 to be per PHASE 2
j) Install irrigation water system for landscaping of Swales 1,2 ,3 and for Builing A.
k) Construct Building A. Pave all surfaces to limits shown on the plans, to include access to and from the existing paved driveway from Highway 101. Mulch all cleared areas not covered with crushed rock or building. Install scheduled landscaping materials in areas for this Building.
l) install downspouts and drainage piping. Connect to swales as per Plan.

PHASE 2: Permits to be Obtained from OSHD and Items to be Constructed this Phase.

a) Obtain permits for work in Right of Way for Water, Sewer services, 6' Sidewalk, Electric Power, telephone and internet access, and Fire Hydant as per this plan.
b) Construct services and Fire Hydrant. Contact City of Florence Public Works Department for this work. Arrangemens have been made with Public Works for this work. Make arrangements for telephone and power.

PHASE 3: BUILDING B

a) Complete excavation and fill as required for building constuction.
b) Consruct Building B.
c) Install roof eaves troughs and downspouts. Connect drainage piping to swale B.
d) Install paving and landscaping as per plan.
e) Install Brinx Box @ west end of Building and east end.

PHASE 4: BUILDING C

a) Complete excavation and fill as required for building constuction.
b) Consruct Building B.
c) Install roof eaves troughs and downspouts. Connect drainage piping to swale B.
d) Install paving and landscaping as per plan.
e) Install chain link fence from Buildings B & C. Install Brinx Boxes.

PHASE 5: BUILDING D

a) Complete excavation and fill as required for building constuction.
b) Consruct Building B.
c) Install roof eaves troughs and downspouts. Connect drainage piping to swale B.
d) Install paving and landscaping as per plan.

MIKE MCALLISTER ENGINEERING
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MAPLETON, OREGON 97453
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NEW STORAGE RENTAL BUILDING

U.S. HIGHWAY 101 & 53rd STREET
TAX MAP: 18-12-11-3-3 T.L. 1600, 2000
FOR
DAVID TWOMBLY
FLORENCE, OREGON

SHEET CONTENT
PROPOSED SITE PLAN

DRAWN	W.O. No.
M.N.M.	1511
DATE	SCALE
7/30/24	1" = 20'

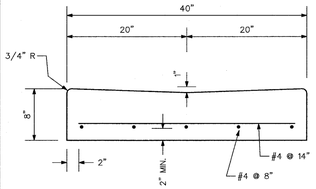
REVISIONS

SHEET
C2 OF 4

Plot Scale: 1:240

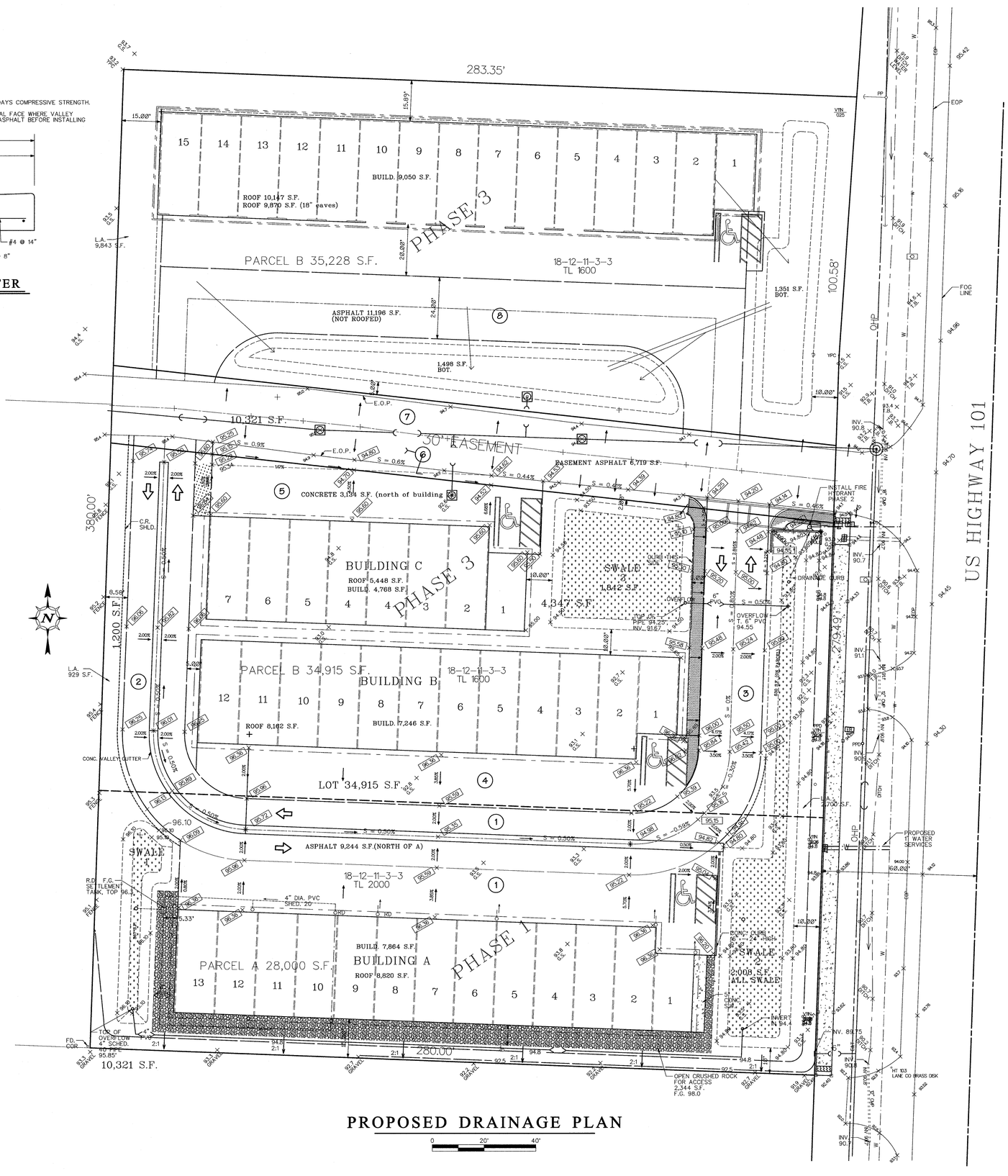
NOTES:

