

Supplemental PUD-Replat Exhibits
Elm Park PUD
11-1-24

<u>Exhibit</u>		<u>Description</u>
A-2(1)		Tentative Partition Plats – Lots 1 – 10; and Lots 10-20 (New)
D(1)		50% Plans for Infrastructure Project (New)
H(2)		Landscape Plans (Revised)

**EXISTING CONDITIONS OF LOTS 1-10
OF BLOCK 57**

LOCATED IN THE SW QUARTER OF SECTION 27
TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
CITY OF FLORENCE, LANE COUNTY, OREGON
FIELD SURVEYED: JUNE 26, 2024

NOTES:

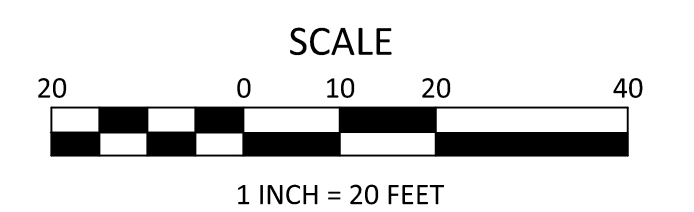
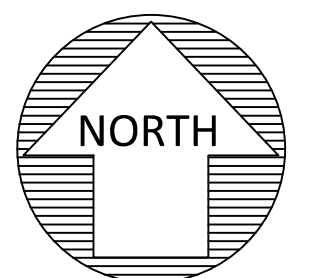
- 1.) VERTICAL DATUM: NAVD 88 (GEOID 12A)
ELEVATION WAS ESTABLISHED THROUGH A GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), OREGON COAST ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF GREENWOOD STREET IS SOUTH 00°21'27" EAST.
- 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PER PRELIMINARY REPORT ORDER NO. 7193-4163698 AND 7193-4163703, DATED 14 MAY 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

LEGEND:

- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- ELECTRICAL LINE
- TELECOMMUNICATIONS LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND LINE PER AS-BUILTS
- SIGN
- ELECTRICAL JUNCTION BOX
- TRANSFORMER
- OVERHEAD LIGHT
- SANITARY MAN-HOLE WITH STRUCTURE
- STORM MAN-HOLE WITH STRUCTURE
- CURB INLET
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER VAULT
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- DECIDUOUS TREE
-PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE
-PERIMETER REPRESENTS DRIPLINE
- FOUND MONUMENT
- PROJECT CONTROL POINT

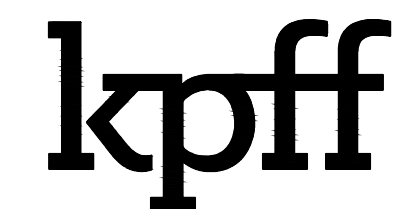
PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	MAG NAIL W/ WASHER "KPFF CONTROL"	928999.38	425294.52	35.94'
2	MAG NAIL W/ WASHER "KPFF CONTROL"	928388.33	425273.64	32.42'
3	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	928757.32	425330.66	36.26'

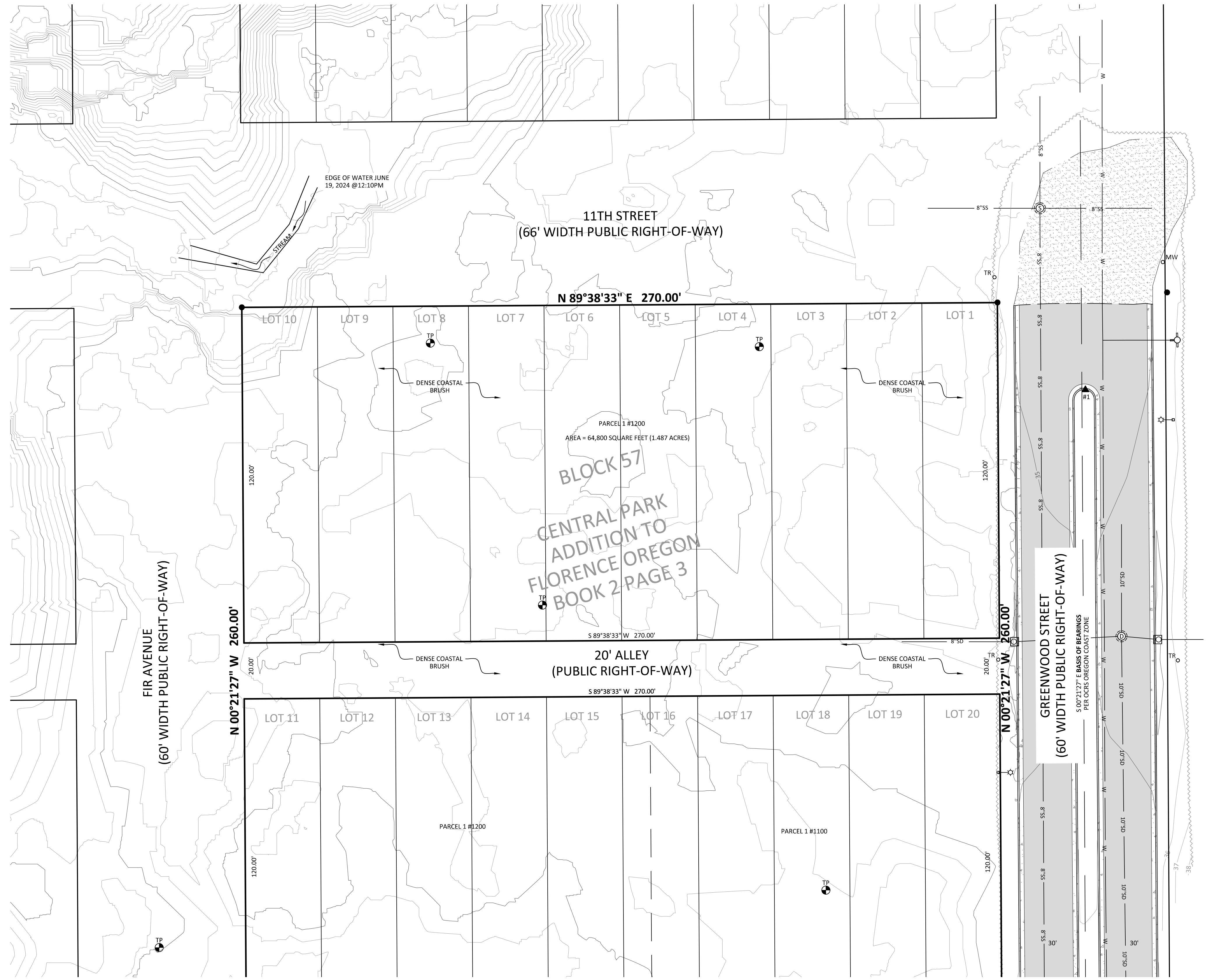


PRELIMINARY

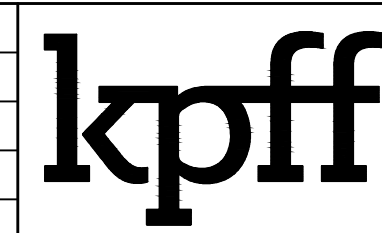
JOB NO. 2400145



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com



REV.	DATE	BY	DESCRIPTION



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
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SURVEYED BY: JP / SW
DRAWN BY: JAH
CHECKED BY: JRD
PROJECT NO.: 2400145
FILE: EXISTING-CONDITIONS

EXISTING CONDITIONS OF LOTS 1-10 OF BLOCK 57
ELM PARK PUD
OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC
CITY OF FLORENCE / LANE COUNTY / OREGON

DATE: OCTOBER 30, 2024
CONTOUR INTERVAL: 1 FOOT
SHEET NO.
1 OF 1

PROPOSED REPLAT OF LOTS 1-10 OF BLOCK 57

LOCATED IN THE SW QUARTER OF SECTION 27
TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
CITY OF FLORENCE, LANE COUNTY, OREGON
FIELD SURVEYED: JUNE 26, 2024

NOTES:

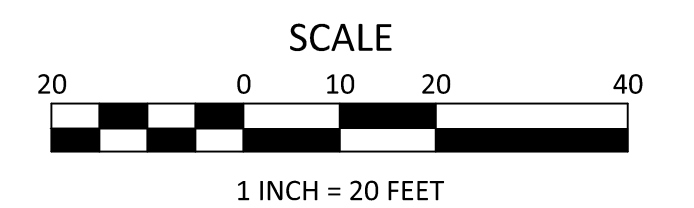
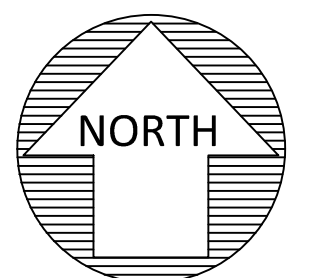
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ELEVATION WAS ESTABLISHED THROUGH A GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), OREGON COAST ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF GREENWOOD STREET IS SOUTH 00°21'27" EAST.
- 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PER PRELIMINARY REPORT ORDER NO. 7193-4163698 AND 7193-4163703, DATED 14 MAY 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

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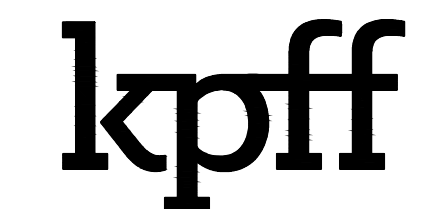
	CONCRETE SURFACE
	GRAVEL SURFACE
	ASPHALT SURFACE
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	LOT LINE
	PROPERTY LINE
	BRUSH LINE
	ELECTRICAL LINE
	TELECOMMUNICATIONS LINE
	STORM LINE
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND LINE PER AS-BUILTS
	SIGN
	ELECTRICAL JUNCTION BOX
	TRANSFORMER
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	SANITARY MANHOLE WITH STRUCTURE
	STORM MANHOLE WITH STRUCTURE
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	FIRE HYDRANT
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	WATER VAULT
	IRRIGATION CONTROL VALVE
	MONITORING WELL
	DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE
	CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE
	FOUND MONUMENT
	PROJECT CONTROL POINT

PROJECT CONTROL:

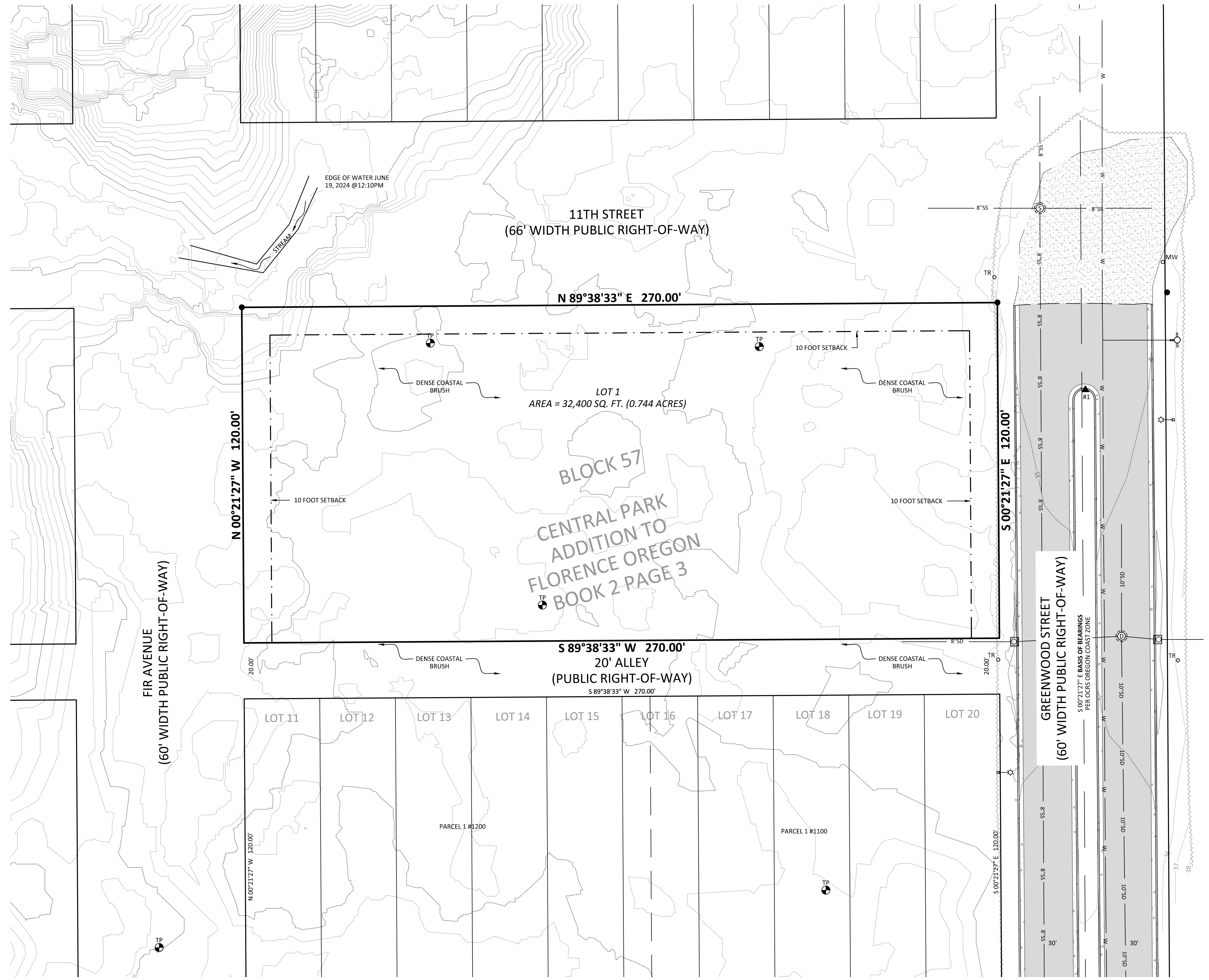
STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
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JOB NO. 2400145

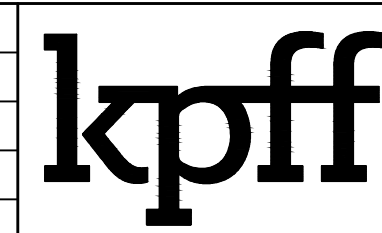


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REV.	DATE	BY	DESCRIPTION



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SURVEYED BY:	JP / SW
DRAWN BY:	JAH
CHECKED BY:	JRD
PROJECT NO.:	2400145
FILE:	PROPOSED CONDITIONS

PROPOSED REPLAT OF LOTS 1-10 OF BLOCK 57
ELM PARK PUD
OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC
CITY OF FLORENCE / LANE COUNTY / OREGON

DATE:	OCTOBER 30, 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1

LAND PARTITION PLAT NUMBER _____

FOR OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC.
 A REPLAT OF LOTS 1-10 OF BLOCK 57 OF CENTRAL PARK ADDITION TO FLORENCE OREGON BOOK 2 PAGE 3
 LOCATED IN THE SW QUARTER OF SECTION 27
 TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
 CITY OF FLORENCE, LANE COUNTY, OREGON
 FIELD SURVEYED: 26 JUNE 2024

RECORDED

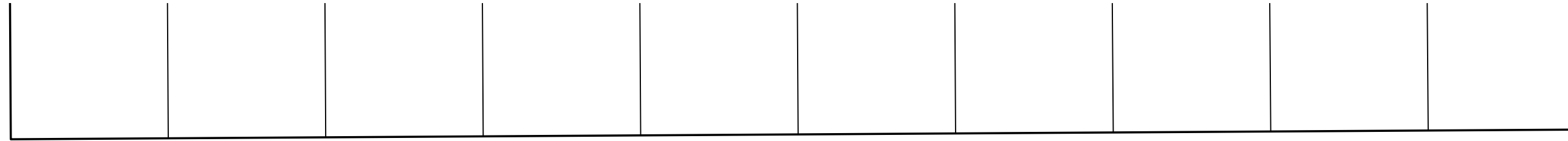
DATE: _____ COUNTY CLERK _____

BY: _____

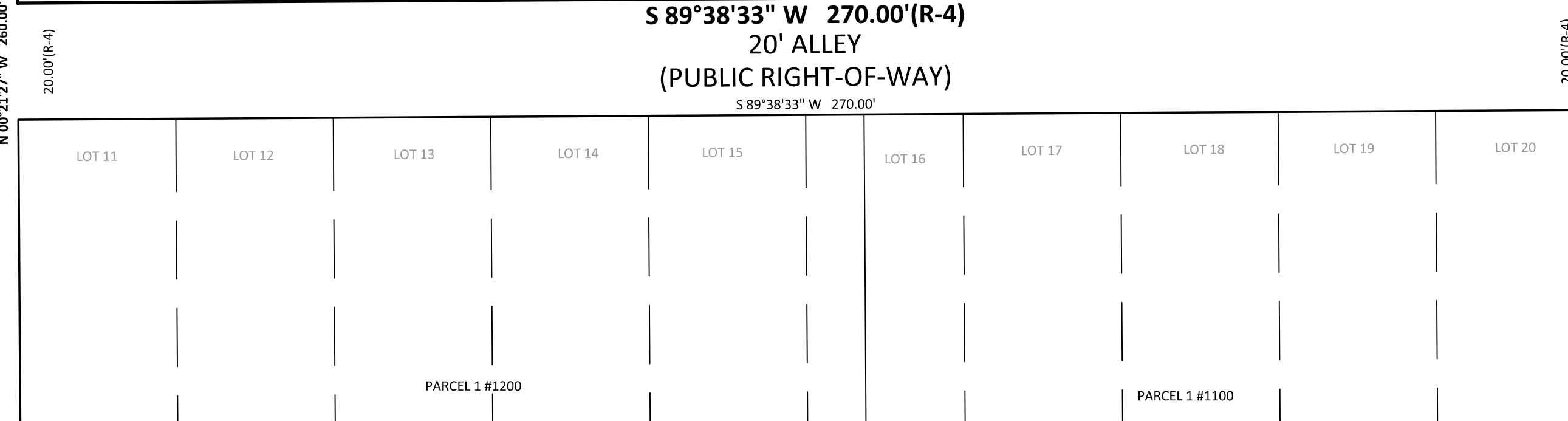
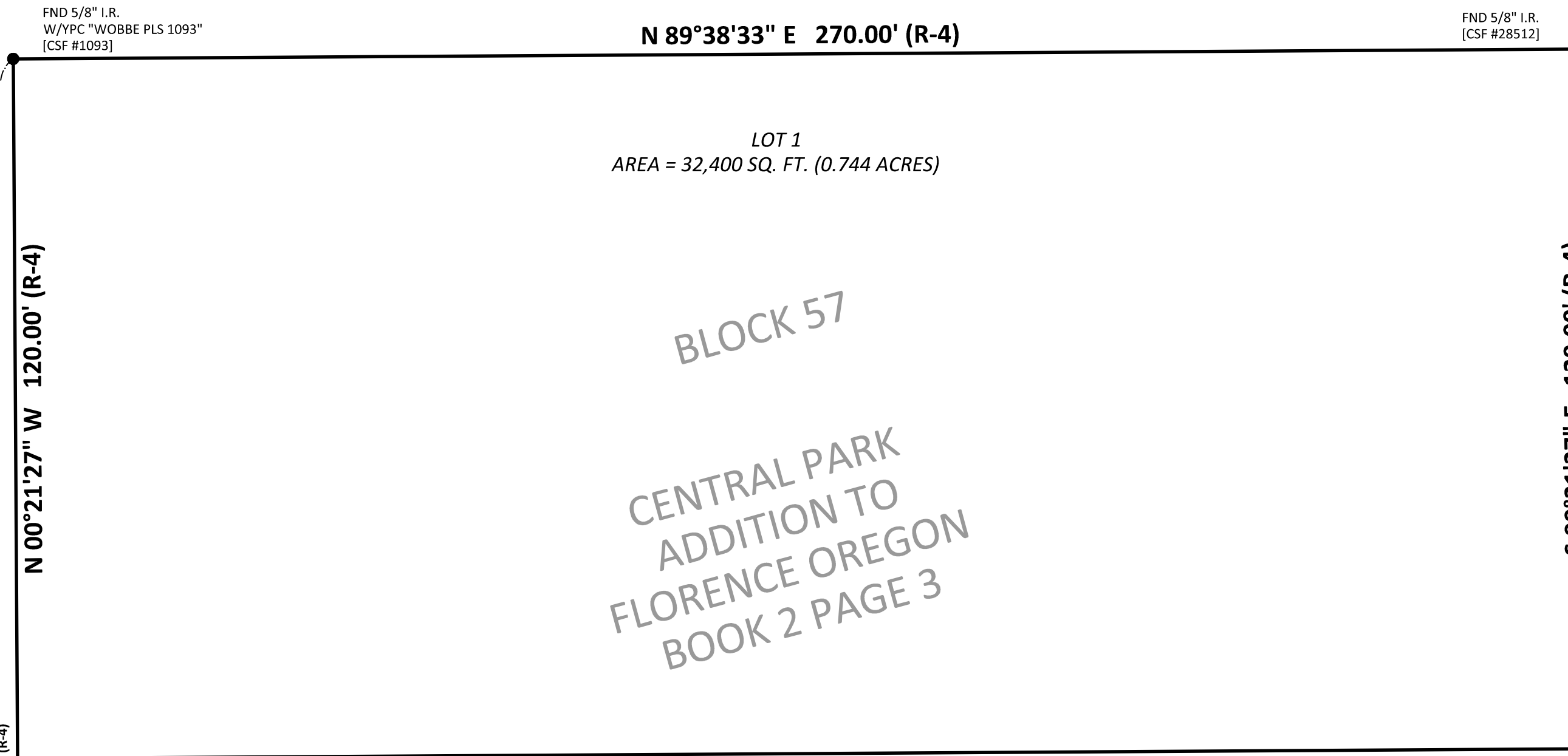
LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILE DATE: _____



11TH STREET
 (66' WIDTH PUBLIC RIGHT-OF-WAY)



LEGEND:

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- SUBJECT PROPERTY LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/YPC MARKED "KPFF INC." (SET ON __/__/20__)
- W/YPC WITH YELLOW PLASTIC CAP
- I.R. IRON ROD
- BK. PG. BOOK AND PAGE NUMBER, LANE COUNTY DEED RECORDS
- DOC. NO. DOCUMENT NUMBER, LANE COUNTY RECORDS
- SQ. FT. SQUARE FEET
- [] ORIGIN OF MONUMENT, PER REFERENCE NOTED
- () RECORD DATA, PER REFERENCE NOTED
- R/W RIGHT-OF-WAY
- FND FOUND
- OCRS OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE, NAD 83 (2011), EPOCH 2010.00

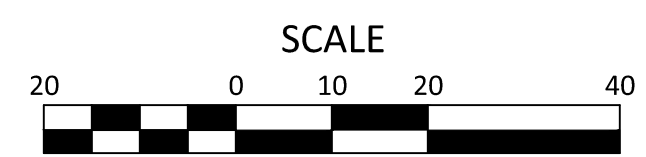
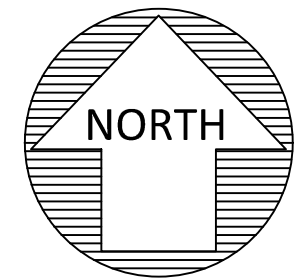
REFERENCES:

- R-1 COUNTY SURVEY FILE 1093
- R-2 COUNTY SURVEY FILE 28512
- R-3 COUNTY SURVEY FILE 41416
- R-4 CENTRAL PARK ADDITION TO FLORENCE OREGON

OWNERS ADDRESS:

PO BOX 108, YACHTS, OR 97498-0108

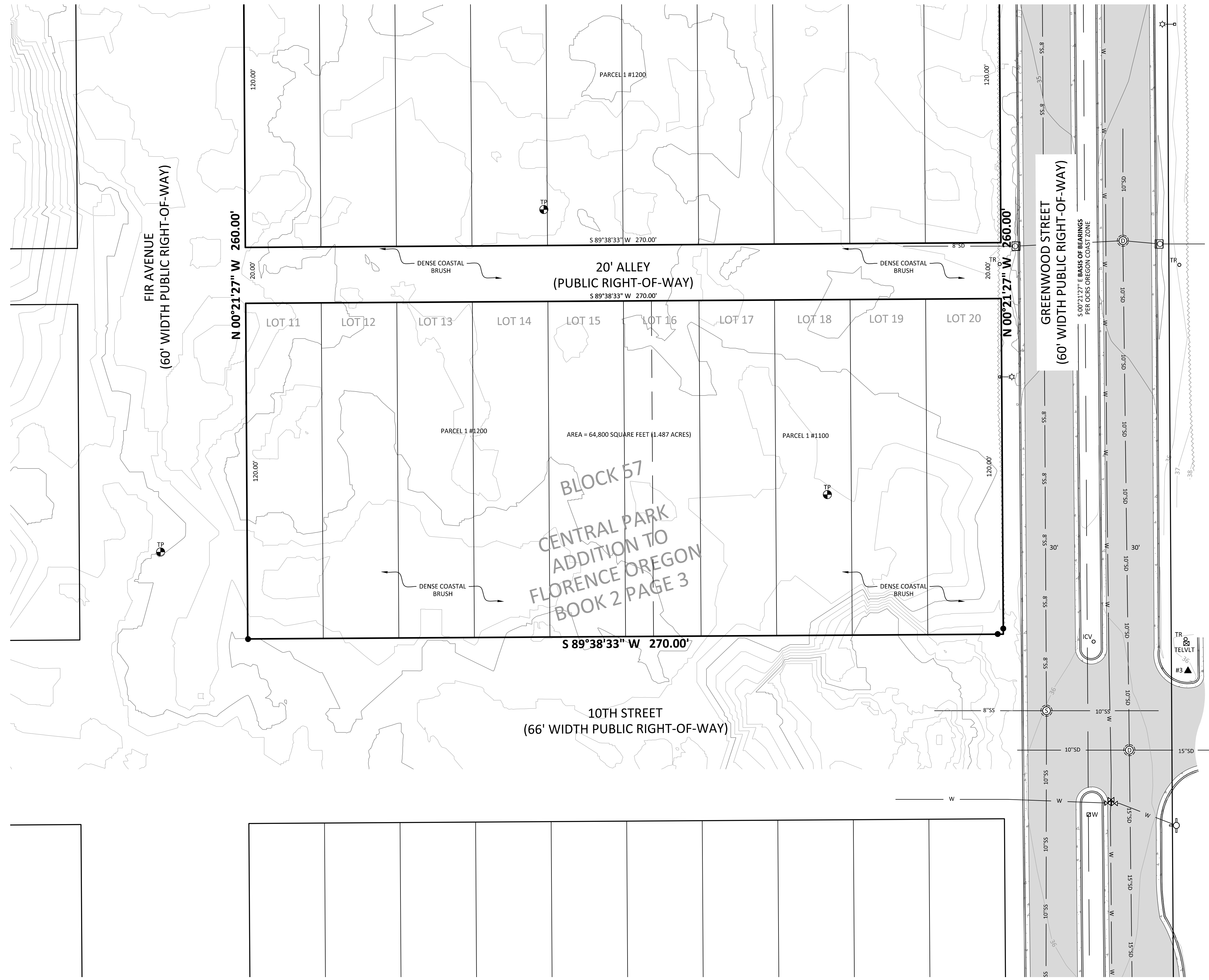
PRELIMINARY



S 00°21'27" E BASIS OF BEARINGS
 PER OCRS OREGON COAST ZONE
 SHEET 1 OF 1
 JOB NO. 2400145
 FILE: 2400145_NORTH_PLAT.DWG

EXISTING CONDITIONS OF LOTS 11-20 OF BLOCK 57

LOCATED IN THE SW QUARTER OF SECTION 27
TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
CITY OF FLORENCE, LANE COUNTY, OREGON
FIELD SURVEYED: JUNE 26, 2024



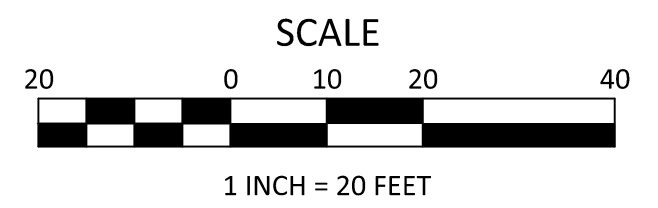
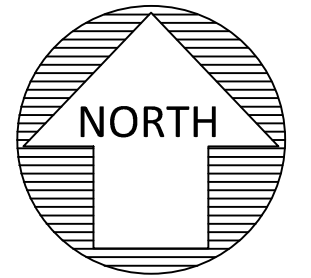
- NOTES:**
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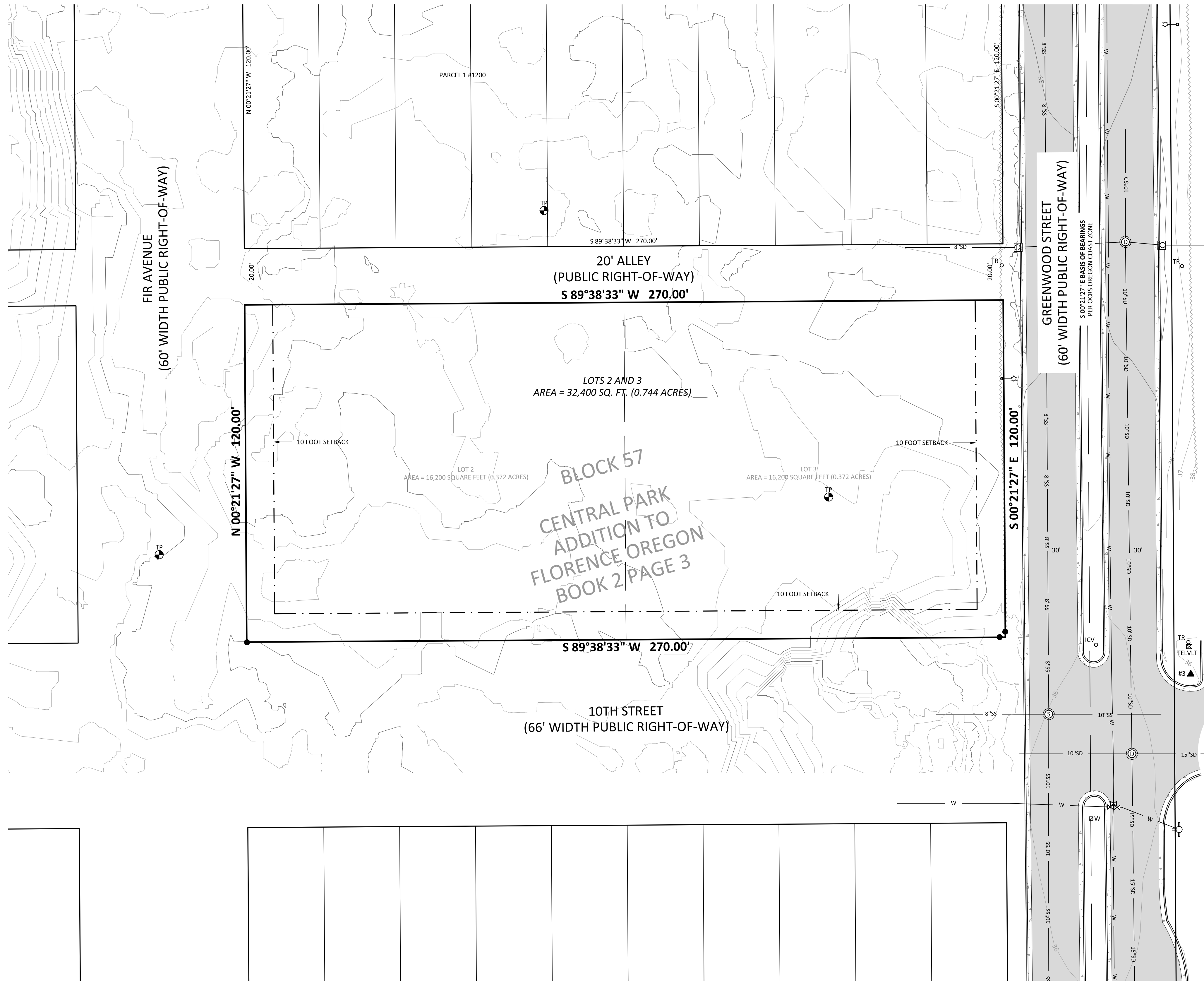
SURVEYED BY:	JP / SW
DRAWN BY:	JAH
CHECKED BY:	JRD
PROJECT NO.:	2400145
FILE:	EXISTING-CONDITIONS

EXISTING CONDITIONS OF LOTS 11-20 OF BLOCK 57
ELM PARK PUD
OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC
CITY OF FLORENCE / LANE COUNTY / OREGON

DATE:	OCTOBER 30, 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1

PROPOSED REPLAT OF LOTS 11-20 OF BLOCK 57

LOCATED IN THE SW QUARTER OF SECTION 27
TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
CITY OF FLORENCE, LANE COUNTY, OREGON
FIELD SURVEYED: JUNE 26, 2024



NOTES:

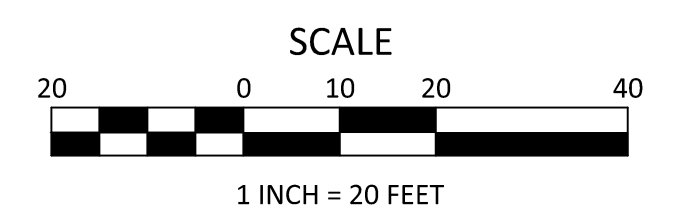
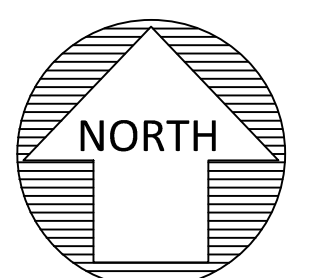
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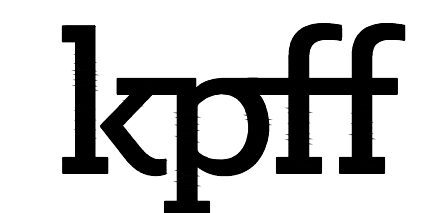
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 FIELD SURVEYED: 26 JUNE 2024

RECORDED

DATE: _____ COUNTY CLERK

BY: _____

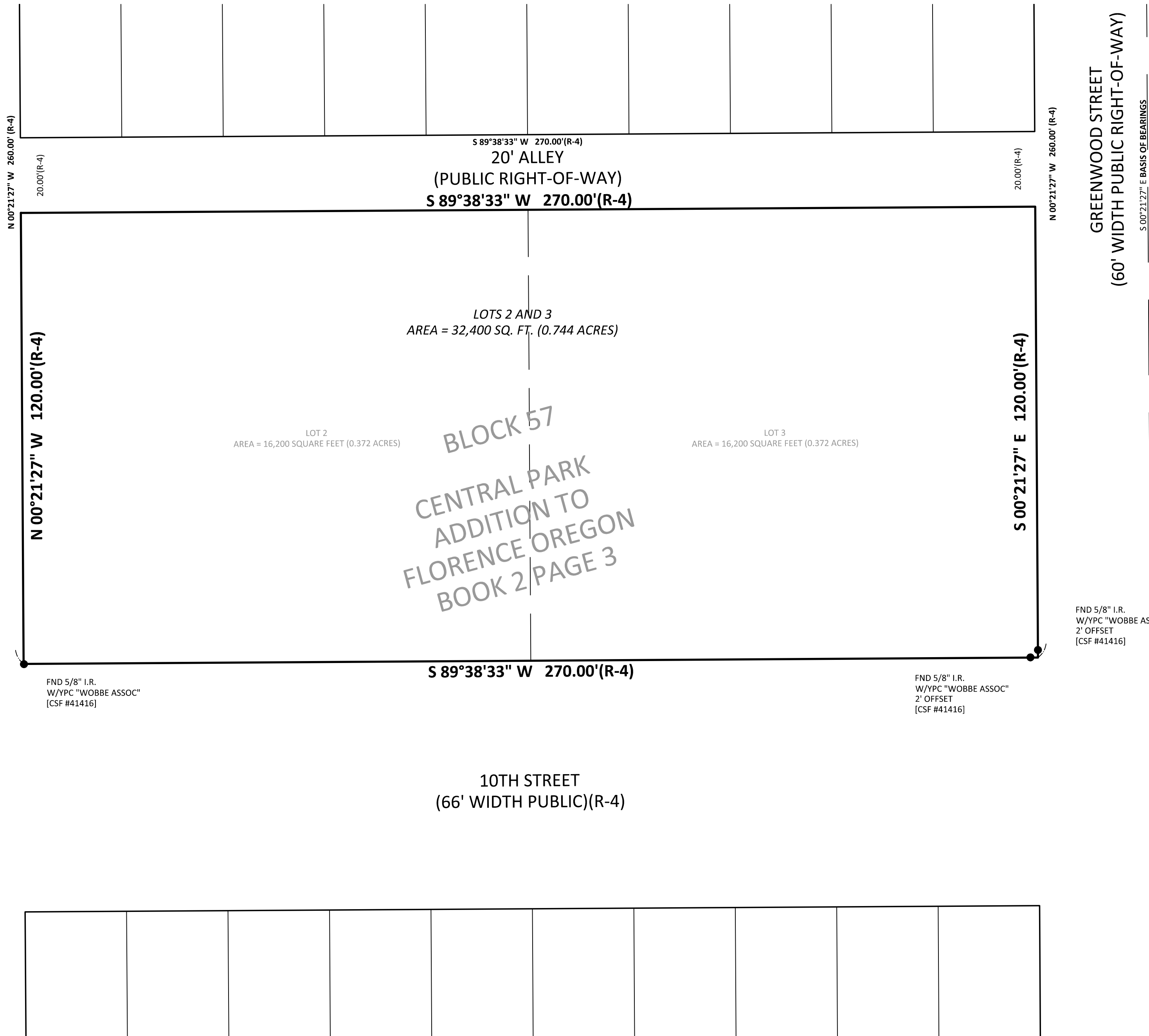
LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILE DATE: _____

FIR AVENUE
(60' WIDTH PUBLIC RIGHT-OF-WAY)

GREENWOOD STREET
(60' WIDTH PUBLIC RIGHT-OF-WAY)



LEGEND:

- RIGHT-OF-WAY LINE
- - - - EASEMENT LINE
- LOT LINE
- SUBJECT PROPERTY LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/YPC MARKED "KPF INC." (SET ON __/__/20__)
- W/YPC WITH YELLOW PLASTIC CAP
- I.R. IRON ROD
- BK. PG. BOOK AND PAGE NUMBER, LANE COUNTY DEED RECORDS
- DOC. NO. DOCUMENT NUMBER, LANE COUNTY RECORDS
- SQ. FT. SQUARE FEET
- [] ORIGIN OF MONUMENT, PER REFERENCE NOTED
- () RECORD DATA, PER REFERENCE NOTED
- R/W RIGHT-OF-WAY
- FND FOUND
- OCRS OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE, NAD 83 (2011), EPOCH 2010.00

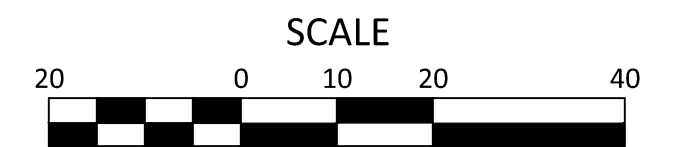
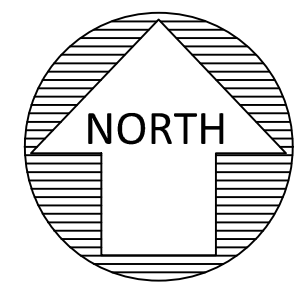
REFERENCES:

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- R-2 COUNTY SURVEY FILE 28512
- R-3 COUNTY SURVEY FILE 41416
- R-4 CENTRAL PARK ADDITION TO FLORENCE OREGON

OWNERS ADDRESS:

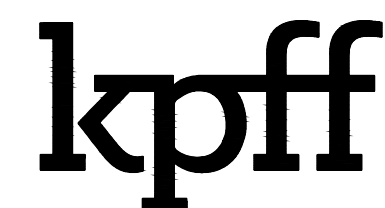
PO BOX 108, YACHATS, OR 97498-0108

PRELIMINARY



1 INCH = 20 FEET

S 00°21'27" E BASIS OF BEARINGS
 PER OCRS OREGON COAST ZONE
 SHEET 1 OF 1
 JOB NO. 2400145
 FILE: 2400145_SOUTH_PLAT.DWG



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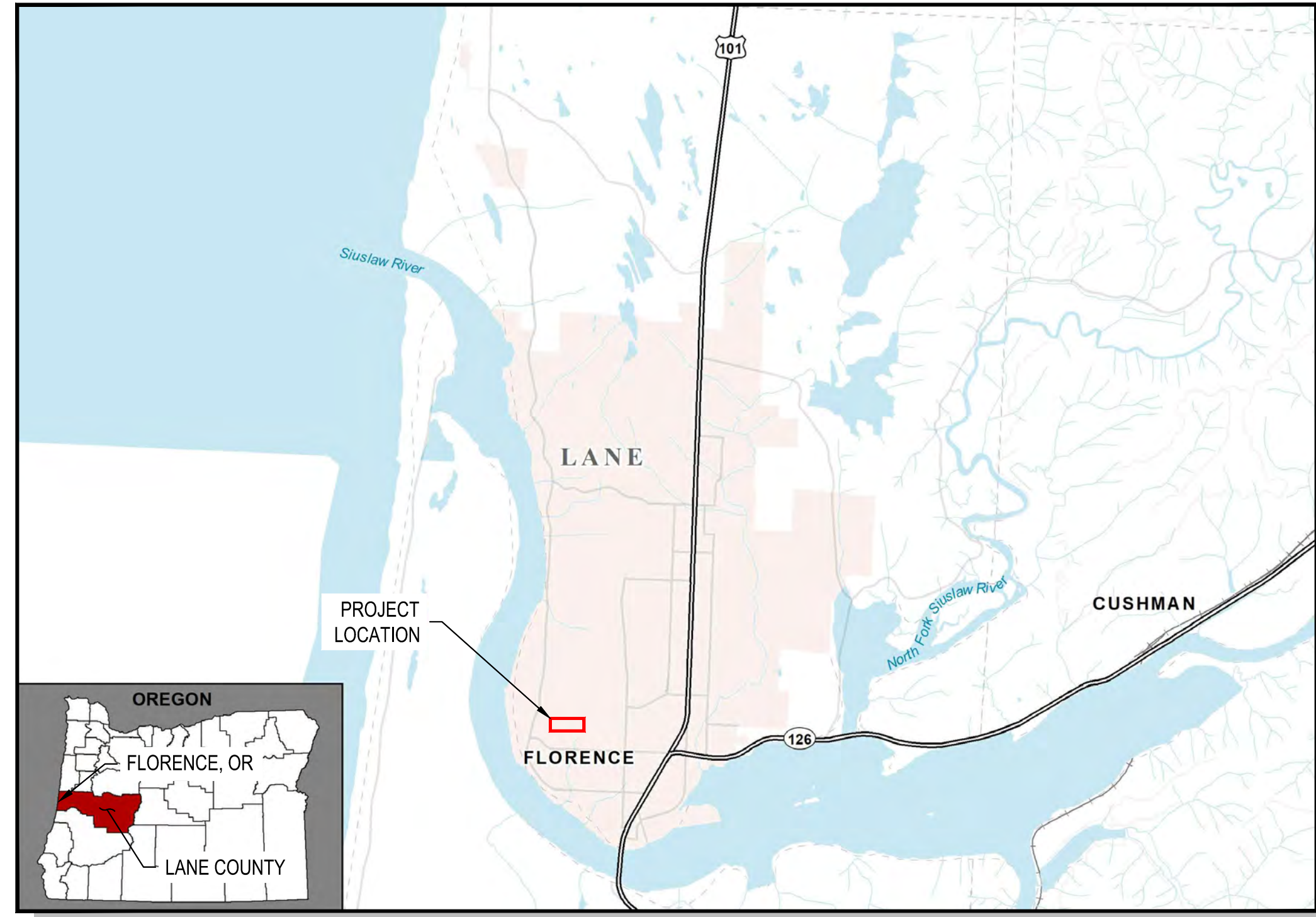
CITY OF FLORENCE