1. THE CONCRETE SHALL BE 4000 PSI @ 28 DAYS COMPRESSIVE STRENGTH.
2. PLACE PREMOLDED FILLER AGAINST VERTICAL FACE WHERE VALLEY GUTTER ABUTS CONCRETE. APPLY TACK ASPHALT BEFORE INSTALLING A.C. PAVING.



TYP. VALLEY GUTTER

0 1' 2'



PROPOSED DRAINAGE PLAN

0 20' 40'

LEGEND

- M.H.
- SEWER CLEANOUT
- CATCH BASIN (DITCHLINE)
- U — PROPOSED UTILITY; POWER, TEL. & TV.
- P — EXISTING UNDERGROUND POWER
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT
- WATER VALVE
- WATER METER
- EXISTING PARKING LIGHT
- EXISTING PARKING LIGHT ATTACHED TO BLDG.
- ELEC. BOX
- POWER VAULT
- TELEPHONE PEDESTAL
- POWER POLE
- GUY ANCHOR
- OHP — OVERHEAD POWER
- DRAINAGE ARROW
- DITCH — DRAINAGE DITCH
- SW-1 PROPOSED SWALE
- PROPOSED CONCRETE BUMPER
- LANDSCAPING
- 200.00 PROPOSED TOP CONCRETE
- × 200.00 PROPOSED PAVING FIN. GRADE ELEVATION
- × 200.00 EXISTING PAVING GRADE ELEVATION
- TRAFFIC DIRECTION

PHASE 4 DEVELOPMENT

AREA OR ZONE	(7)	(8)		TOTAL AREAS
ASPHALT IMPERVIOUS (INCLUDING CONC. VALLEY)	2,900 S.F.	11,196 S.F.		14,096 S.F.
ROOFS IMPERVIOUS		10,147 S.F.		10,147 S.F.
CONCRETE SIDEWALKS IMPERVIOUS	0	0		0
TOTAL IMPERVIOUS	2,900 S.F.	21,343 S.F.		24,243 S.F.
SWALES PERVIOUS		2,849 S.F.		2,849 S.F.
% SWALE				11.7 %
GROSS AREA OF LOT DEVELOPED				35,228 S.F.
LANDSCAPING AREA	4,205 S.F.	9,849 S.F.		14,054 S.F. 39.9%