NW 9TH ST. NEIGHBORHOOD IMPROVEMENTS

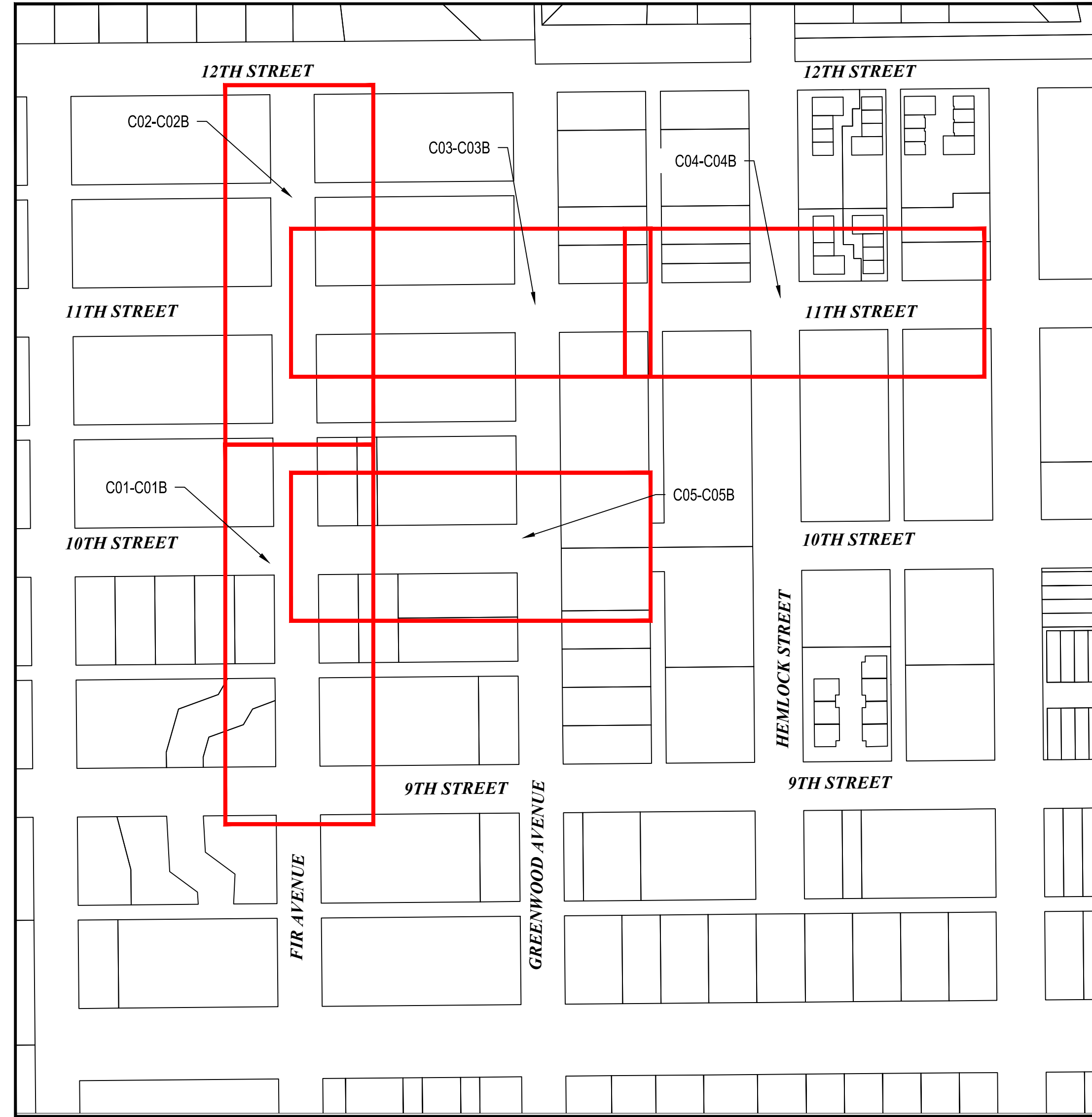
Exhibit D(1)

PRELIMINARY REVIEW
DRAWINGS

PROJECT VICINITY MAP



PROJECT LOCATION MAP



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CONTACT PERSONNEL

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ANY UPDATED / ADDITIONAL CONTACTS?

CALL 48 HOURS BEFORE YOU DIG
ONE CALL 1-800-332-2344

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT 503-232-1978



CONSTRUCTION NOTES

General Notes

1. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
2. THE WORK ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ODOT'S STANDARD SPECIFICATIONS, THE CITY'S STANDARD SPECIFICATIONS, ORS CHAPTER 333, AND AWWA AND APWA STANDARDS.
3. IN THE EVENT THAT STANDARD CONSTRUCTION NOTES ARE FOUND TO BE IN CONFLICT WITH PROJECT SPECIFIC NOTES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WHERE CONFLICTS ARISE, THE CONTRACTOR SHALL ASSUME THAT THE MORE RESTRICTIVE CONDITION SHALL APPLY.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE START OF WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS AND EXISTING CONSTRUCTION CONDITIONS INDICATED AND/OR SHOWN ON THE PLANS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL REPORTED TO THE PROJECT ENGINEER FOR CLARIFICATION OR CORRECTION.
5. ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY OR PROJECT ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, CITY STANDARDS AND PROJECT CONTRACT DOCUMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS IN ADDITION TO PERMITS PROVIDED BY OWNER. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE UTILITY PERMIT(S) FROM THE CITY, STATE, OR COUNTY WITH JURISDICTION FOR THE STREETS OR ROADS WITHIN THE PROJECT WORK AREA PRIOR TO CONSTRUCTION OF SYSTEM IMPROVEMENTS. A CITY BUSINESS PERMIT IS REQUIRED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK. CONTRACTORS SHALL ABIDE BY ALL OSHA AND OTHER APPLICABLE SAFETY REGULATIONS.
8. CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.
9. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 72 HOURS NOTICE IN ADVANCE OF START OF WORK AND CONNECTION TO EXISTING SYSTEM AND PRIOR TO SHUTTING DOWN ANY EXISTING WATER MAIN OR SERVICE.
10. CONTRACTOR SHALL CALL 1-800-332-2344 FOR UTILITY LOCATES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BY THE APPROPRIATE UTILITY LOCATING PROFESSIONALS, PRIOR TO AND DURING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE UTILITY COMPANY WHEN A CONFLICT OCCURS.
11. THE CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED UTILITIES USING MATERIAL AND METHODS APPROVED BY THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY PROVIDER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING AND MAINTAINING ALL ALIGNMENT STAKES, SLOPE STAKES, AND GRADES NECESSARY FOR THE CONSTRUCTION OF THE WATER MAINS, SANITARY SEWER LINES, SIDE SEWERS, TRENCHING, UTILITIES, STORM DRAINAGE, ROADBED, SURFACING, PAVING, SIGNING, ILLUMINATION, SIGNALS, AND STRIPING IF SUCH CONSTRUCTION IS INCLUDED IN THIS PROJECT. EXCEPT FOR THE SURVEY CONTROL DATA FURNISHED BY THE OWNER, CALCULATIONS, SURVEYING, AND MEASURING REQUIRED FOR SETTING AND MAINTAINING THE NECESSARY LINES AND GRADES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL PRESERVE ALL EXISTING SURVEY MONUMENTS IN AND AROUND THE WORK AREA INCLUDING MARKERS FOR FRONT PROPERTY CORNERS. IF ANY SURVEY MONUMENT OR MARKERS WILL BE DISTURBED BY CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF OREGON TO CONDUCT A PRE-CONSTRUCTION SURVEY AND TO REPLACE THE AFFECTED MONUMENTS AND MARKERS IN ACCORDANCE WITH STATE LAWS.
14. THE CONTRACTOR SHALL CLEAN UP ALL AREAS AFFECTED BY CONSTRUCTION ACTIVITY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY IF REQUIRED. THIS INCLUDES REMOVAL OF ALL DUST, MUD, ROCKS, ASPHALT DEBRIS, AND REFUSE FROM STREETS, SIDEWALKS, DRIVEWAYS, AND ANY OTHER AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES. THE OWNER'S REPRESENTATIVE CAN SHUTDOWN THE PROJECT IF CLEAN UP IS NOT PERFORMED TO THEIR SATISFACTION. WORK WILL RESUME ONCE THE PROJECT SITE IS CLEAN AND ORDERLY AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE EROSION CONTROL REQUIREMENTS.
15. PROTECTION OF THE ENVIRONMENT: NO CONSTRUCTION RELATED ACTIVITY SHALL CONTRIBUTE TO THE DEGRADATION OF THE ENVIRONMENT, ALLOW MATERIAL TO ENTER SURFACE OR GROUND WATERS, OR ALLOW PARTICULATE EMISSIONS TO THE ATMOSPHERE, WHICH EXCEED STATE OR FEDERAL STANDARDS. ANY ACTIONS THAT POTENTIALLY ALLOW DISCHARGE TO STATE WATERS MUST HAVE PRIOR APPROVAL.
16. CONSTRUCTION VEHICLES SHALL PARK ON THE CONSTRUCTION SITE, OR AT A LOCATION INDICATED ON THE APPROVED PLAN. HOURS OF CONSTRUCTION SHALL BE 7:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY UNLESS SPECIFICALLY NOTED ELSEWHERE. WORK ON SATURDAY OR SUNDAY IS NOT PERMITTED FROM MAY 15TH - OCTOBER 15TH. WORK ON HOLIDAYS IS NOT PERMITTED. EXCEPTIONS TO THESE GUIDELINES REQUIRE APPROVAL FROM ODOT AND THE CITY. CONSTRUCTION ACTIVITIES INCLUDE ALL FIELD MAINTENANCE OF EQUIPMENT, REFUELING, PICKUP AND DELIVERY OF EQUIPMENT AS WELL AS ACTUAL CONSTRUCTION ACTIVITY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT OR REPLACE ANY EXISTING ABOVE GRADE STRUCTURES (INCLUDING THOSE NOT SHOWN ON PLANS) SUCH AS MAILBOXES, SIGNS, FENCES, OR RETAINING WALLS.
18. CONTRACTOR SHALL RESTORE ALL ROADS, DRIVEWAYS, AND OTHER TRENCHED OR DISTURBED AREAS TO THEIR EXISTING CONDITION OR BETTER AND PER CITY STANDARDS AND THESE PLANS AND SPECIFICATIONS.
19. OPEN TRENCHES SHALL BE LIMITED TO A MAXIMUM OF 100 FEET WITHIN STREET RIGHT-OF-WAYS UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. ALL TRENCHES SHALL BE BACKFILLED AND, IF IN THE PAVED ROADWAY, TEMPORARILY PAVED WITH HOT OR COLD AC MIX EVERY DAY. NO TRENCH SHALL REMAIN OPEN OVERNIGHT. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND WARNING SIGNS IN ACCORDANCE WITH THE MUTCD, CITY, AND ODOT REQUIREMENTS. TEMPORARY PAVEMENT SHALL BE MAINTAINED UNTIL WORK IS COMPLETED.
20. CONTRACTOR SHALL RESTORE TRAFFIC LOOPS DAMAGED OR REMOVED DURING CONSTRUCTION AND SHALL RESTRIPE PARKING AND TRAFFIC LINES AND MARKINGS DAMAGED OR REMOVED DURING CONSTRUCTION FOLLOWING PAVEMENT RESTORATION. PAINT SHALL BE TRAFFIC RATED, 2 COAT MINIMUM APPLIED AND MATCH EXISTING COLOR. PAYMENT SHALL BE INCIDENTAL TO SURFACE RESTORATION BID ITEMS.
21. ANY ALTERATION OR VARIANCE FROM THESE PLANS, EXCEPT MINOR FIELD ADJUSTMENTS NEEDED TO MEET EXISTING FIELD CONDITIONS, SHALL FIRST BE SUBMITTED TO THE OWNER IN WRITING FOR APPROVAL PRIOR TO IMPLEMENTATION. ANY ALTERATION OR VARIANCE FROM THESE PLANS SHALL BE DOCUMENTED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE PROJECT ENGINEER.
22. CONTRACTOR MUST KEEP (1) COPY OF APPROVED PLANS ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO CLOSEOUT, THE CONTRACTOR SHALL SUBMIT "REDLINE DRAWINGS" TO THE CITY FOR PREPARATION OF RECORD DRAWINGS. THE "REDLINE DRAWINGS" ARE TO DOCUMENT ALL DEVIATIONS AND REVISIONS TO THE APPROVED PLANS.
23. ALL TRENCHES CROSSING VEHICLE TRAVEL LANES SHALL BE BACKFILLED WITH CLSM/CDF ABOVE THE PIPE ZONE.

Existing Utilities

1. ALL UTILITIES: UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND THE SIZE OF ALL UTILITIES SHOWN TO AVOID DAMAGE AND/OR DISTURBANCE TO SUCH UTILITIES, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. CONTRACTOR SHALL PRESERVE, PROTECT AND SUPPORT ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. REPAIR, OR REPLACE ALL EXISTING STRUCTURES DAMAGED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STORM SEWERS, CATCH BASINS, AND CULVERTS.
2. POWER, TELEPHONE, GAS AND CABLE: WHERE THESE UTILITIES CROSS THE PROPOSED WATER MAIN, THE DEPTH OF EACH IS SHOWN ON THE PROFILES AND IS BASED ON TYPICAL LAYING DEPTHS FOR EACH OF THESE UTILITIES. ACTUAL DEPTHS ARE UNKNOWN AND MAY VARY SIGNIFICANTLY. CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY IF UTILITY CROSSING DEPTH CONFLICTS ARISE.
3. WATER: THE VERTICAL AND HORIZONTAL LOCATIONS OF THE EXISTING WATER MAIN SHOWN ON THE PLANS ARE APPROXIMATE. DEVIATIONS FROM THESE PLANS MAY EXIST. IN LOCATIONS WHERE THE EXISTING WATER MAIN IS EXPOSED IN ORDER TO CONSTRUCT THE NEW WATER MAIN, THE AMOUNT OF OPEN TRENCH SHALL BE MINIMIZED TO AVOID EXPOSING MORE THAN ONE EXISTING WATER MAIN PIPE JOINT WHERE THE EXISTING PIPE IS TO REMAIN. THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT PREVENTS DAMAGE TO THE EXISTING WATER MAIN DURING THE CONSTRUCTION OF THE NEW WATER MAIN.
4. MAINTAIN A MINIMUM OF 6 INCHES OF CLEARANCE WHEN CROSSING OTHER UTILITIES. PROVIDE STYROFOAM CUSHION BETWEEN PIPING AT PIPE CROSSINGS WHERE PIPES CROSS WITH LESS THAN 12 INCHES OF VERTICAL SEPARATION. A SAND CUSHION MAY BE USED IN AREAS WHERE ADEQUATE COMPACTION CAN BE ACHIEVED AND AS APPROVED BY THE ENGINEER.
5. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL EXISTING CUSTOMERS AT ALL TIMES, EXCEPT WHEN CONNECTION TO THE EXISTING SYSTEM IS MADE. NO SERVICE SHALL BE SHUT OFF WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY.
6. OPERATION OF VALVES IN THE CITY'S WATER SYSTEM BY ANYONE OTHER THAN A CITY EMPLOYEE IS STRICTLY PROHIBITED. CONTRACTORS SHALL NOT OPEN OR CLOSE VALVES, OR TAKE ANY OTHER ACTION THAT MAY AFFECT THE OPERATION OF THE EXISTING WATER SYSTEM, EXCEPT AS SPECIFICALLY REQUIRED BY THE PLANS AND SPECIFICATIONS, AND ONLY WITH PRIOR APPROVAL BY THE CITY.
7. CONFLICTS WHICH MAY OCCUR DURING CONSTRUCTION OF THE PROPOSED WATER MAIN OR SERVICE LINES SHALL BE RESOLVED IN THE FOLLOWING MANNER, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL SUBMIT PROPOSED CHANGES, AS MARK-UPS ON THE PLANS, TO THE ENGINEER FOR REVIEW.
 - A. IF THE PROPOSED WATER MAIN CONFLICTS WITH A MAJOR UTILITY SUCH AS A 2" OR GREATER DIAMETER GAS MAIN OR STORM WATER MAIN, THE WATER LINE SHALL BE DEFLECTED WITHIN MANUFACTURER'S STANDARDS OR REALIGNED USING VERTICAL OR HORIZONTAL BENDS AS APPROVED BY THE ENGINEER.
 - B. IF THE PROPOSED WATER MAIN CONFLICTS WITH A MINOR UTILITY SUCH AS POWER, CABLE, GAS SERVICE AND TELEPHONE LINES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND PROPOSE ANY NECESSARY CHANGES REQUIRED. IF NECESSARY, THE ENGINEER SHALL CONTACT THE UTILITY COMPANY AND COORDINATE WITH THE UTILITY COMPANY TO REALIGN THE CONFLICTING UTILITY.

Site

1. IF STORAGE IS NEEDED, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER AND ADJACENT PROPERTY OWNERS.
2. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING OR BETTER CONDITION UNLESS OTHERWISE STATED ON THE PLANS.
3. ALL VEHICLES ARE TO BE CLEANED OF ALL EXCESS CONCRETE AND DIRT PRIOR TO LEAVING THE SITE. PROTECT ROADWAYS FROM DAMAGE OR SEDIMENT TRANSPORT DURING CONSTRUCTION. ANY DAMAGE OR CLEANUP SHALL BE SOLELY AT THE CONTRACTOR'S EXPENSE AND BE COMPLETED TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL REQUIREMENTS FOR OFF SITE DISPOSAL INCLUDING ONLY DISPOSING OF WASTE MATERIAL AT APPROVED SITES.
5. AT THE END OF EACH WORKING WEEK, THE OWNER WILL, AT THEIR DISCRETION INSPECT ALL TEMPORARY RESTORATION. IF THE TEMPORARY RESTORATION DOES NOT PROVIDE AN ADEQUATE DRIVING SURFACE, AS DETERMINED BY THE OWNER, THEN THE CONTRACTOR SHALL IMMEDIATELY PROCEED WITH THE PERMANENT RESTORATION AS DESCRIBED IN THE SPECIFICATIONS.

Sewer Abandonment Notes

1. THE CITY SHALL BE SOLE DETERMINER OF APPROPRIATE ABANDONMENT PROCEDURES AND METHODS. RESTORE ALL DISTURBED SURFACES TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY.
2. ABANDONMENT OF SEWER LINES AND MANHOLES/STRUCTURES SHALL NOT OCCUR UNTIL ALL EXISTING SANITARY SEWER SERVICES HAVE BEEN TRANSFERRED TO ANOTHER LINE AND DIRECTED BY THE CITY INSPECTOR.

SEWER MAINS

1. ABANDONED SANITARY SEWER MAINS 15 INCHES OR LARGER SHALL BE FILLED WITH A CEMENTIOUS LOW STRENGTH MATERIAL.
2. ABANDONED SANITARY SEWER MAINS THAT ARE SMALLER THAN 15 INCHES IN DIAMETER ARE GENERALLY NOT REQUIRED TO BE GROUTED UNLESS SPECIFIED IN PLANS.
3. ABANDONMENT OF SANITARY SEWER LINES SHALL BE ACCOMPLISHED BY INSTALLING THE GROUT MATERIAL WITH SUFFICIENT PRESSURE AND IN NUMEROUS LOCATIONS. THE METHOD OF INSTALLATION SHALL BE ABLE TO MEET THE REQUIREMENT OF COMPLETELY FILLING THE EXISTING SANITARY SEWER MAIN AND ANY VOIDS ADJACENT TO IT.

SEWER STRUCTURES

1. SEWER STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF TWO FEET BELOW FINISH GROUND ELEVATION, UNLESS NOTED OTHERWISE.
2. ABANDONED SANITARY SEWER STRUCTURES SHALL BE FILLED TO THE TOP OF REMAINING CONCRETE STRUCTURE WITH THE SAME CEMENTIOUS MATERIAL USED TO ABANDON SEWER MAINS. THE SURFACE SHALL BE RESTORED PER THE TYPICAL TRENCH DETAIL SHOWN IN THESE PLANS.
3. MANHOLE FRAMES, COVERS, ADJUSTMENT RINGS, ETC.. TO BE REMOVED SHALL NOT BE REUSED ON NEW MANHOLES AND SHALL BECOME PROPERTY OF THE CONTRACTOR TO DISPOSE OF.

Sewer Main Construction Notes

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF FLORENCE STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO BEGINNING CONSTRUCTION OF SEWER MAIN. NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. NO PAYMENT WILL BE MADE FOR EXTRA WORK TO AVOID CONFLICTS IF CONTRACTOR DOES NOT POTHOLE UTILITY CONFLICT PRIOR TO BEGINNING CONSTRUCTION.
3. PRIOR TO BACKFILL, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF FLORENCE CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF FLORENCE FOR THE REQUIRED INSPECTIONS.
4. GRAVITY SEWER MAIN, UNLESS SPECIFIED OTHERWISE ON THE PLANS, SHALL BE PVC, ASTM D3034 SDR 35, WITH JOINTS AND RUBBER GASKETS CONFORMING TO ASTM D3212 AND ASTM F477.
5. C900 PVC PIPE SHALL BE DR18, AND GREEN IN COLOR.
6. PRECAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C478. MANHOLES SHALL BE A STANDARD PRE-CAST 48" MANHOLE PER CITY OF FLORENCE STANDARD DRAWINGS, UNLESS OTHERWISE SPECIFIED ON THE PLANS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO ASTM C443 AND SHALL BE GROUTED FROM THE INSIDE. LIFT HOLES SHALL BE GROUTED FROM THE OUTSIDE AND THE INSIDE OF THE MANHOLE.

Sewer Main Construction Notes (Cont.)

7. ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK.
8. BEDDING OF THE SEWER MAIN AND COMPACTION OF THE BACKFILL MATERIAL SHALL BE REQUIRED IN ACCORDANCE WITH ODOT/APWA STANDARDS & CITY OF FLORENCE STANDARD DRAWINGS.
9. ANY CHANGES TO DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF FLORENCE.
10. ALL LINES SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED IN CONFORMANCE WITH ODOT/APWA STANDARDS. TESTING OF THE SANITARY SEWER MAIN SHALL INCLUDE A VIDEO INSPECTION AND RECORDING OF THE MAIN BY THE CONTRACTOR. IMMEDIATELY PRIOR TO VIDEO INSPECTION, ENOUGH WATER SHALL BE RUN DOWN THE LINE SO IT COMES OUT OF THE LOWER MANHOLE. A COPY OF THE VIDEO INSPECTION SHALL BE SUBMITTED TO THE CITY OF FLORENCE. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE VIDEO INSPECTION HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR.
11. TRENCH RESTORATION SHALL BE PER CITY OF FLORENCE STANDARD DRAWINGS.
12. GROUNDWATER IS LIKELY TO BE ENCOUNTERED, ANY DE-WATERING IS TO BE AT THE CONTRACTORS EXPENSE.

Water Main Abandonment Notes

1. THE CITY SHALL BE SOLE DETERMINER OF APPROPRIATE ABANDONMENT PROCEDURES AND METHODS. RESTORE ALL DISTURBED SURFACES TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY. RETURN ALL REMOVED FACILITIES (HYDRANTS, FITTINGS, VALVES, ETC.) TO THE CITY AT THE DISCRETION OF THE CITY. UNUSABLE EQUIPMENT SHALL BECOME PROPERTY OF AND BE DISPOSED OF BY THE CONTRACTOR. THE FOLLOWING METHODS ARE APPROVED ABANDONMENT PROCEDURES FOR TERMINATED FACILITIES.
 1. ABANDONED HYDRANTS, SERVICES, BRANCH MAINS, ETC. ARE TO BE ABANDONED AND PHYSICALLY SEPARATED FROM THE MAINLINE AND ARE NOT TO BE LEFT STUBBED OUT FROM THE MAINLINE.

VALVES

1. REMOVE VALVE BOXES. CLOSE, PLUG OR BLIND FLANGE THE WATER MAIN. CUT OFF OPERATING NUTS.

WATER MAINS

1. CUT AND DRAIN THE ABANDONED WATER MAIN WHERE EXPOSED DURING CONSTRUCTION.
2. REMOVE ANY MAINS IN THE WAY OF NEW CONSTRUCTION. SAW CUT AND REMOVE SHORT SECTIONS OF PIPE. MAINS SHALL NOT BE FORBIDLY REMOVED WITH HEAVY EQUIPMENT DUE TO POTENTIAL DAMAGE TO SURROUNDING UTILITIES.
3. REMOVE ALL VALVE BOXES.
4. MAINS NOT ENCOUNTERED DURING NEW TRENCHING MAY BE LEFT IN PLACE, BUT VALVES MUST BE ABANDONED AS DESCRIBED UNDER "VALVES".
5. PLUG ENDS OF ABANDONED MAINS EXPOSED DURING CONSTRUCTION WITH GROUT PLUG, BLIND FLANGE, OR CAP AS DIRECTED BY THE CITY.

WATER SERVICES

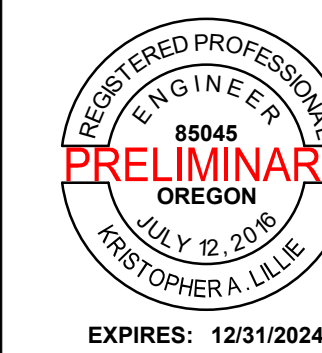
1. REMOVE ALL VAULTS, SETTERS AND MISCELLANEOUS FITTINGS. BACKFILL WITH CRUSHED ROCK AND COMPACT.
2. AT THE DISCRETION OF THE CITY, THE SERVICE LINE MAY REMAIN IN PLACE, BUT MUST BE TERMINATED AT THE MAINLINE.

HYDRANTS

REMOVE ENTIRE HYDRANT AND ABANDON MAINLINE VALVE AS DETAILED ABOVE. REMOVE ANY BOLLARDS

Water Main Construction Notes

1. WATER MAIN PIPE SHALL BE AWWA C900 PVC. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH MEGALUG JOINT RESTRAINTS OR APPROVED EQUAL WHERE RESTRAINED JOINTS ARE SHOWN.
2. ALL BOLTS ON FITTINGS, VALVES AND OTHER BOLTED PIPE JOINTS SHALL BE COR-BLUE OR EQUIVALENT FLUOROCARBON RESIN COATED, AND SHALL BE IN COMPLIANCE WITH ANSI/AWWA C11/A21.11 (CURRENT REVISION).
3. MAINTAIN JOINT DEFLECTION WITHIN MANUFACTURER'S ALLOWABLE LIMITS.
4. POTHOLE ALL UTILITY CROSSINGS, INCLUDING SERVICES, A MINIMUM OF 100 FEET AHEAD OF INSTALLED MAIN. ADJUST LINE AND GRADE TO AVOID CONFLICTS AND PROVIDE VERTICAL CLEARANCE. NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS. NO PAYMENT WILL BE MADE FOR EXTRA WORK TO RE-LAY MAIN OR FOR EXTRA FITTINGS TO AVOID CONFLICTS IF CONTRACTOR DOES NOT POTHOLE UTILITY CONFLICT 100 FEET AHEAD OF WATERLINE.
5. COMPACTION TESTING IS REQUIRED FOR ALL OPEN CUTS AND/OR CROSSINGS WITHIN PAVED OR TRAVELED AREAS OF PUBLIC AND PRIVATE RIGHT-OF-WAYS. WATER MAIN TRENCH SECTION AND ALL EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE CITY STANDARD DETAILS. COMPACTION TESTING SHALL BE REQUIRED DURING BACKFILLING OPERATIONS PER THE SPECIFICATIONS AND AT THE DISCRETION OF THE CITY AT THE CONTRACTOR'S EXPENSE. IF TRENCH BACKFILL DOES NOT MEET COMPACTION REQUIREMENTS, CONTRACTOR SHALL EXCAVATE, RE-COMPACT AND RE-TEST MATERIAL AT CONTRACTOR'S EXPENSE.
6. ALL NEW WATER PIPELINES UNDER CONSTRUCTION SHALL BE PHYSICALLY DISCONNECTED FROM THE CITY'S EXISTING SYSTEM. CONNECTION TO THE EXISTING DISTRIBUTION SYSTEM SHALL BE MADE AFTER PASSING HYDROSTATIC AND BACTERIOLOGICAL TESTING AND ACCEPTANCE BY CITY OF FLORENCE PUBLIC WORKS DEPARTMENT. HYDROSTATIC TESTING SHALL BE MONITORED BY CITY STAFF. BACTERIOLOGICAL TESTS SHALL BE TAKEN BY CITY STAFF CERTIFIED AS DISTRIBUTION OPERATORS BY OREGON DEPARTMENT OF HUMAN SERVICES, DRINKING WATER PROGRAM. CONNECTION OF NEW PIPELINES TO THE EXISTING SYSTEM SHALL BE OBSERVED BY CITY STAFF.
7. HYDROSTATIC TESTS: THE TEST SHALL CONFORM WITH AWWA C600. THE TEST PRESSURE SHALL BE 150 PSI AT THE HIGHEST POINT OF ELEVATION IN ANY SECTION. THE DURATION SHALL BE 120 MINUTES AND SHALL BE MONITORED BY CITY STAFF.
8. DISINFECTION: PIPELINES SHALL BE FLUSHED AND DISINFECTED BEFORE PLACING INTO SERVICE. DISINFECTION SHALL CONFORM WITH AWWA C651. TWO CONSECUTIVE SETS OF BACTERIOLOGICAL SAMPLES, TAKEN AT LEAST 24 HOURS APART, SHALL BE COLLECTED FROM THE NEW PIPELINE. HIGHLY CHLORINATED WATER USED FOR DISINFECTION SHALL NOT BE DISCHARGED INTO THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM OR SURFACE WATERS. APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS CONCERNING DISCHARGE SHALL BE FOLLOWED.
9. THE CONTRACTOR SHALL PERFORM PRESSURE TESTING IN ACCORDANCE WITH THE SPECIFICATIONS, UNLESS OTHERWISE APPROVED. MAINLINE SHALL BE TESTED IN SECTIONS OF NO MORE THAN 1,000 FEET. THE CITY INSPECTOR HAS DISCRETION TO MODIFY THE TESTING REQUIREMENTS AS S/HE DEEMS APPROPRIATE.



CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

GENERAL - SHEET 1 OF 2



ENGINEER: CWJ	DATE: 08/24/2024	CITY: FLO	JOB NO.: 024-0115						
REVIEWED: KAL	DATE: 08/24/2024	FILENAME: NINP-P-00V.DWG							
REVISIONS									
PRELIMINARY REVIEW DRAWINGS									
NO.	DATE	DESCRIPTION	BY	REVIEW					
SCALE: SHOWN									
DRAWING IS FULL SCALE WHEN BAR MEASURES 2'									
DWG NO.: G01								SHEET NO.: 2	
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LEGEND

EXISTING LEGEND

	PARKING LOT CONCRETE AREA
	ROADWAY ASPHALT AREA
	CONCRETE CURB
	NATIVE SOIL
	GRAVEL
	SIDEWALK CONCRETE
	UNDERGROUND CABLE
	OVERHEAD CABLE
	UNDERGROUND TELEPHONE
	UNDERGROUND POWER
	OVERHEAD POWER
	SANITARY SEWER
	WATER LINE
	WATER SERVICE LINE
	TREE (CONIFER)
	TREE (DECIDUOUS)
	MAILBOX
	LIGHT STRUCTURE
	JUNCTION POWER BOX
	TELEVISION PEDESTAL
	TELEPHONE PEDESTAL
	TELEPHONE VAULT
	TELEPHONE POLE
	POWER METER
	FIBER OPTIC POST
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	STORM MANHOLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	WATER UTILITY MISC.
	WELL HEAD
	ANGLE POINT

PROPOSED LEGEND

ROADWORK LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	CUT LIMITS
	FILL LIMITS
	ELECTRICAL CONDUIT
	JUNCTION BOX
	LUMINAIRE
	SIDEWALK
	DRIVEWAY 2% SLOPE SECTION
	DRIVEWAY RAMP AREA 8% SLOPE
	ASPHALT
	COMMERCIAL HMA

DEMOLITION LEGEND

	SAWCUT LINE
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	VEGETATION REMOVAL AREA
	UTILITY ABANDONMENT LIMITS
	UTILITY REMOVAL AREA

SUBSURFACE UTILITY LEGEND

THE CLASSIFICATIONS FOR SUBSURFACE UTILITIES ARE OUTLINED AND EXPLAINED IN THE FOLLOWING LIST:

 UTILITY QUALITY LEVEL A. POTHOLE LOCATION	- PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE OF (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. UNLESS OTHERWISE NOTED, QUALITY LEVEL A IS ONLY APPLICABLE AT POTHOLED LOCATIONS ON THE PLANS. AT ALL OTHER AREAS, THE UTILITY SHOULD BE ASSUMED TO BE QUALITY LEVEL B.
 UTILITY QUALITY LEVEL B.	- INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
 UTILITY QUALITY LEVEL C.	- INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES
 UTILITY QUALITY LEVEL D.	- INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS

NOTE: THE USE OF THE LINE TYPES PROVIDED ABOVE WAS A PRIMARY METHOD FOR INDICATING THE ACCURACY OF THE UTILITIES SHOWN WITHIN THESE PLANS. WHEN THE SOURCE OF THE INFORMATION WAS UNKNOWN OR THE METHOD FOR LOCATING THE UTILITIES WAS UNAVAILABLE, QUALITY LEVEL D WAS USED AS THE DEFAULT.

SECTION AND DETAIL REFERENCES

THE FOLLOWING CONVENTIONS HAVE BEEN USED WITHIN THESE DRAWINGS TO REFER THE READER BETWEEN THE SECTION/DETAIL AND THE PLAN FROM WHICH IT IS REFERENCED.

REFERENCE BUBBLES



PLAN REFERENCE BUBBLE - REFERS READER BACK TO THE PLAN FROM WHICH THE DETAIL OR SECTION ORIGINATED.



DETAIL/SECTION REFERENCE BUBBLE - REFERS READER TO THE DRAWING ON WHICH THE DETAIL OR SECTION IS LOCATED.

WHERE, ID = SECTION/DETAIL REFERENCE NUMBER
= DRAWING NUMBER ON WHICH DETAIL ORIGINATED OR RESIDES.

SECTION/DETAIL REFERENCE NUMBER CONVENTIONS:
SECTIONS OR ELEVATIONS SHOULD HAVE A LETTER REFERENCE NUMBER (A THROUGH ZZ).

ABBREVIATIONS

CB	CATCH BASIN	N	NORTHING
CONC	CONCRETE	PE	POLYETHYLENE
CL	CENTERLINE	PROP	PROPOSED
CPEP	CORRUGATED POLYETHYLENE	PVC	POLYVINYL CHLORIDE
CSBC	CRUSHED SURFACING BASE COURSE	R	RIGHT
CSTC	CRUSHED SURFACING TOP COURSE	RT	RIGHT
DIAM	DIAMETER	ROW	RIGHT-OF-WAY
DI	DUCTILE IRON	SPEC	SPECIFICATIONS
DWG	DRAWING	SS	SANITARY SEWER
E	EASTING	SSMH	SANITARY SEWER MANHOLE
ELEV	ELEVATION	ST	STORM
EOP	EDGE OF PAVEMENT	STA	STATION LINE
EX	EXISTING	STD	STANDARD
HMA	HOT MIXED ASPHALT	SY	SQUARE YARDS
L	LEFT	TYP	TYPICAL
LT	LEFT	W	WATER
LF	LINEAR FEET		

SURVEY NOTES

- TOPOGRAPHIC AND MONUMENT RECOVERY SURVEY WAS COMPLETED BY PARIANI LAND SURVEYING, LLC, AUGUST 9TH, 2024.
- HORIZONTAL BASIS OF BEARING: OCRS COAST RANGE NORTH NAD83 (INTL FEET)
- VERTICAL DATUM: NAVD88, DERIVED FROM RTK, GPS OBSERVATIONS
- UTILITY LOCATES WERE PROVIDED PER TICKET NO. 24228492, 24228494, & 24228473

Traffic Control Notes

- CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), PART VI, CONSTRUCTION AND MAINTENANCE, AS ADOPTED AND MODIFIED BY ODOT. SHOULD WORK BE IN AN EXISTING PUBLIC RIGHT OF WAY THAT IS OPEN TO TRAFFIC, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (TCP) TO THE APPROPRIATE CITY, COUNTY, AND STATE PERSONNEL FOR APPROVAL. APPROVALS SHALL BE OBTAINED PRIOR TO START OF WORK.
- CONTRACTOR TO PROVIDE A WRITTEN AND DRAWN PLAN WITHIN THE TCP THAT IDENTIFIES REQUIREMENTS FOR PROVIDING SAFE, EFFECTIVE AND ACCESSIBLE ROUTES FOR PEDESTRIANS THROUGH OR AROUND THE WORK ZONE INCLUDING TEMPORARY PEDESTRIAN ACCESSIBLE ROUTE (TPAR) DETAILS, ADVANCE PUBLIC NOTIFICATION; AND, CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES. THE DEFINITION OF A TPAR IS - AN AREA WITHIN A WORK ZONE, MARKED BY SIGNING, DELINEATION AND TRAFFIC CONTROL DEVICES (TCD), FOR THE USE OF PEDESTRIANS TO NAVIGATE THROUGH OR AROUND THE WORK ZONE. THE TPAR SHALL BE INCLUDED AS PART OF THE TCP.
- CONTRACTOR SHALL USE EVERY REASONABLE PRECAUTION TO SAFEGUARD THE PERSONS AND PROPERTY OF THE TRAVELING PUBLIC. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH, PLACE, AND MAINTAIN THE BARRICADES, BARRIERS, LIGHTS, SIGNAGE, AND FLAGGERS NECESSARY TO PROTECT THE TRAVELING PUBLIC AND THEIR PROPERTY. ALL TCD SHALL MEET MUTCD STANDARDS. ALL BARRICADES AND OBSTRUCTIONS SHALL BE PROTECTED AT NIGHT BY SIGNAL LIGHTS, WHICH SHALL BE SUITABLY DISTRIBUTED AND OPERATED FROM SUNSET TO SUNRISE.
- WHEN CONSTRUCTION ACTIVITIES BLOCK OR INTERFERE WITH NORMAL PEDESTRIAN ROUTING, PROVIDE SAFE PASSAGE FOR PEDESTRIANS EITHER THROUGH THE CONSTRUCTION, OR REROUTED AROUND THE CONSTRUCTION, UTILIZING ODOT STANDARD DRAWING TM844 AND THE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SUBSECTION 00220.02(B).
- WHEN CONSTRUCTION ACTIVITIES BLOCK OR INTERFERE WITH NORMAL OPEN STATE HIGHWAY SHOULDER CONDITIONS, AND THESE IMPACTS LAST LONGER THAN 72 HOURS, FOLLOW THE TEMPORARY SIGNING AND DELINEATION REQUIREMENTS OF ODOT STANDARD DRAWINGS TM800, TM843, TM851 AND TM852.
- ANY ABRUPT EDGE GREATER THAN 2 INCHES IN DEPTH, CLOSER THAN 4 FEET FROM AN ACTIVE TRAVEL LANE, AND HAVING A DURATION LONGER THAN 72 HOURS, SHALL BE REQUIRED TO FOLLOW THE "TYPICAL ABRUPT EDGES SIGNING DETAIL" ON ODOT STANDARD DRAWING TM800.
- WHEN CONSTRUCTION ACTIVITIES BLOCK OR INTERFERE WITH SHOULDERS OR BIKE LANES, INSTALL A 48 INCH "BICYCLES ON ROADWAY " (CW11-1) SIGN IN ADVANCE OF EACH SHOULDER OR BIKE LANE CLOSURE AT SIGN SPACING "A" FROM THE "TCD SPACING TABLE" SHOWN ON ODOT STANDARD DRAWING TM800.
- THE CONTRACTOR SHALL PROVIDE FOR EMERGENCY VEHICLE ACCESS TO ALL PROPERTIES ADJACENT TO THE PROJECT. THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY ACTIONS BY THE CONTRACTOR THAT MAY AFFECT THE FUNCTIONS OR DRIVEWAY ACCESS OF THE OWNER.

TESC General Notes

- CONTRACTOR SHALL ADHERE TO ALL APPLICABLE EROSION CONTROL REQUIREMENTS AND SHALL PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AND FACILITIES AS REQUIRED TO PREVENT EROSION.
- IN THE EVENT OF ANY EROSION CONTROL MEASURE FAILURE, IMMEDIATE ACTION SHALL BE TAKEN TO REPAIR, REPLACE, OR CONSTRUCT ADDITIONAL MEASURES AS REQUIRED TO ENSURE ADEQUATE EROSION CONTROL PROTECTION.
- ANY DISCHARGE OF SEDIMENT-LADEN RUN-OFF OR OTHER POLLUTANTS TO WATERS OF THE STATE IS SUBJECT TO ENFORCEMENT ACTION, THE COST FOR WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DURING CONSTRUCTION, ALL RELEASES OF OILS, HYDRAULIC FLUIDS, FUELS, OTHER PETROLEUM PRODUCTS, PAINTS, SOLVENTS, AND OTHER DELETERIOUS MATERIALS MUST BE CONTAINED AND REMOVED IN A MANNER THAT WILL PREVENT THEIR DISCHARGE TO WATERS AND SOILS. THE CLEANUP OF SPILLS SHALL TAKE PRECEDENCE OVER OTHER WORK ON THE PROJECT. BARRELS, PETROPHILIC PADS, TARPS, AND OTHER EQUIPMENT NECESSARY FOR CAPTURING, CONTROLLING, AND DISPOSING OF HAZARDOUS FLUIDS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
- OWNER REPRESENTATIVES MAY DIRECT MAINTENANCE AND REPAIR OF TESC MEASURES AND/OR FACILITIES AS THE HIGHEST PRIORITY WORK AT ANY TIME THE TESC MEASURES AND/OR FACILITIES DO NOT MEET THE PERMIT, CITY AND PLAN REQUIREMENTS. TESC MEASURES AND FACILITIES ARE NOT SHOWN ON THE PLANS, BUT SHALL BE PROVIDED BASED ON WEATHER CONDITIONS AND CONSTRUCTION PRACTICES AT THE DISCRETION OF THE OWNER.
- FILTER FABRIC INLET BARRIERS ARE TO BE CONSTRUCTED AROUND ALL STORM SYSTEM INLETS WHICH ARE DOWNSTREAM FROM THE CONSTRUCTION SITE AND SUBJECT TO RECEIVING SEDIMENT OR SEDIMENT LADEN WATER AS A RESULT OF THE CONSTRUCTION OPERATIONS.
- DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY AND COUNTY APPROVAL. POWER BROOMS SHALL NOT BE USED, NOR PERMITTED ON SITE.