PHASE 3 DEVELOPMENT

AREA OR ZONE	(2)	(3)	(4)	(5)	(6)	TOTAL AREAS
ASPHALT IMPERVIOUS (INCLUDING CONC. VALLEY)	**	**		2,950 S.F.	2,790 S.F.	5,740 S.F.
ROOFS IMPERVIOUS				5,448 S.F.		5,448 S.F.
CONCRETE SIDEWALKS IMPERVIOUS	0	0	0	0	0	0
TOTAL IMPERVIOUS				8,398 S.F.	2,790 S.F.	11,188 S.F.
SWALES PERVIOUS				0		(1,842 S.F.)
% SWALE						9.08 % *
GROSS AREA OF LOT DEVELOPED						34,915 S.F.
LANDSCAPING AREA	929 S.F.	6,727 S.F.	0	0	0	7,656 S.F. 21.9%

* SWALE 3 IN PHASE 2 IS OVERSIZED FOR DISPOSAL AND IS CONNECTED WITH PHASE 3. TOTAL OF SWALE AREA FOR BOTH PHASES IS 4,217 S.F.. TOTAL IMPERVIOUS IS 20,278 S.F. SWALES AREA IS 9.08% OF IMPERVIOUS FOR TOTAL OF PHASES 2 & 3.

** AREA INCLUDED IN PHASE 1.

PHASE 2 DEVELOPMENT

AREA OR ZONE	(2)	(3)	(4)	(5)	(6)	TOTAL AREAS
ASPHALT IMPERVIOUS (INCLUDING CONC. VALLEY)	**	**	3,718 S.F.			3,718 S.F.
ROOFS IMPERVIOUS			8,162 S.F.			8,162 S.F.
CONCRETE SIDEWALKS IMPERVIOUS	0	0	0	0	0	0
TOTAL IMPERVIOUS			11,880 S.F.			11,880 S.F.
SWALES PERVIOUS			1,842 S.F.			1,842 S.F.
% SWALE						15.50 % *
GROSS AREA OF LOT DEVELOPED						34,915 S.F.
LANDSCAPING AREA	929 S.F.	6,727 S.F.	0	0	0	7,656 S.F. 21.9%

* SWALE 3 IN PHASE 2 IS OVERSIZED FOR DISPOSAL AND IS CONNECTED WITH PHASE 3. TOTAL OF SWALE AREA FOR BOTH PHASES IS 4,217 S.F.. TOTAL IMPERVIOUS IS 20,278 S.F. SWALES AREA IS 9.08% OF IMPERVIOUS FOR TOTAL OF PHASES 2 & 3.

** AREA INCLUDED IN PHASE 1.

PHASE 1 DEVELOPMENT

AREA OR ZONE	(1)	(2)	(3)		TOTAL AREAS
ASPHALT IMPERVIOUS (INCLUDING CONC. VALLEY)	4,856 S.F.	3,380 S.F.	2,983 S.F.		11,219 S.F.
ROOFS IMPERVIOUS	8,820 S.F.				8,820 S.F.
CONCRETE SIDEWALKS IMPERVIOUS	0	0	0		0
PEDESTRIAN ROUTE	0	0	472 S.F.		0
TOTAL IMPERVIOUS	13,676 S.F.	3,380 S.F.	3,455 S.F.		20,511 S.F.
SWALES PERVIOUS	367 S.F.	2,008 S.F.			2,375 S.F. PROP. 2,051 S.F. REQ'D
% SWALE					10.00 % NET
GROSS AREA OF LOT DEVELOPED					28,000 S.F.
LANDSCAPING AREA				7,900 S.F. 28.2%	4,200 S.F. REQUIRED @ 15%

** EXCESS SWALE AREA (ABOVE 10%) IS AVAILABLE FOR TREATMENT IN PHASES 3 & 4. THIS AREA IS 371 S.F.

REGISTERED PROFESSIONAL ENGINEER — OREGON — MICHAEL N. McALLISTER — EXP: 12/31/2024

MIKE McALLISTER ENGINEERING
11391 E. MAPLETON ROAD
HAPPY VALLEY, OREGON 97453
PH: 541-268-4326
FAX: 541-268-4326

NEW STORAGE RENTAL BUILDING

U.S. HIGHWAY 101 & 53rd STREET
TAX MAP: 18-12-11-3-3 T.L. 1600, 2000
FOR
DAVID TWOMBLY
FLORENCE, OREGON

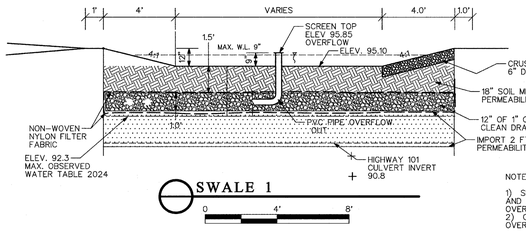
SHEET CONTENT
PROPOSED DRAINAGE PLAN

DRAWN	W.O. No.
M.N.M.	1511
DATE	SCALE
7/30/24	1" = 20'

REVISIONS

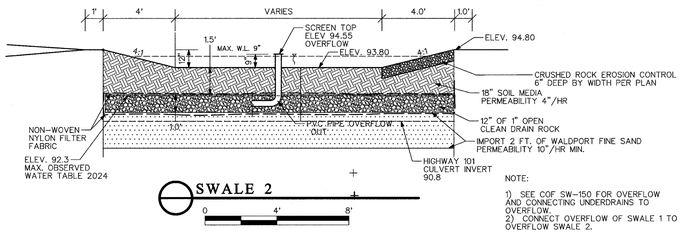
SHEET
C3 OF 4

Plot Scale: 1:240



NOTE:

1) SEE COF SW-150 FOR OVERFLOW AND CONNECTING UNDERDRAINS TO OVERFLOW.
2) CONNECT OVERFLOW OF SWALE 1 TO OVERFLOW SWALE 2.



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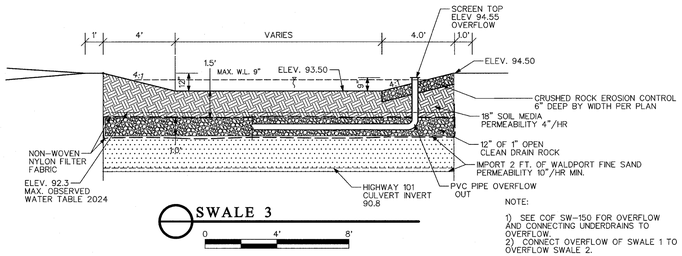

NOTE:

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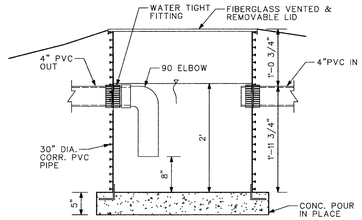


DRAINAGE COLLECTION BASIN

N/S

PHASES OF CONSTRUCTION FOR DRAINAGE PLAN WITH EROSION AND SEDIMENT CONTROL

1) Phases of construction with erosion control measures to be implemented:

PHASE A: Demolish Existing Building and alley paving as required for new building and construct Swale B, construct new building, construct or reconstruct existing parking and landscaping planters,all on Tax Lot 402.

a) Install silt fence barrier where required to contain erosion of soil at the west lot line. Straw bales may be used in lieu of silt fence. Silt fencing to be Amoco 2130 woven, 36" wide, with 4' 2"X2" fir stakes, typical. Some areas will not require barriers due to presence of existing landscaping or inward slope of ground surface.
b) Clear and grub as required. Chip woody vegetation and save on site for ground cover. Large wood is to be cut and hauled off for firewood.
c) Install portions of storm piping entering swale and construct swale with approved growing media. Plant as per landscaping plan.
d) Demolish existing building and related concrete curbs, asphalt paving, etc. Saturated soils when transported are not to leaked, spilled, or tracked off site. Drain all waste soil to be hauled off site before transporting or use watertight trucks.
e) Construct new building, concrete walkways, trash/recycle, building gutters, and roof drains. Roof drains proposed building to flow to Swale B, piped under proposed sidewalk are to be connected via proposed storm drain piping to proposed parking lot swale as per plan. Other roof drainage to remain as existing.
f) Perform cut excavation and install fills and bring to subgrade for crushed rock for base.
g) Install irrigation water system, if required, for landscaping.
h) Install drainage erosion control devices in existing gutters prior to work at or near edges of site bordering streets to prevent soil or other deliterious material from entering existing City storm sewers at onsite and in street catch basins.
i) Install clean crushed rock at entrances and exits of areas for excavation to prevent soils from being carried off site via vehicular traffic during construction.
j) Construct concrete sidewalks and reconstruct existing driveway as shown in plan.
k) Install crushed rock for base of parking areas.
l) Mulch all cleared areas not covered with crushed rock or plant with landscaping materials.