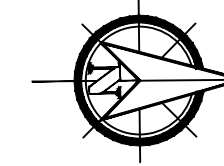
CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

GENERAL - SHEET 2 OF 2



ENGINEER: CJW	DATE: Oct 24, 2024	CITY: FLO	JOB NO.: 024-0115	REVISIONS	BY
REVIEWER: KAL	PLOT DATE: Oct 24, 2024	FILENAME: NINP-P-COV.DWG		PRELIMINARY REVIEW	
				DRAWINGS	
NO.	DATE	DESCRIPTION			

SCALE: SHOWN	
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"	
DWG NO.: G02	SHEET NO.: 3



GENERAL NOTES

1) DEMOLITION NOTES AS REQ'D



CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

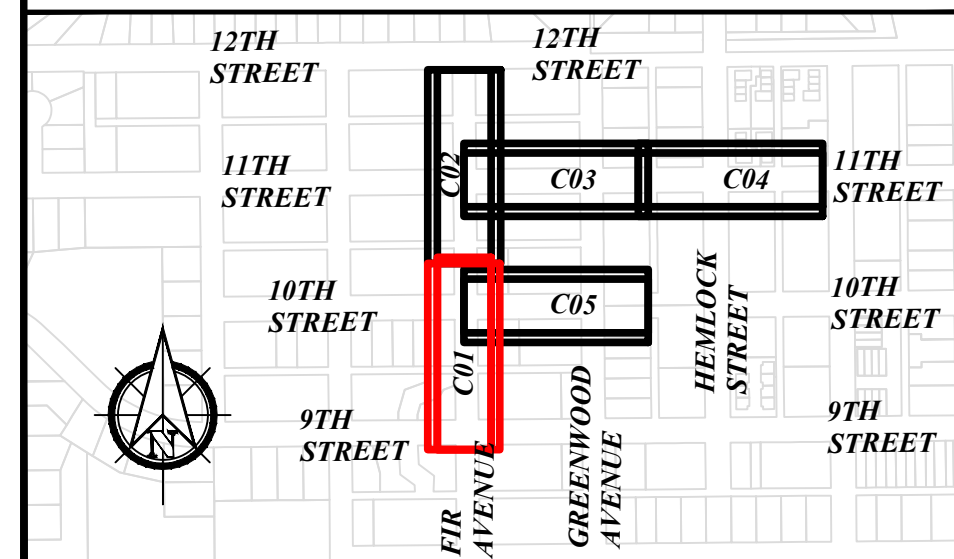
SITE PREPARATION AND SURVEY CONTROL - SHEET 1 OF 5



DEMOLITION NOTES

- ① REMOVE ASPHALT
- ② REMOVE VEGETATION/TREES
- ③ PROPOSED ACP SAWCUT LINE

KEY PLAN



JOB NO.: 024-0115

CLIENT: FLO

ENGINEER: CW

REVISIONS

DATE

DESCRIPTION

NO.

BY

REVIEW

PRELIMINARY REVIEW DRAWINGS

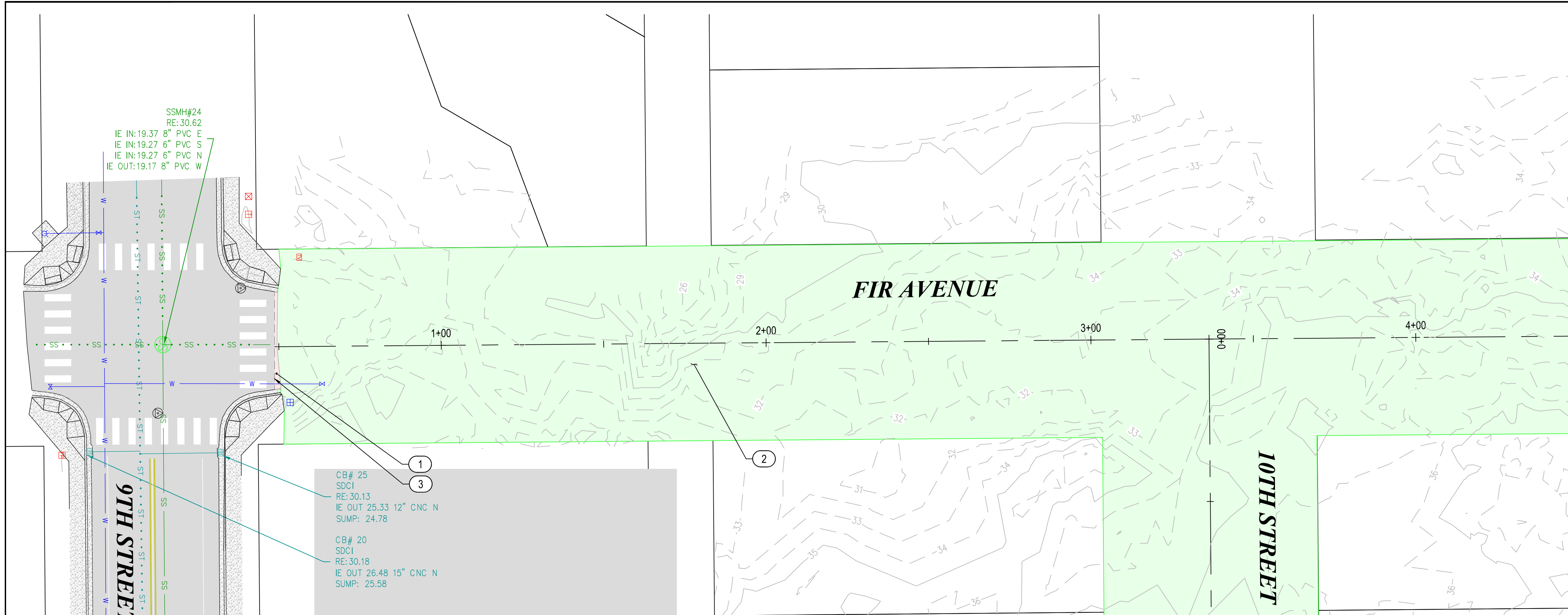
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DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

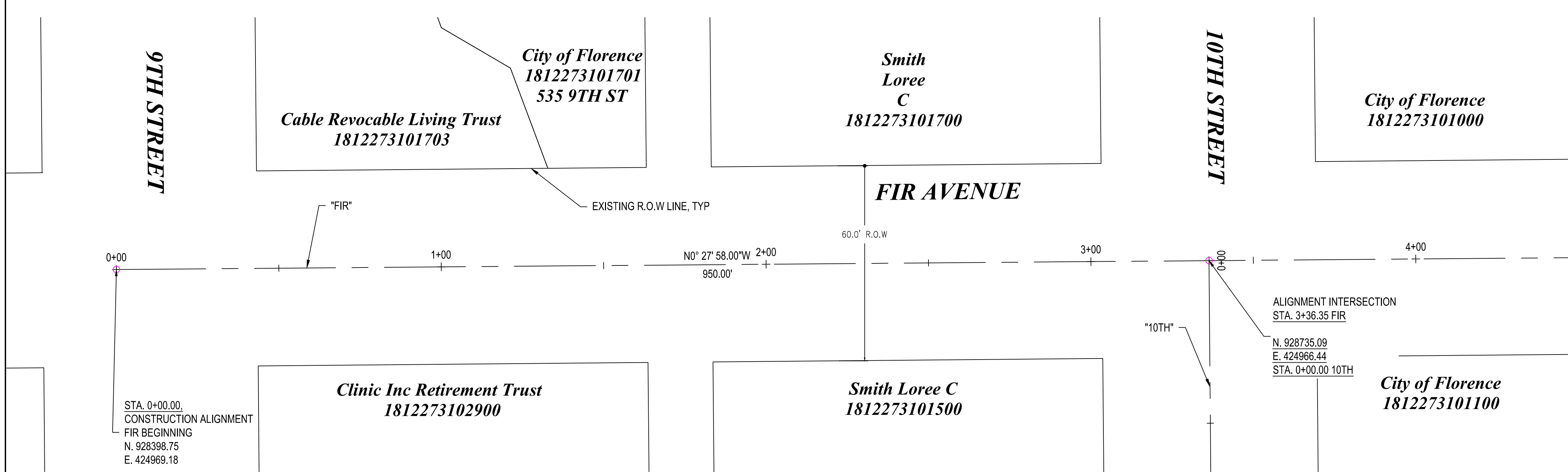
DWG NO.: C01

SHEET NO.: 4

YY



PLAN VIEW
1" = 20'



ALIGNMENT CONTROL
1" = 20'

SSM#24
RE: 30.62
IE IN: 19.37 8" PVC E
IE IN: 19.27 6" PVC S
IE IN: 19.27 6" PVC N
IE OUT: 19.17 8" PVC W

①
②
③
CB# 25
SDCI
RE: 30.13
IE OUT 25.33 12" CNC N
SUMP: 24.78
CB# 20
SDCI
RE: 30.18
IE OUT 26.48 15" CNC N
SUMP: 25.58

STA. 0+00.00
CONSTRUCTION ALIGNMENT
FIR BEGINNING
N. 928398.75
E. 424969.18

Cable Revocable Living Trust
1812273101703

City of Florence
1812273101701
535 9TH ST

Smith Loree C
1812273101700

City of Florence
1812273101000

Clinic Inc Retirement Trust
1812273102900

Smith Loree C
1812273101500

City of Florence
1812273101100

ALIGNMENT INTERSECTION
STA. 3+36.35 FIR
N. 928735.09
E. 424966.44
STA. 0+00.00 10TH

N0° 27' 58.00"W 2+00
950.00'

60.0' R.O.W

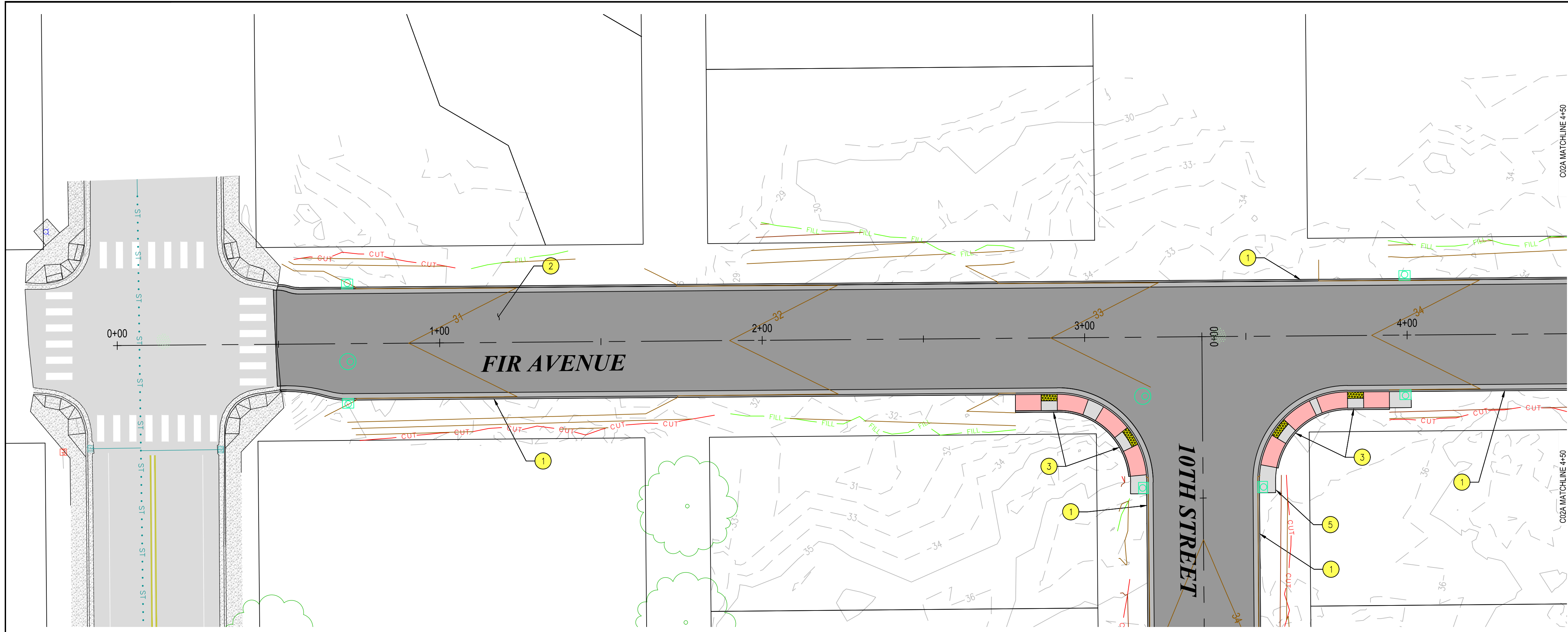
"10TH"

"FIR"

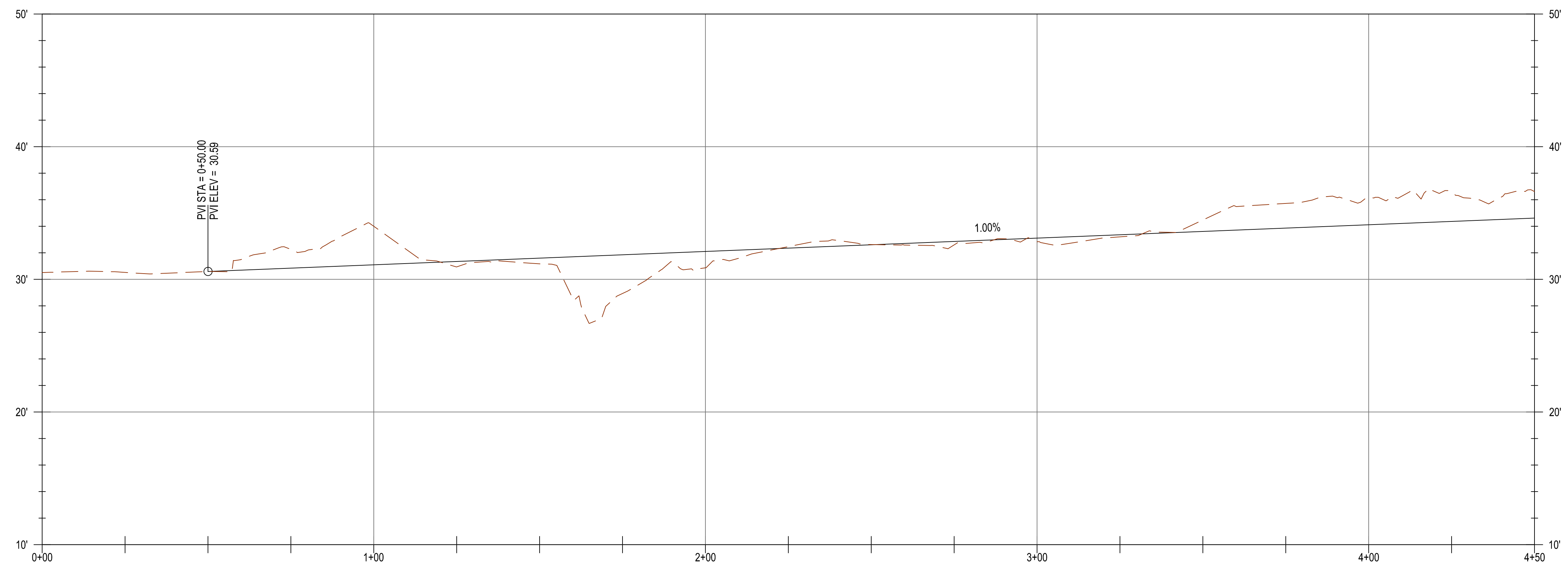
EXISTING R.O.W LINE, TYP

CGI MATCHLINE 4+50

CGI MATCHLINE 4+50



PLAN VIEW
1" = 20'



FIR ALIGN PROFILE
H: 1" = 20', V: 1" = 5'

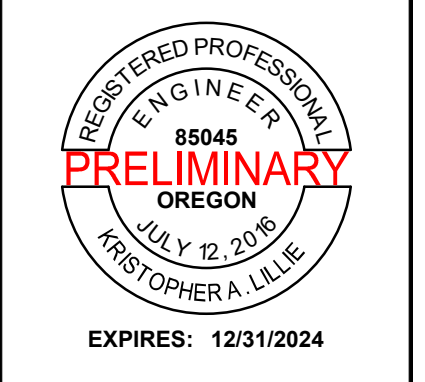
GENERAL NOTES

- 1) EOP ELEVATIONS REFERENCED IN THE PROFILE VIEWS REPRESENT THE ASPHALT ELEVATION AT THE EDGE OF PAVEMENT. ELEVATIONS ARE PROJECTED THROUGH INTERSECTIONS.
- 2) ALL DRIVEWAY WIDTHS GIVEN IN DESIGN TABLE SHALL BE MEASURED SYMMETRICALLY ABOUT STATION GIVEN IN TABLE AND MEASURED AT FACE OF CURB.
- 3) OTHER GENERAL NOTES.

CONSTRUCTION NOTES

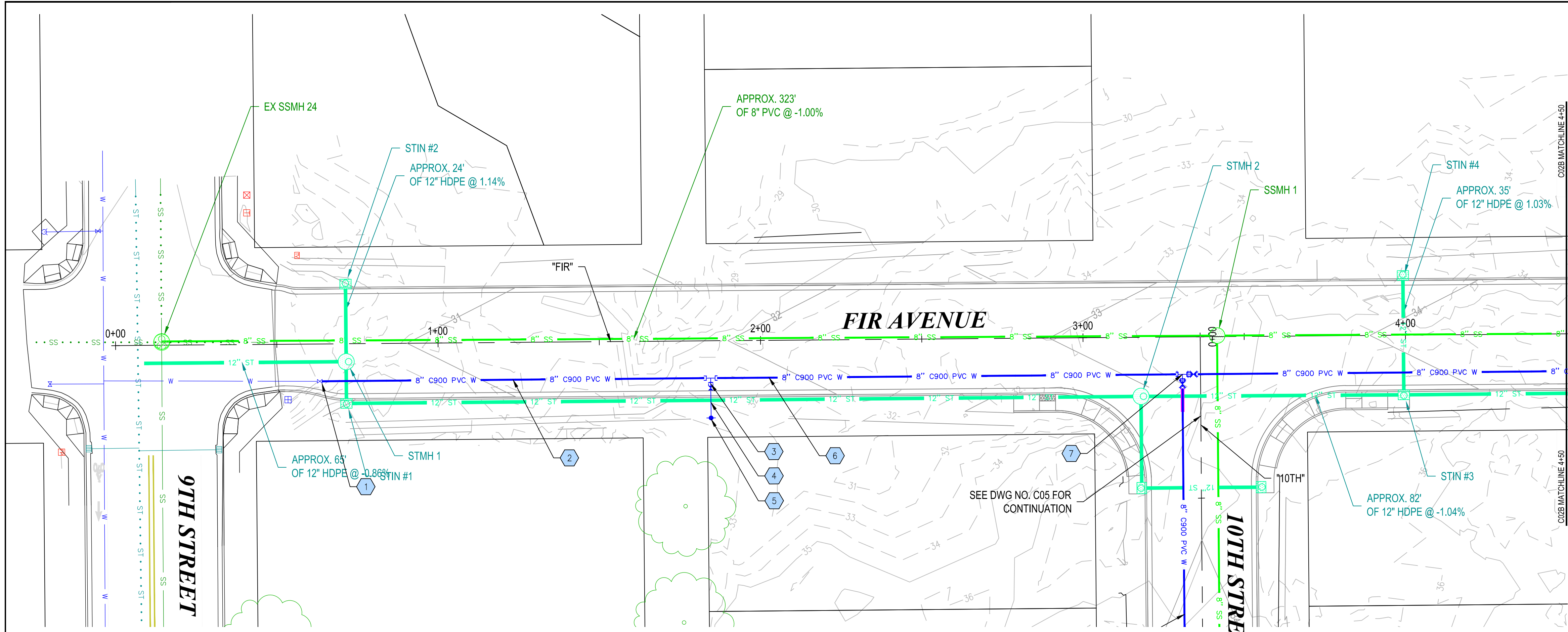
- 1 CONSTRUCT CURB AND GUTTER
- 2 CONSTRUCT ACP ROADWAY PER TYPICAL SECTION, SEE D05
- 3 CONSTRUCT CURB RAMP
- 5 CONSTRUCT "STOP" SIGN ASSEMBLY

KEY PLAN

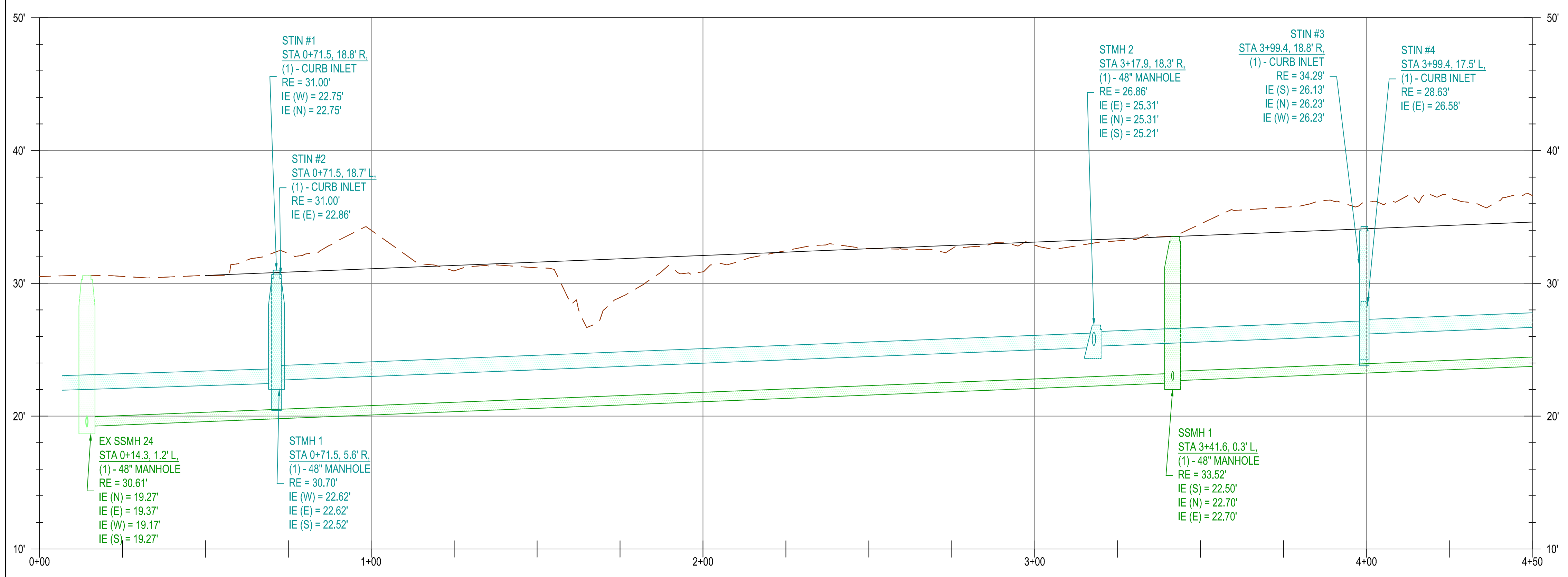


CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1
GENERAL CONSTRUCTION -
SHEET 1 OF 5

ENGINEER: CJW	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115
REVIEWED: KAL	DATE: Oct 24, 2024	FILENAME: NIMP-P-CIV.DWG	
REVISIONS			
NO.	DATE	DESCRIPTION	BY
PRELIMINARY REVIEW DRAWINGS			
SCALE: SHOWN			
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"			
DWG NO.: C01A	SHEET NO.: 5	DATE: YY	