PHASE 2: Construct north side of building parking and landscaping, and Swale A on Tax Lots 400 and 402.

a) Install silt fences or other approve barriers as required in Phase 1 to prevent erosion off site.
b) Clear and grub as required. Chip woody vegetation and save on site for ground cover. Chippings may be used in place of mulch. Large wood is to be cut and hauled off for firewood.
c) Install drainage erosion control devices in existing gutters prior to work at or near edges of site bordering streets to prevent soil or other deliterious material from entering existing City storm sewers at catch basins.
d) Perform cut and fill excavation as per plan. Construct curbs, concrete walkways, catch basins and related storm piping, and Swale A.
e) Excavate for base rock and install crushed rock for base of parking areas.
f) Mulch all cleared areas not covered with crushed rock. Seed to grass or plant with landscaping materials.

PHASE 3: Install asphalt concrete paving

a) Remove existing paving scheduled for removal and haul waste asphalt paving off site for disposal.
b) Install asphalt concrete paving.

PHASE 4: Complete landscaping.

a) Prompt maintenance and repair of graded surfaces will be performed to insure all erosion and sediment control measures will be in operation. Access to areas to be filled will be over the existing paved parking lot and driveways and over the existing gravel surfaced parking lot. Crushed rock will be placed immediately after fills at parking areas are completed. Maintenance of graveled areas traveled during trucking of imported soil will be performed if required in conjunction with the import of crushed rock. Flush or broom asphalt surfaces if required to prevent soil from tracking off site. Inspect silt fences and mulched fill slopes at least once a week and after especially heavy rainfalls. Any deficiencies in these measures to control erosion are to be repaired as they are found. Special attention must be given to areas with new swales.
b) Saturated soils when transported are not to leaked, spilled, or tracked off site. Drain all waste soil to be hauled off site before transporting or use watertight trucks.

c) Mulching to be installed 4" minimum uncompacted depth. Mulch not to be installed in swales below design water level. Mulch to be moist when installed under dry atmospheric conditions or wet down after placement. Approved mulch not to have weed seed or any part of scotch broom plant. Mulch can be made from chipped brush from site. Do not mulch black berry plants. Bark mulch conforming to landscapers specifications to be used to top chipped mulch and in areas visible from the highway. Straw mulch to be weed free, and only used for temporary use.
d) Line ditches or depression at downstream end of all storm sewers with 3" -8" crushed angular rock to dissapate velocity of water. Minimum length of ditch or depression to be 10 lineal feet, and minimum width to be 3 feet. Depth of lining to be a minimum of 8".
e) Silt fences and other temporary barriers must remain in place until disturbed areas are stabilized with permanent vegetation. Unless otherwise specified, silt fences are to follow lines on plan defined to be the boundary of cleared area.

GENERAL UTILITY AND EXCAVATION NOTES

1) CONTRACTOR IS REQUIRED TO CALL FOR UNDERGROUND UTILITIES LOCATE. UTILITIES MUST BE LOCATED IN FIELD PRIOR TO EXCAVATION.

2) ALL CONSTRUCTION TO CONFORM TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OREGON APWA 1990, AND AS MODIFIED HEREIN.

a) Work performance and material specifications to conform to current APWA Standard Specifications noted as follows or as modified herin:
Division 200: Streets and Related Work
Sections 202, 203, 204, 205, 206, 207 and 211.

Division 300: Sanitary Sewers and Storm Drains
Section 301, with Class A or C backfill;
Section 305, PE Storm Pipe & Fittings.

Division 211: Asphalt Concrete Pavement
Asphalt concrete pavement materials to conform to APWA Section 211.2.00. Placement of pavement to be as per APWA Section 211.3.00. Asphalt concrete for base and finish course to be Class C COMMERCIAL.

Division 207: Aggregate Base
Compaction of crushed rock to be by approved mechanical compactor. Test of compaction to be made in presence of Engineer by proof rolling with loaded 10 c.y. dump truck. Maximum deflection of subgrade at proof rolling to be 1/4". Maximum lifts of crushed rock installed to be six (6) inches. Crushed rock to be in conformance with APWA Section 207.1.00 through 207.3.00, and shall be crushed quarried angular rock. Installation specification to be in accordance with APWA Section 207.3.00. Crushed rock not to be installed on subgrade until Engineer has approved compaction, line, and grade of completed and compacted subgrade.

Division 206: Subgrade Of Buildings, Parking, Driveways and Streets
Fills to be constructed in level lifts of 6" maximum depths. Engineer to inspect subgrade prior to fill placement. Arrange with Engineer for inspection.