PLAN VIEW
1" = 20'



PROFILE VIEW
H: 1"=20', V: 1"=5'

UTILITY NOTES

WATERMAIN PIPE AND FITTING NOTES

- 1 APPROX. STA 0+63.9 FIR, 11.6' R:
(1) - CONNECTION TO EXISTING GATE VALVE
- 2 APPROX 121 LF OF 8" DI PIPE
- 3 APPROX. STA 1+84.5 FIR, 11.6' R:
(1) - 8" x 6" DI TEE (MJxFL)
(1) - 6" GATE VALVE (FLxMJ)
(1) - 6" DI SPOOL (PExPE)
- 4 APPROX 12 LF OF DI PIPE
- 5 APPROX. STA 1+84.5 FIR, 23.9' R:
(1) - FIRE HYDRANT ASSEMBLY
- 6 APPROX 146 LF OF 8" DI PIPE
- 7 APPROX. STA 0+11.610, 5.6' R:
(1) - 8" DI TEE (RjxRJ)
(2) - 8" GATE VALVE (RjxRJ)
(1) - 8" DI SPOOL (PExPE)

SERVICE NOTES

- 1

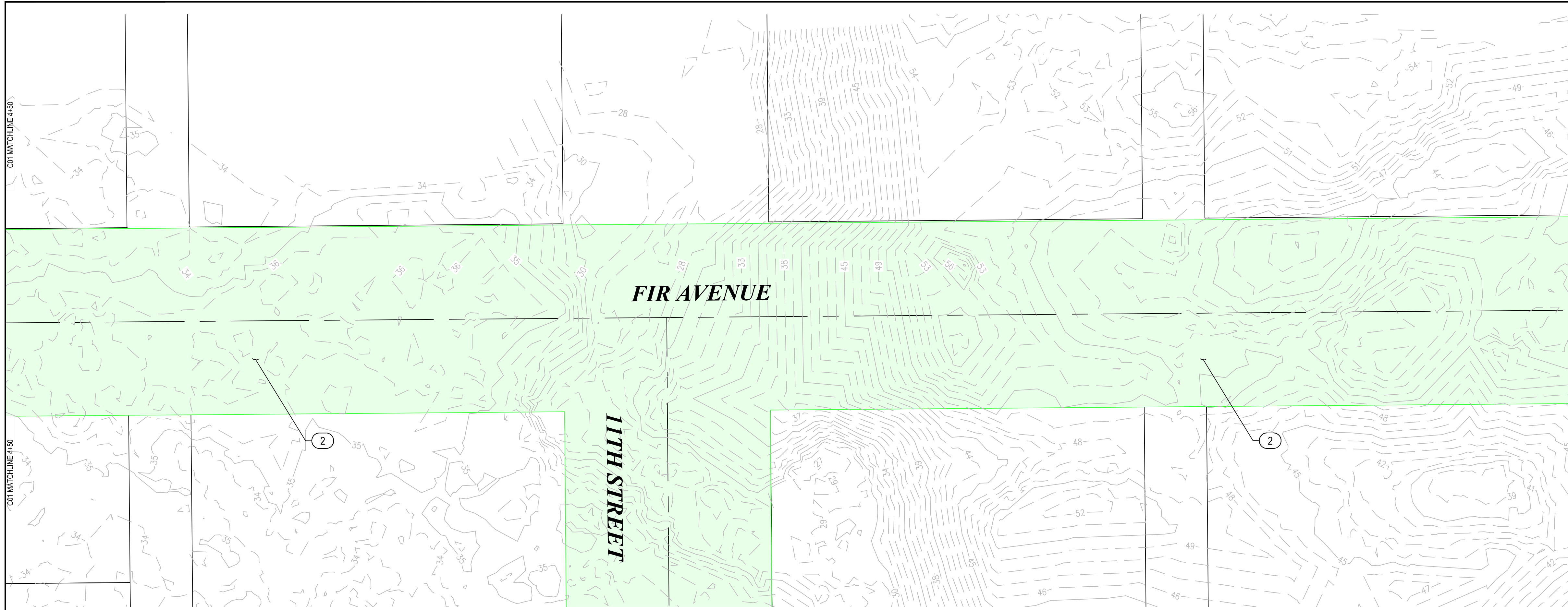
KEY PLAN



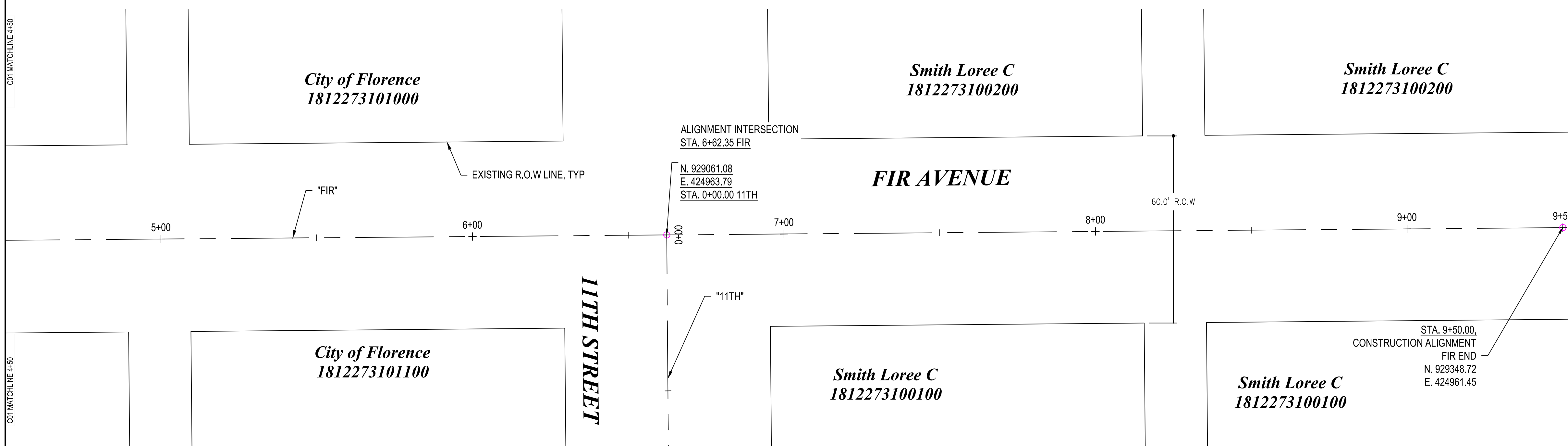
CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

UTILITY PLAN - SHEET 1 OF 5

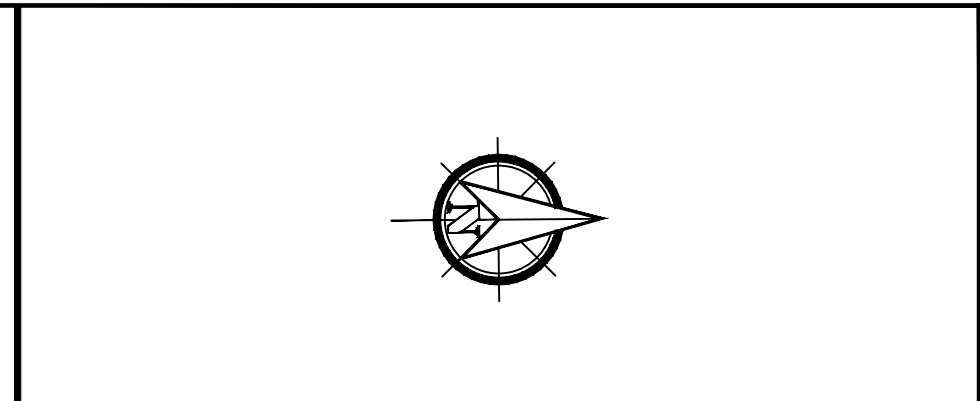
ENGINEER: CWJ	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115
REVIEWED: KAL	DATE: Oct 24, 2024	FILENAME: NIMP-P-WATERP.DWG	
REVISIONS			
NO.	DATE	DESCRIPTION	BY
PRELIMINARY REVIEW DRAWINGS			
SCALE: SHOWN			
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"			
DWG NO.: C01B	SHEET NO.: 6		



PLAN VIEW
1" = 20'



ALIGNMENT CONTROL
1" = 20'



GENERAL NOTES

1) DEMOLITION NOTES AS REQ'D

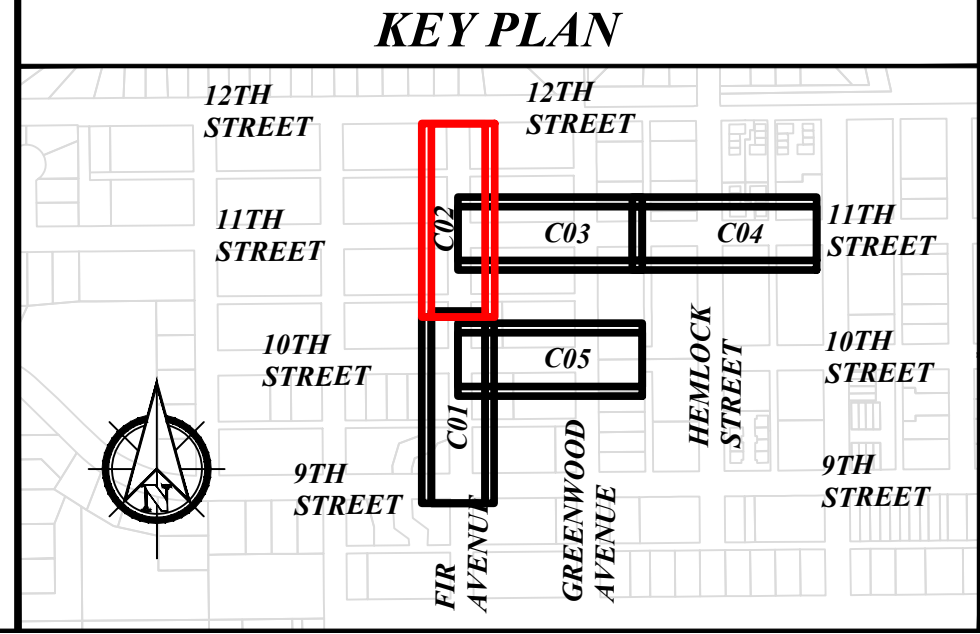
DEMOLITION NOTES

- ① REMOVE ASPHALT
- ② REMOVE VEGETATION/TREES
- ③ PROPOSED ACP SAWCUT LINE

REVISIONS

NO.	DATE	DESCRIPTION	BY	REVIEW

PRELIMINARY REVIEW DRAWINGS



CITY OF FLORENCE

9TH STREET IMPROVEMENT PHASE 1

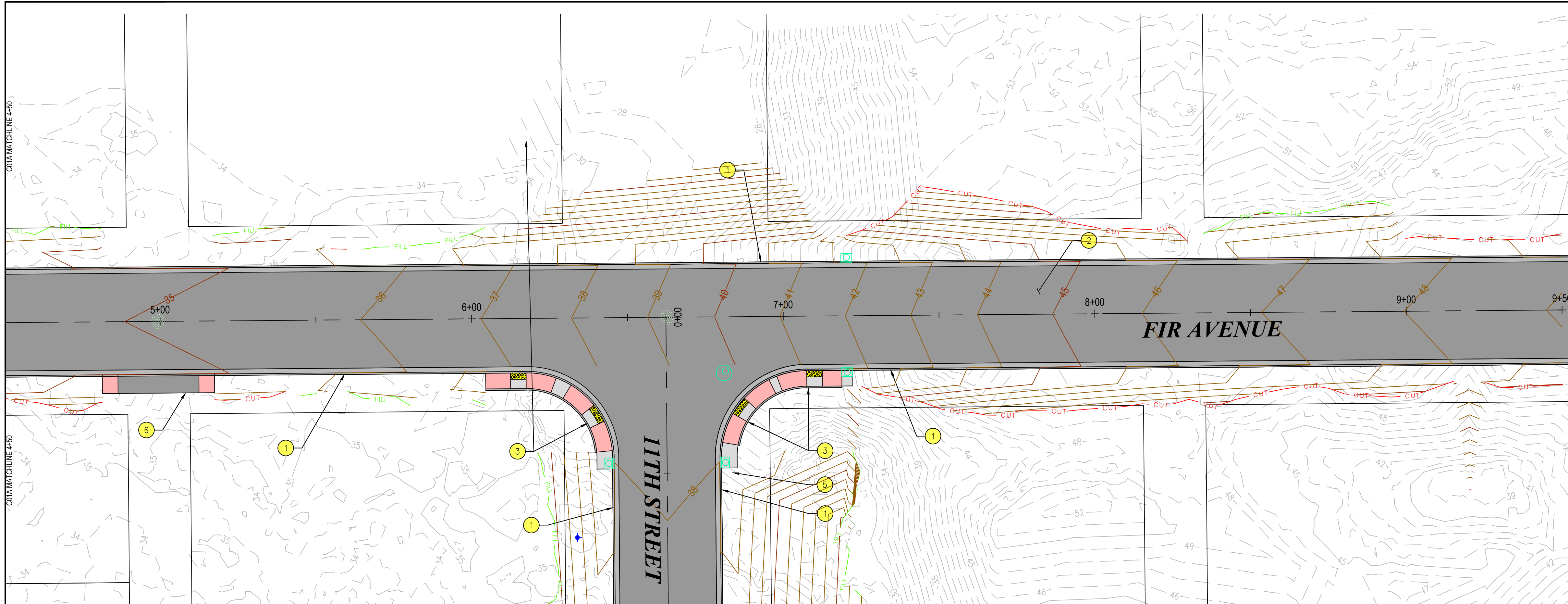
SITE PREPARATION AND SURVEY CONTROL - SHEET 2 OF 5

ENGINEER: CWJ	CLIENT: FLO	JOB NO.: 024-0115	
REVIEWED: KAL	FILE NAME: NIMP-P-PREP.DWG		
DATE: Oct 24, 2024	PLOT DATE: Oct 24, 2024		

SCALE: SHOWN

DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

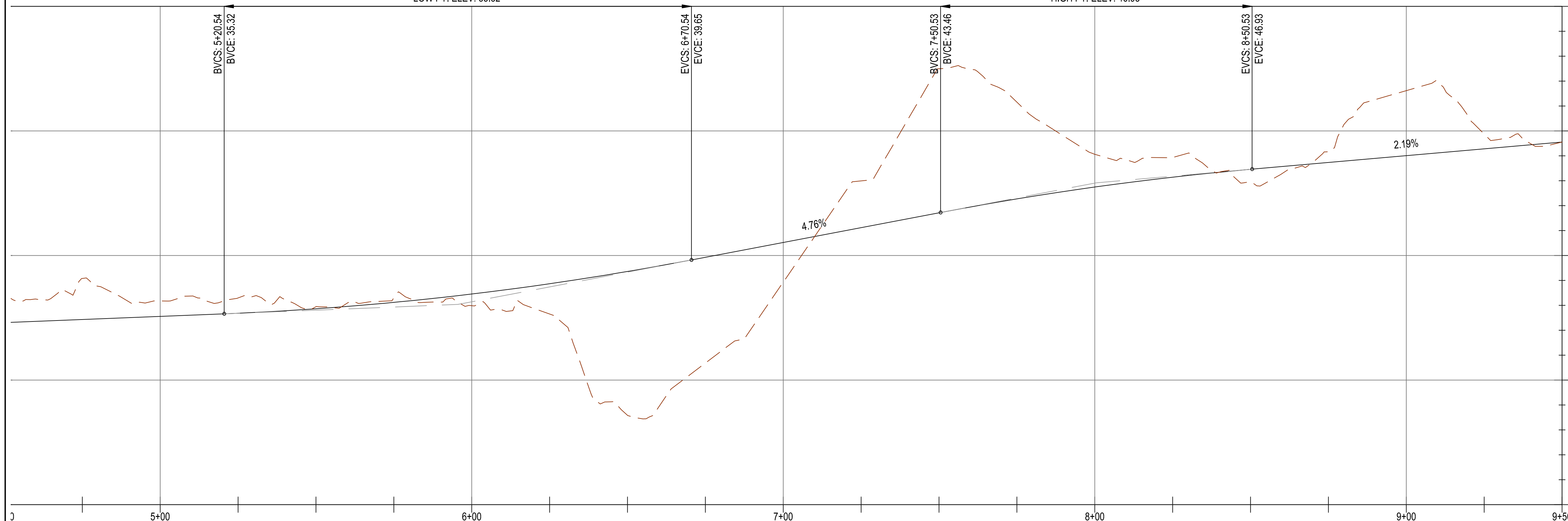
DWG NO.: C02 SHEET NO.: 7 YY



PLAN VIEW
1" = 20'

PVI STA: 5+95.54
PVI ELEV: 36.07
K: 39.92
LVC: 150.00
LOW PT. STA: 5+20.54
LOW PT. ELEV: 35.32'

PVI STA: 8+00.53
PVI ELEV: 45.84
K: 38.87
LVC: 100.00
HIGH PT. STA: 8+50.53
HIGH PT. ELEV: 46.93'



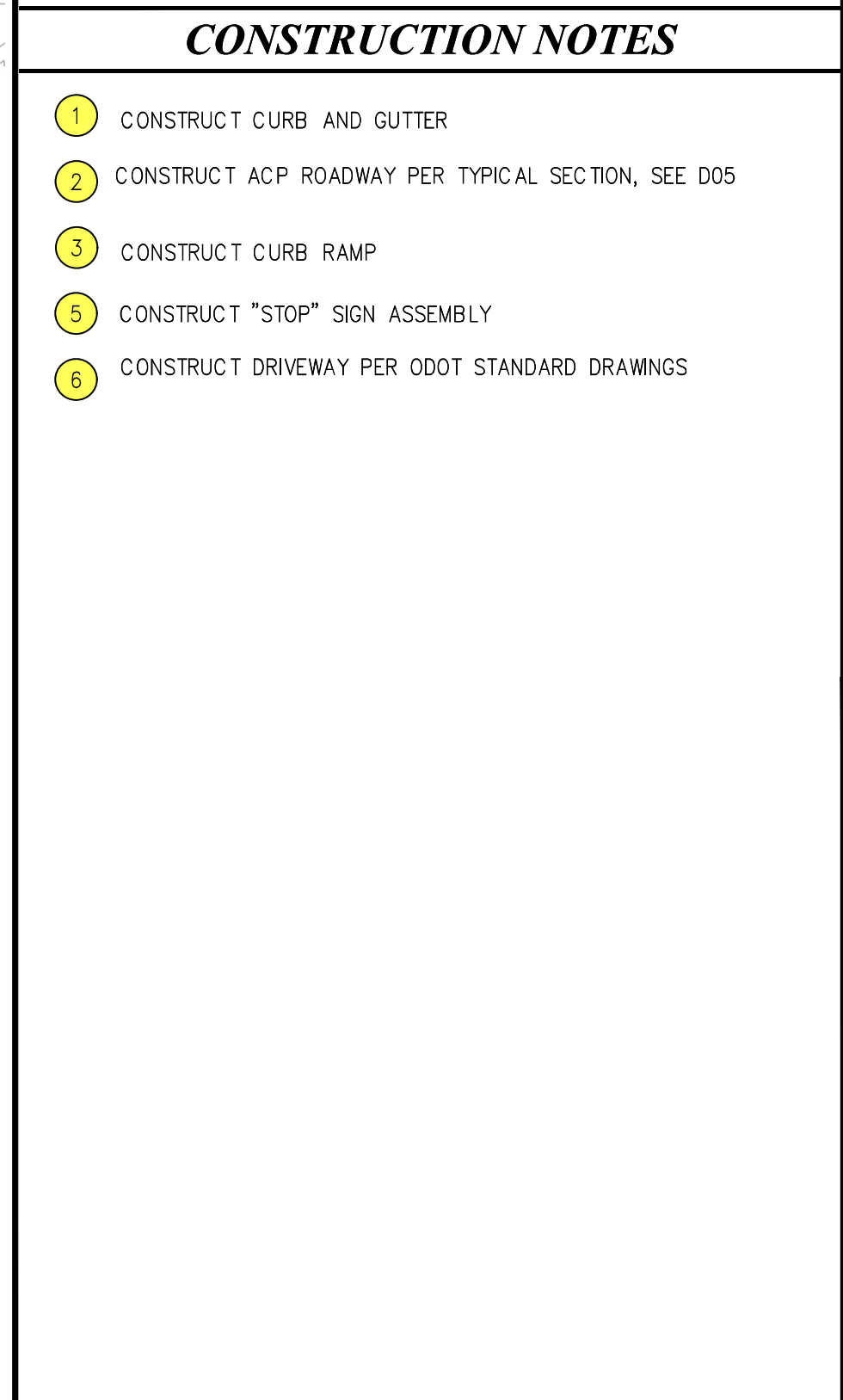
FIR ALIGN PROFILE
H: 1" = 20', V: 1" = 5'

GENERAL NOTES

- EOP ELEVATIONS REFERENCED IN THE PROFILE VIEWS REPRESENT THE ASPHALT ELEVATION AT THE EDGE OF PAVEMENT. ELEVATIONS ARE PROJECTED THROUGH INTERSECTIONS.
- ALL DRIVEWAY WIDTHS GIVEN IN DESIGN TABLE SHALL BE MEASURED SYMMETRICALLY ABOUT STATION GIVEN IN TABLE AND MEASURED AT FACE OF CURB.
- OTHER GENERAL NOTES.

CONSTRUCTION NOTES

- CONSTRUCT CURB AND GUTTER
- CONSTRUCT ACP ROADWAY PER TYPICAL SECTION, SEE D05
- CONSTRUCT CURB RAMP
- CONSTRUCT "STOP" SIGN ASSEMBLY
- CONSTRUCT DRIVEWAY PER ODOT STANDARD DRAWINGS

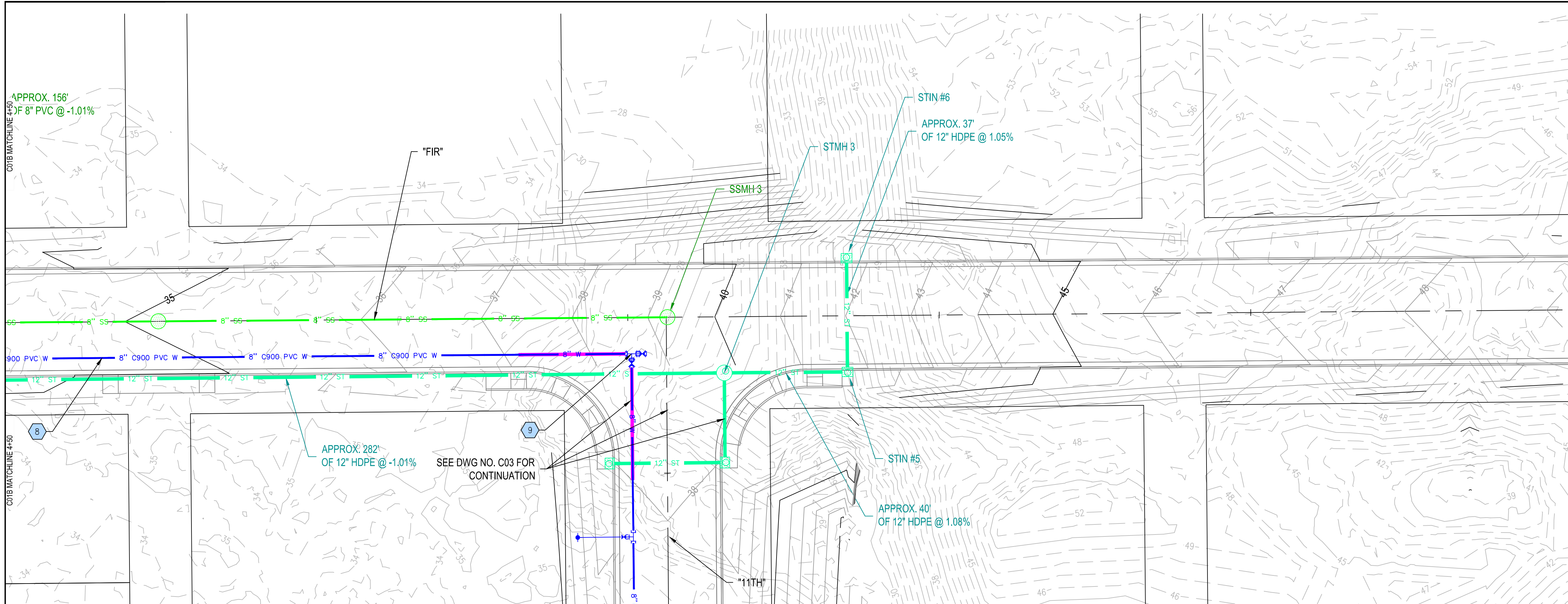


CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1
GENERAL CONSTRUCTION -
SHEET 2 OF 5

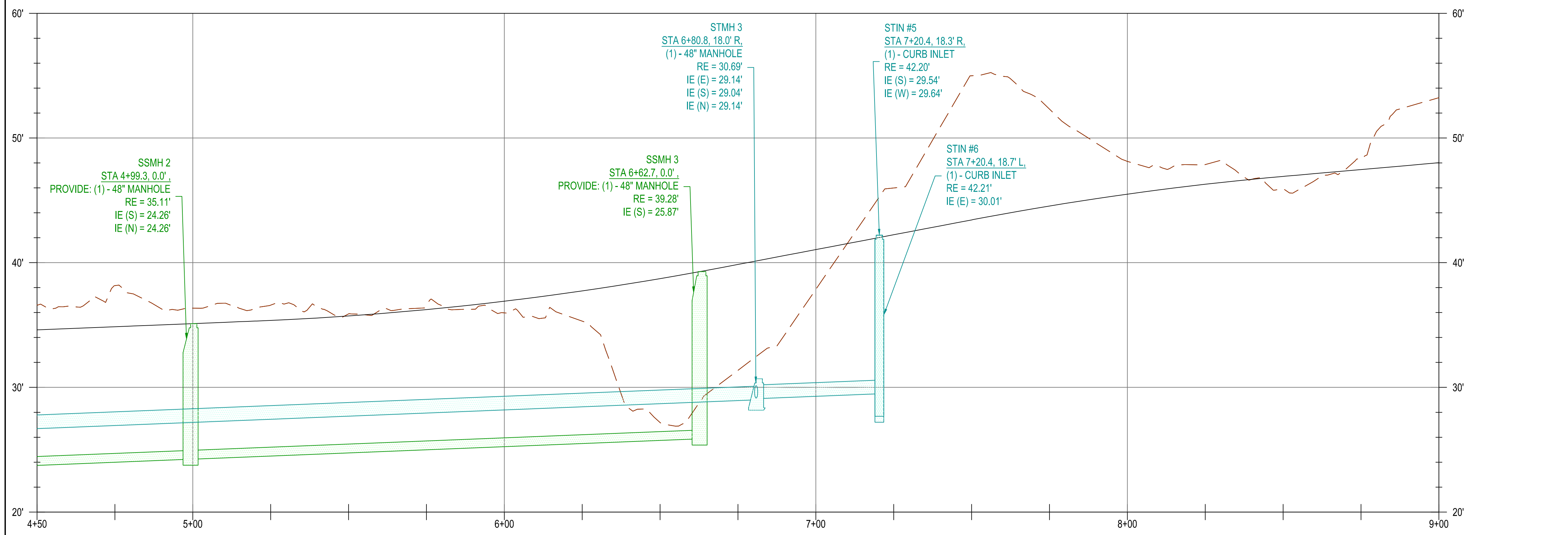
NO.	DATE	DESCRIPTION	BY	REVIEW

ENGINEER: CJW	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115
REVIEWED: KAL	DATE: Oct 24, 2024	FILENAME: NIMP-P-CIV.DWG	
REVISIONS			
PRELIMINARY REVIEW DRAWINGS			

SCALE: SHOWN
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"
DWG NO.: C02A
SHEET NO.: 8
YY



PLAN VIEW
1" = 20'



PROFILE VIEW
H: 1"=20', V: 1"=5'

UTILITY NOTES

WATERMAIN PIPE AND FITTING NOTES

- 8 APPROX 284 LF of 8" DI PIPE
- 9 APPROX. STA 6+51.2FIR, 11.6' R:
(1) - 8" DI TEE (RJRJ)
(2) - 8" DI SPOOL (PEXPE)
(2) - 8" GATE VALVE (RJRJ)
(1) - 8" DI CAP WITH CONCRETE BLOCKING
- 10 APPROX 19 LF of 8" DI PIPE
- 11 APPROX. STA 0+70.311, 11.1' R:
(1) - 8" x 6" DI TEE (MJxFL)
(1) - 6" DI SPOOL (PEXPE)
(1) - 6" GATE VALVE (FLMJ)
- 12 APPROX 18 LF of PIPE
- 13 APPROX. STA 0+70.411, 29.0' R:
(1) - FIRE HYDRANT ASSEMBLY

SERVICE NOTES

NO.	DATE	DESCRIPTION	BY	REVIEW
1				

KEY PLAN

SCALE: SHOWN

DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

DWG NO.: C02B SHEET NO.: 9 YY

RH2

REGISTERED PROFESSIONAL ENGINEER
85045
PRELIMINARY
OREGON
JULY 12, 2018
KRISTOPHERA LILLE
EXPIRES: 12/31/2024

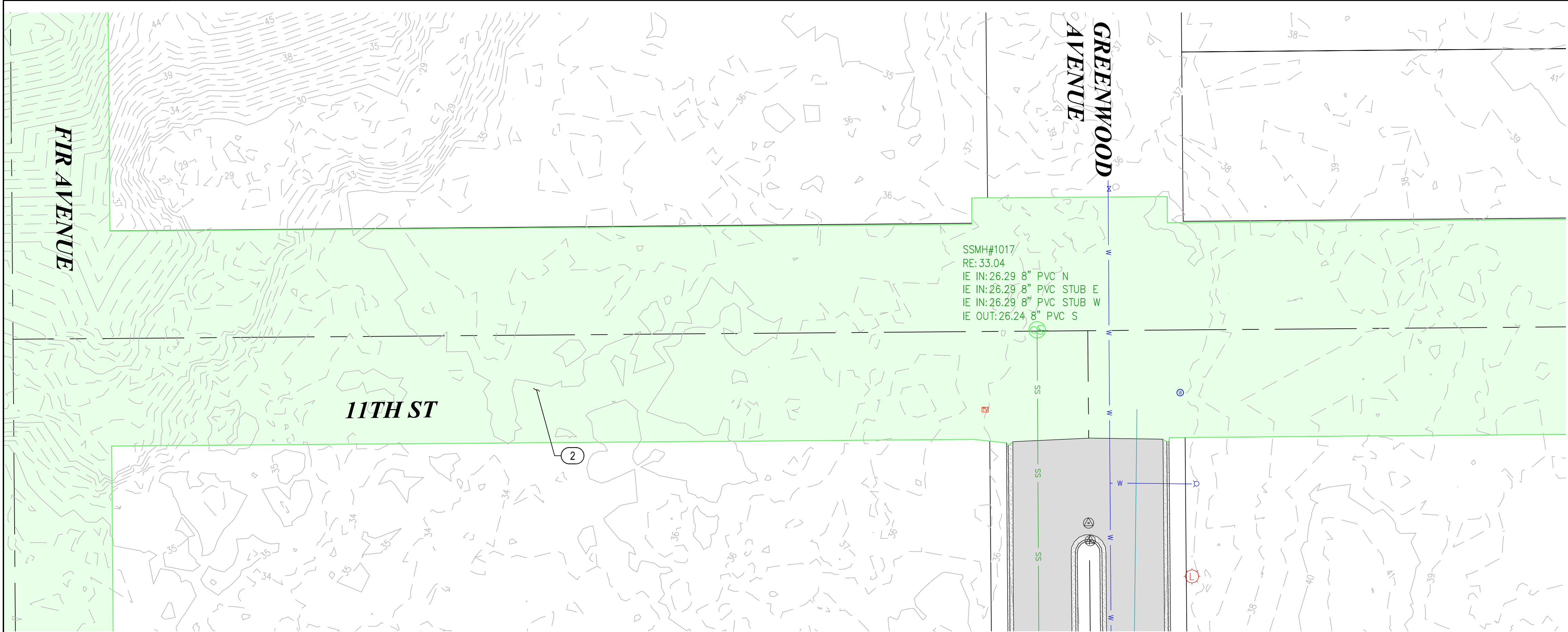
CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

UTILITY PLAN - SHEET 2 OF 5

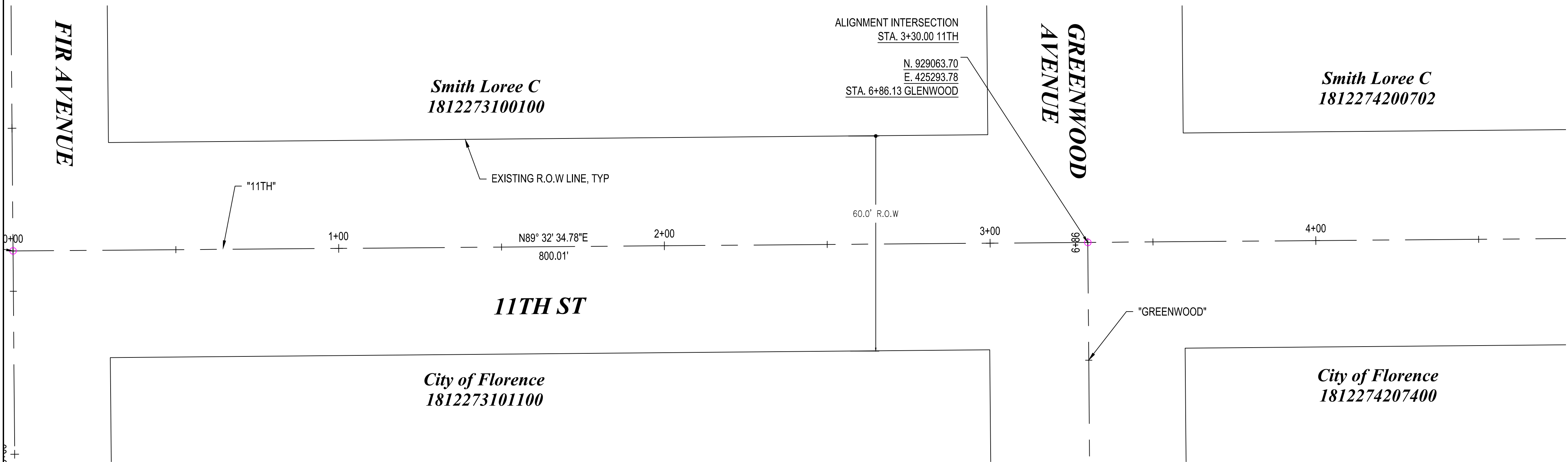
ENGINEER: CJW	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115
REVIEWER: KAL	DATE: Oct 24, 2024	FILENAME: NWP-P-WATERP.DWG	

REVISIONS

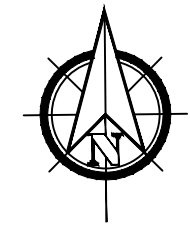
PRELIMINARY REVIEW DRAWINGS



PLAN VIEW
1" = 20'



ALIGNMENT CONTROL
1" = 20'



GENERAL NOTES

- 1) DEMOLITION NOTES AS REQ'D



CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

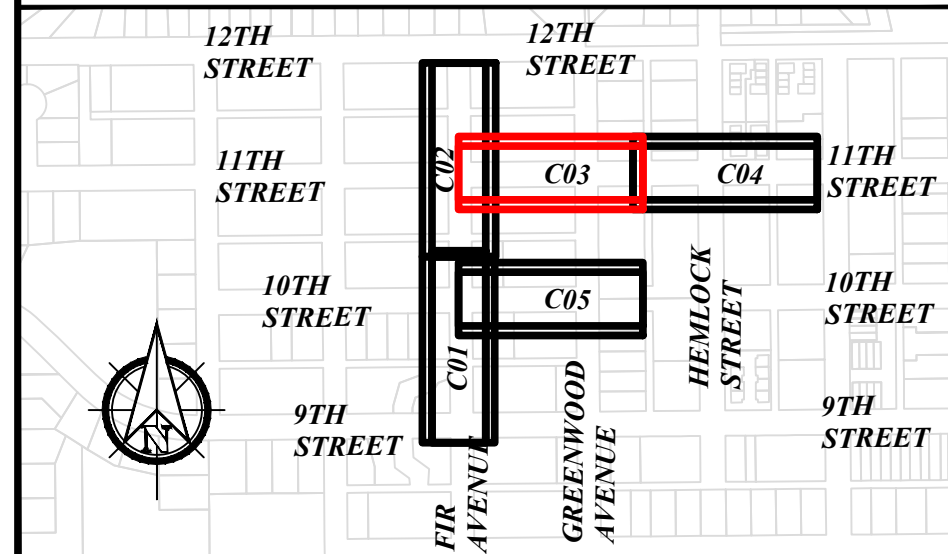
SITE PREPARATION AND SURVEY
CONTROL - SHEET 3 OF 5



DEMOLITION NOTES

- ① REMOVE ASPHALT
- ② REMOVE VEGETATION/TREES
- ③ PROPOSED ACP SAWCUT LINE

KEY PLAN



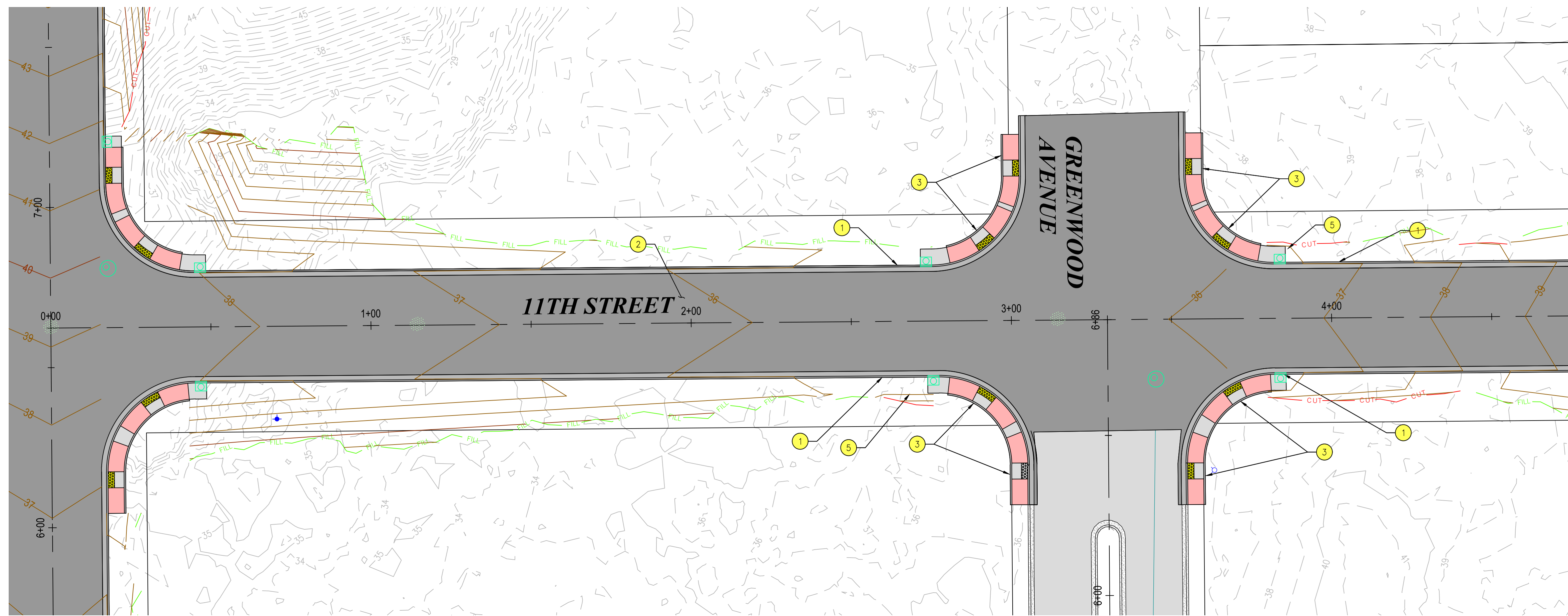
ENGINEER: CJW	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115
REVIEWED: KAL	DATE: Oct 24, 2024	FILENAME: NIMP-P-PREP.DWG	

REVISIONS

PRELIMINARY REVIEW
DRAWINGS

NO.	DATE	DESCRIPTION	BY	REVIEW

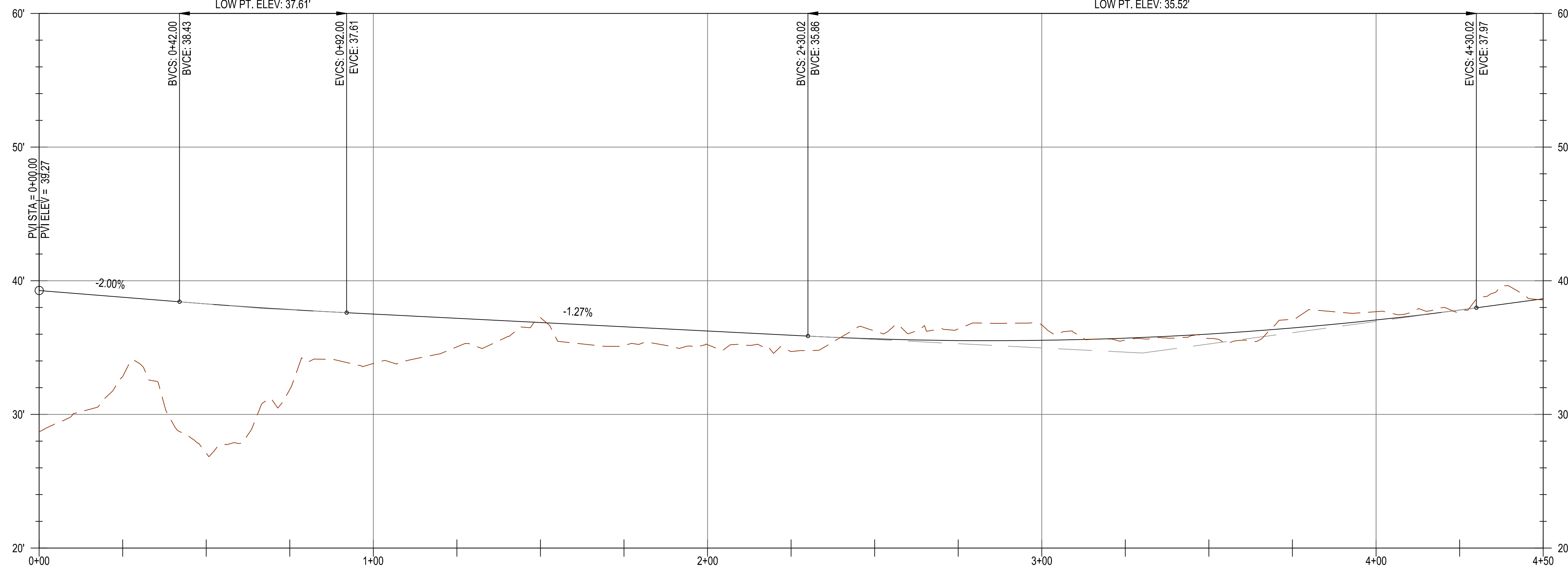
SCALE: SHOWN	
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"	
DWG NO.: C03	SHEET NO.: 10



PLAN VIEW
1" = 20'

PVI STA: 0+67.00
PVI ELEV: 37.93
K: 68.04
LVC: 50.00
LOW PT. STA: 0+92.00
LOW PT. ELEV: 37.61'

PVI STA: 3+30.02
PVI ELEV: 34.60
K: 43.08
LVC: 200.00
LOW PT. STA: 2+84.55
LOW PT. ELEV: 35.52'



11TH ALIGN PROFILE
H: 1" = 20' V: 1" = 5'



GENERAL NOTES

- 1) EOP ELEVATIONS REFERENCED IN THE PROFILE VIEWS REPRESENT THE ASPHALT ELEVATION AT THE EDGE OF PAVEMENT. ELEVATIONS ARE PROJECTED THROUGH INTERSECTIONS.
- 2) ALL DRIVEWAY WIDTHS GIVEN IN DESIGN TABLE SHALL BE MEASURED SYMMETRICALLY ABOUT STATION GIVEN IN TABLE AND MEASURED AT FACE OF CURB.
- 3) OTHER GENERAL NOTES.