Compaction of fill to be by approved mechanical compactor. Compaction testing to be performed in areas scheduled for paving or crushed rock surfacing when requested by the Owner or the Engineer. Compaction to meet 95 % AASHTO T-99 specification. Proof roll with loaded 10 c.y. dump truck to be performed prior to placement of base material on subgrade. Fills under proposed buildings shall be tested for compaction with a steel probe or nuclear densometer. Compact all disturbed areas or cut areas.

3) ALL ONSITE STORM SEWER MAINS AND SERVICES TO BE TESTED IN ACCORDANCE WITH APWA 1990. TESTING TO BE SUPERVISED BY THE ENGINEER.

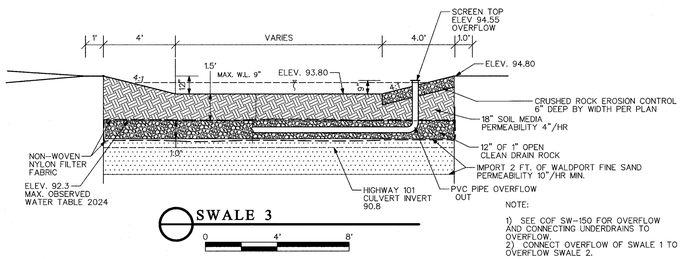
4) ALL ONSITE WATER LINES AND IRRIGATION PIPING TO BE TESTED IN ACCORDANCE WITH CURRENT PLUMBING CODE. Test pressure for potable water to be 150 psi. Test pressure for fire sprinkler mains to be 150 psi.

5) ASPHALT PAVING TO BE PLACED UNDER SUPERVISION OF ENGINEER.

6) INSTALL LOCATE WIRE AT PIPE LEVEL IN SEWER AND WATER MAIN TRENCHES AND LOCATE TAPE AT TOP OF TRENCH BELOW CRUSHED ROCK.

7) COMPACT ALL TRENCHES TO MINIMUM OF 95% ASHTO AND FILLS IN STREET SUBGRADE TO 95% ASHTO T-99.

8) SITE AND UTILITY CONTRACTOR TO FURNISH TRENCHING AND BACKFILL FOR ELECTRICAL CONDUITS FOR BUILDING POWER, POWER TO PARKING LOT LIGHTS, SANITARY SEWER OUTSIDE OF BUILDINGS, WATERLINES OUTSIDE OF BUILDING, ROOF DRAIN CONNECTION TO STORM DRAINAGE DISPOSAL SWALES.



NOTE:

1) SEE COF SW-150 FOR OVERFLOW AND CONNECTING UNDERDRAINS TO OVERFLOW.
2) CONNECT OVERFLOW OF SWALE 1 TO OVERFLOW SWALE 2.

GENERAL NOTES ON SWALES

1) After excavation for swales and before placement of growing medium, call Engineer to examine soil. Engineer to evaluate soil type in order to estimate percolation capabilities of soil and compare to values assumed in storm drainage disposal design. Excavation limits in plan may be revised by Engineer if required due to soil type as exposed.

2) Growing medium must meet the following design parameters:

Minimum permeability		4 inches per hour
Maximum permeability		5 inches per hour
Particle gradation analysis	ASTM C117/C136	(AASHTO T11/T27)
Coefficient of Uniformity	(D60/D10)	greater than or equal to 6
Organic Content	ASTM D2974	10% minimum
PH		5 to 8

No free pieces of wood, plastic or other foreign matter

This material must conform to specifications of the City of Florence Storm Management Manual. Results of testing must be furnished prior to placement.

3) General soil fill to be of approved Dune Sand. Compaction in traffic areas to meet 95% of AASHTO T-99.

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REGISTERED PROFESSIONAL ENGINEER
GERALD MICHAEL MCALLISTER
8069
OREGON
JULY 22, 1977
EXP.: 12/31/2024

NEW STORAGE RENTAL BUILDING

U.S. HIGHWAY 101 & 53rd STREET
TAX MAP: 18-12-11-3-3 T.L. 1600, 2000
FOR
DAVID TWOMBLY
FLORENCE, OREGON

SHEET CONTENT
PROPOSED DRAINAGE PLAN

DRAWN: M.N.M.	W.O. No.: 1511
DATE: 7/30/24	SCALE: 1" = 20'
REVISIONS	

SHEET
C4 OF 4

Plot Scale: 1:240