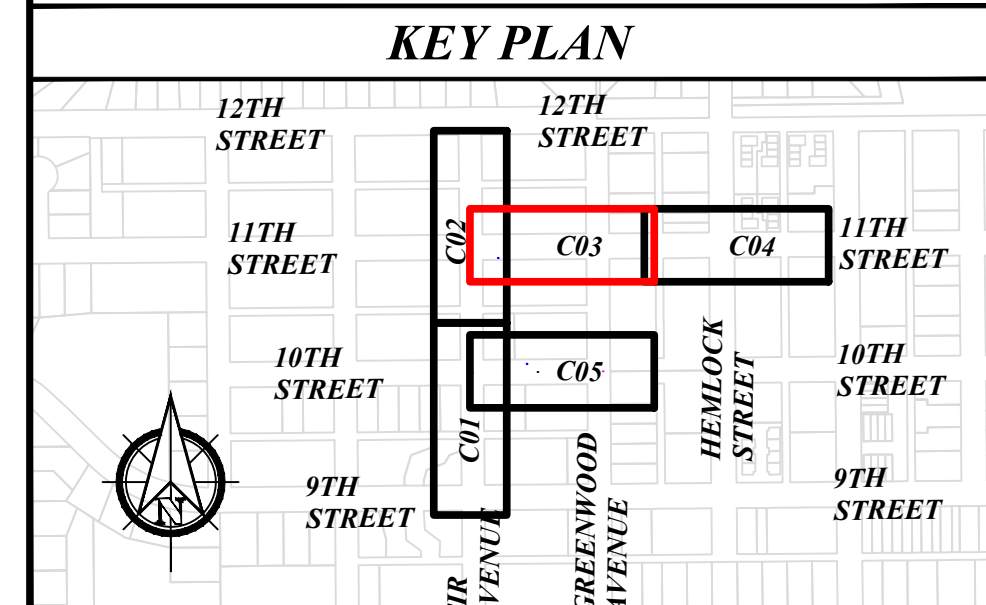
CONSTRUCTION NOTES

- 1 CONSTRUCT CURB AND GUTTER
- 2 CONSTRUCT ACP ROADWAY PER TYPICAL SECTION, SEE D05
- 3 CONSTRUCT CURB RAMP
- 5 CONSTRUCT "STOP" SIGN ASSEMBLY

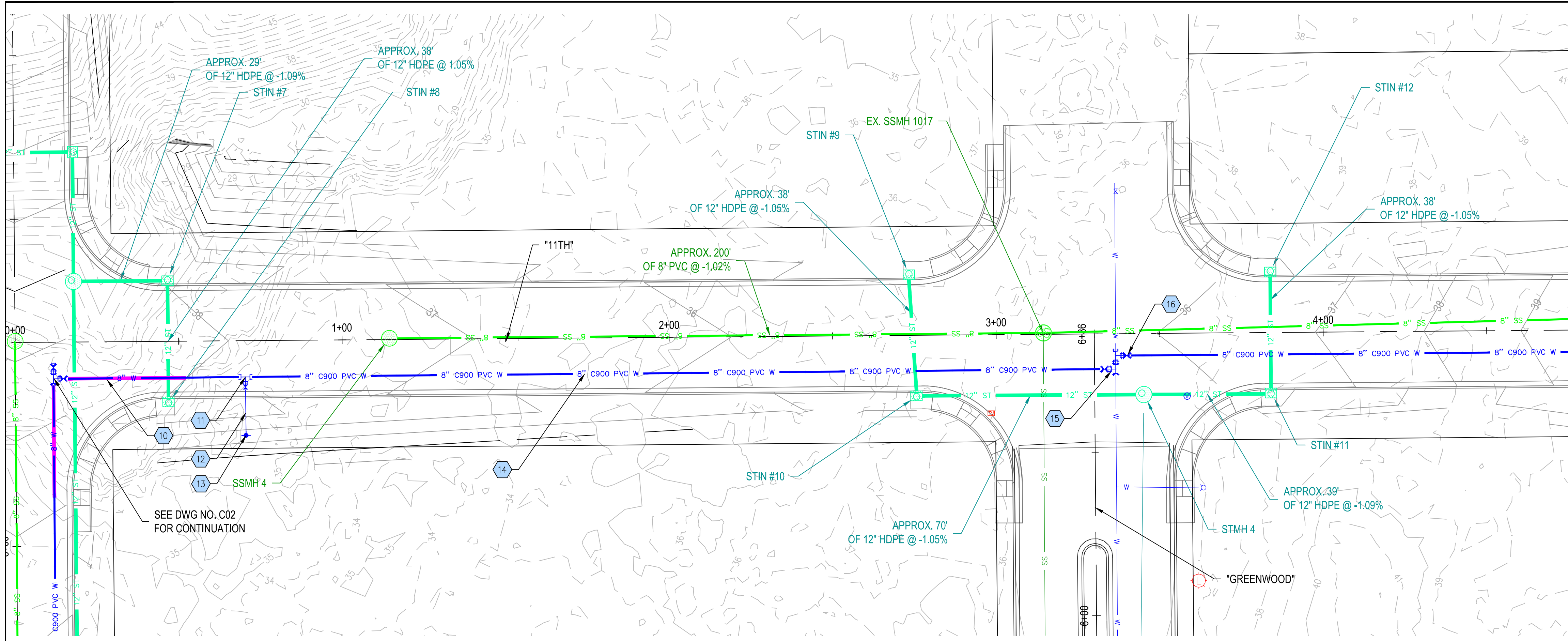


CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

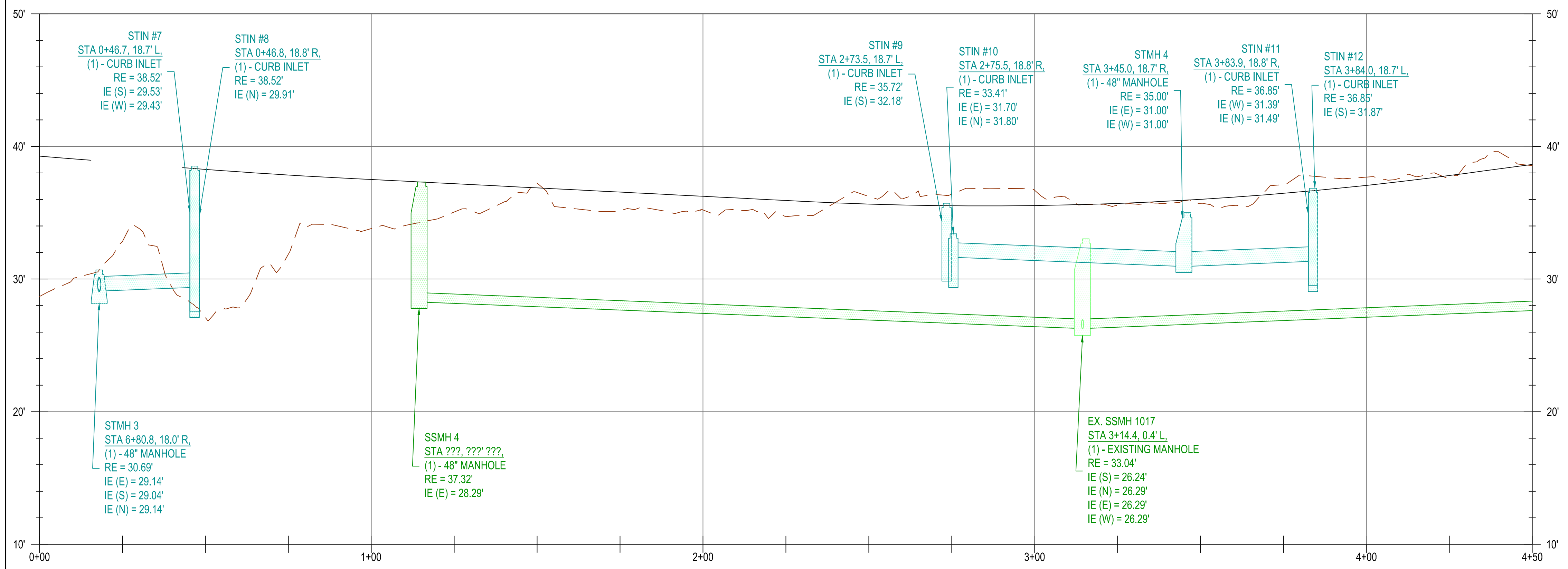
GENERAL CONSTRUCTION -
SHEET 3 OF 5



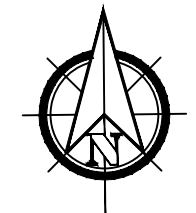
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REVIEWED: KAL	DATE: Oct 24, 2024	FILENAME: NIMP-P-CIV.DWG	
REVISIONS			
NO.	DATE	DESCRIPTION	BY
		PRELIMINARY REVIEW DRAWINGS	
SCALE: SHOWN			
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"			
DWG NO.: C03A	SHEET NO.: 11		





PLAN VIEW
1" = 20'



PROFILE VIEW
H: 1" = 20', V: 1" = 5'



UTILITY NOTES

WATERMAIN PIPE AND FITTING NOTES

- 14 APPROX 268 LF OF 8" DI PIPE
- 15 APPROX. STA 3+36.511, 8.7' R:
(2) - 8" DI SPOOL (PEXPE)
(1) - 8" DI TEE (RJRJ)
(1) - 8" GATE VALVE (RJRJ)
(1) - CONNECTION TO EXISTING
- 16 APPROX. STA 3+36.511, 6.7' R:
(1) - 8" DI TEE (RJRJ)
(1) - 8" DI SPOOL (PEXPE)
(1) - 8" GATE VALVE (RJRJ)
(1) - CONNECTION TO EXISTING

SERVICE NOTES

CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

UTILITY PLAN - SHEET 3 OF 5

REVISIONS

NO.	DATE	DESCRIPTION	BY	REVIEW
1		PRELIMINARY REVIEW DRAWINGS		

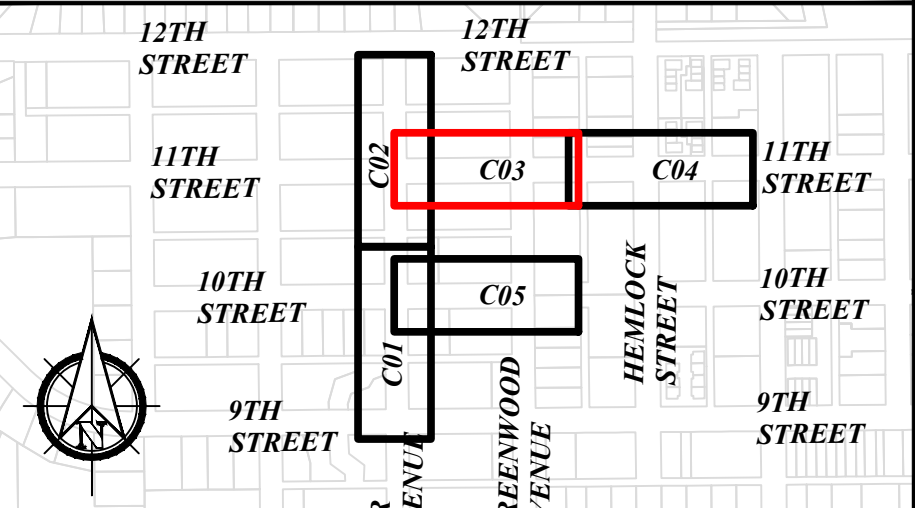
ENGINEER: CWJ
REVIEWED: KAL

DATE: Oct 24, 2024
DATE: Oct 24, 2024

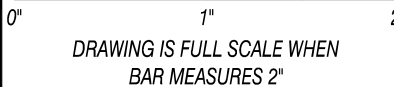
CLIENT: FLO
FILENAME: NIMP-P-WATER.DWG

JOB NO.: 024-0115

KEY PLAN

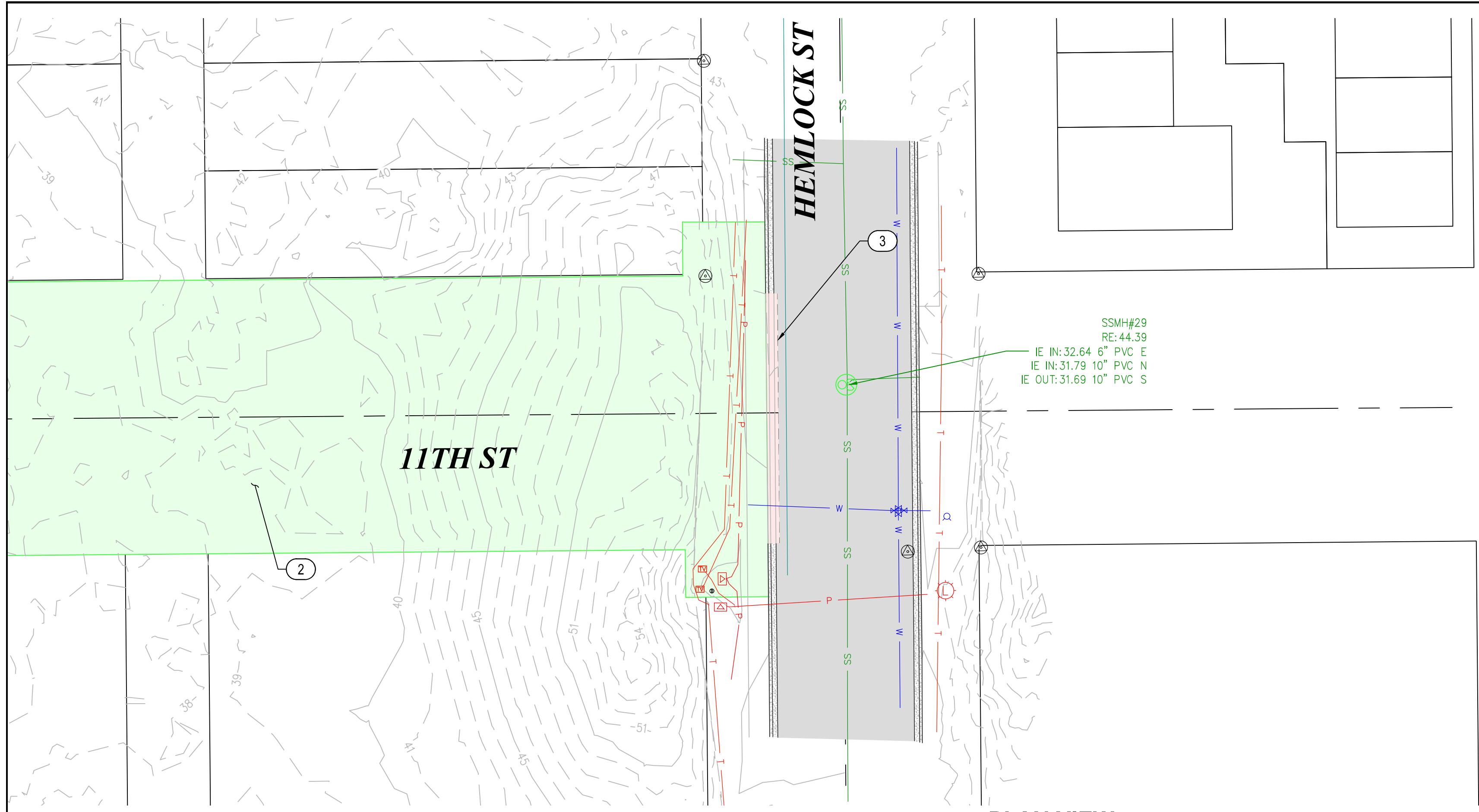


SCALE: SHOWN



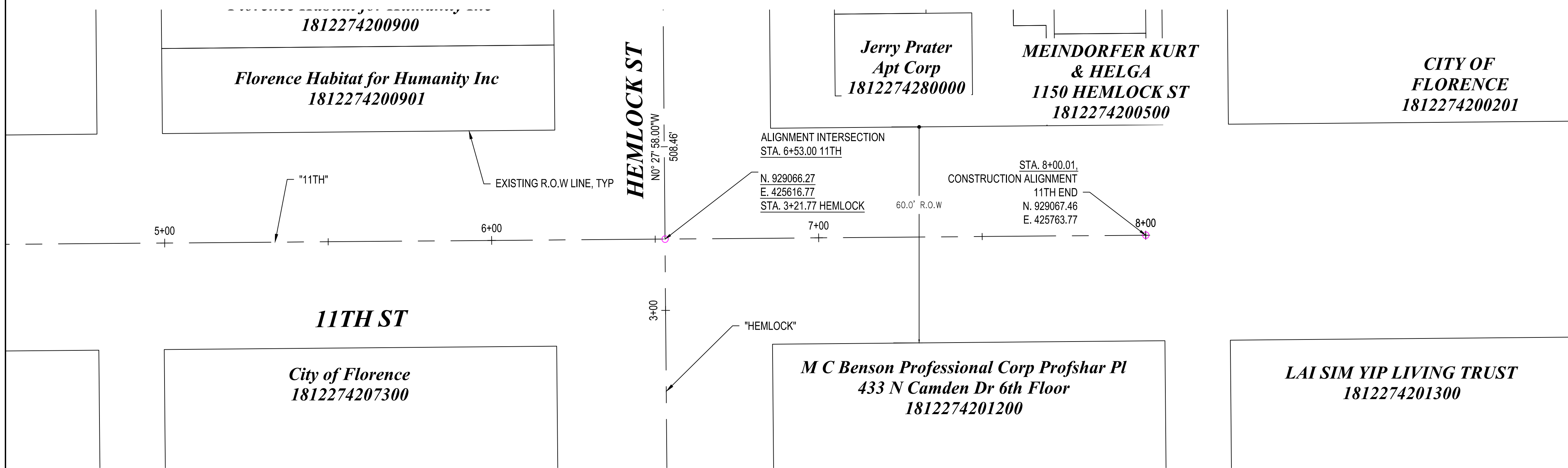
DRAWING IS FULL SCALE WHEN BAR MEASURES 2'

DWG NO.: C03B
SHEET NO.: 12

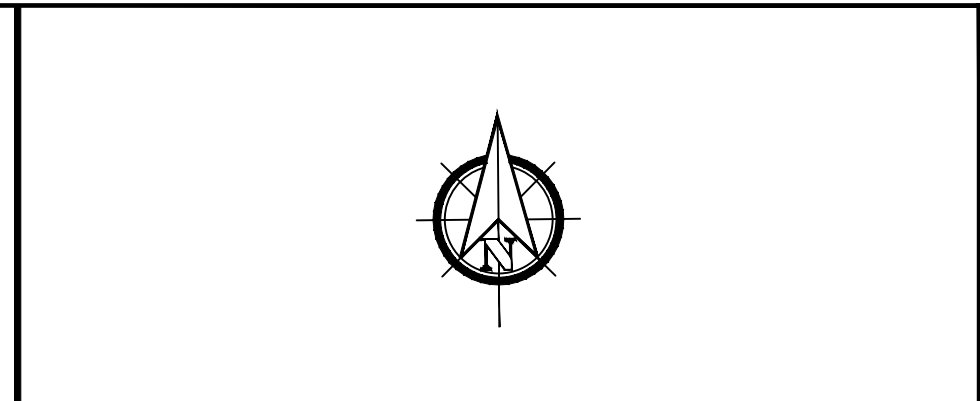


PLAN VIEW
1" = 20'

SSM#429
RE: 44.39
IE IN: 32.64 6" PVC E
IE IN: 31.79 10" PVC N
IE OUT: 31.69 10" PVC S



ALIGNMENT CONTROL
1" = 20'



GENERAL NOTES

1) DEMOLITION NOTES AS REQ'D

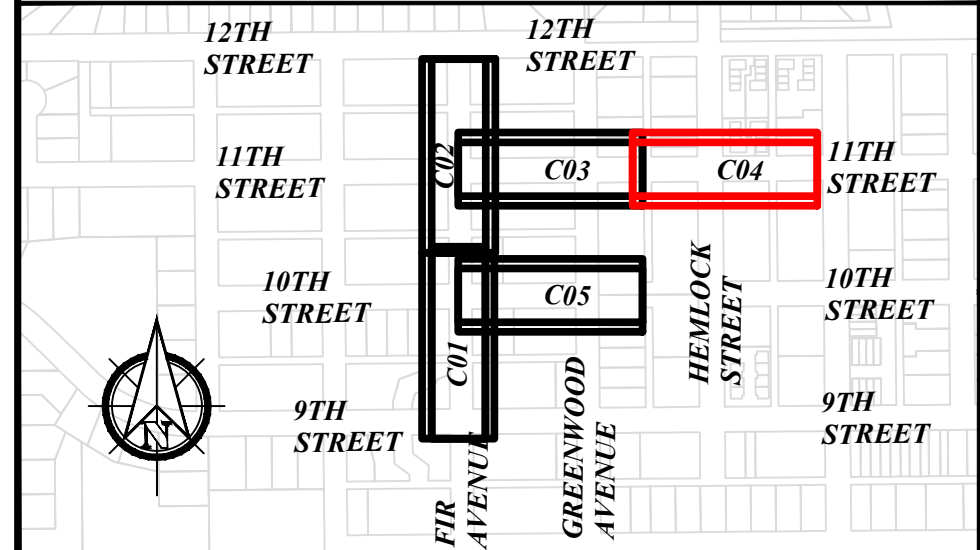
REGISTERED PROFESSIONAL
ENGINEER
85045
PRELIMINARY
OREGON
JULY 12, 2018
KRISTOPHERA LILLIE
EXPIRES: 12/31/2024

DEMOLITION NOTES

- ① REMOVE ASPHALT
- ② REMOVE VEGETATION/TREES
- ③ PROPOSED ACP SAWCUT LINE

CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1
SITE PREPARATION AND SURVEY
CONTROL - SHEET 4 OF 5

KEY PLAN



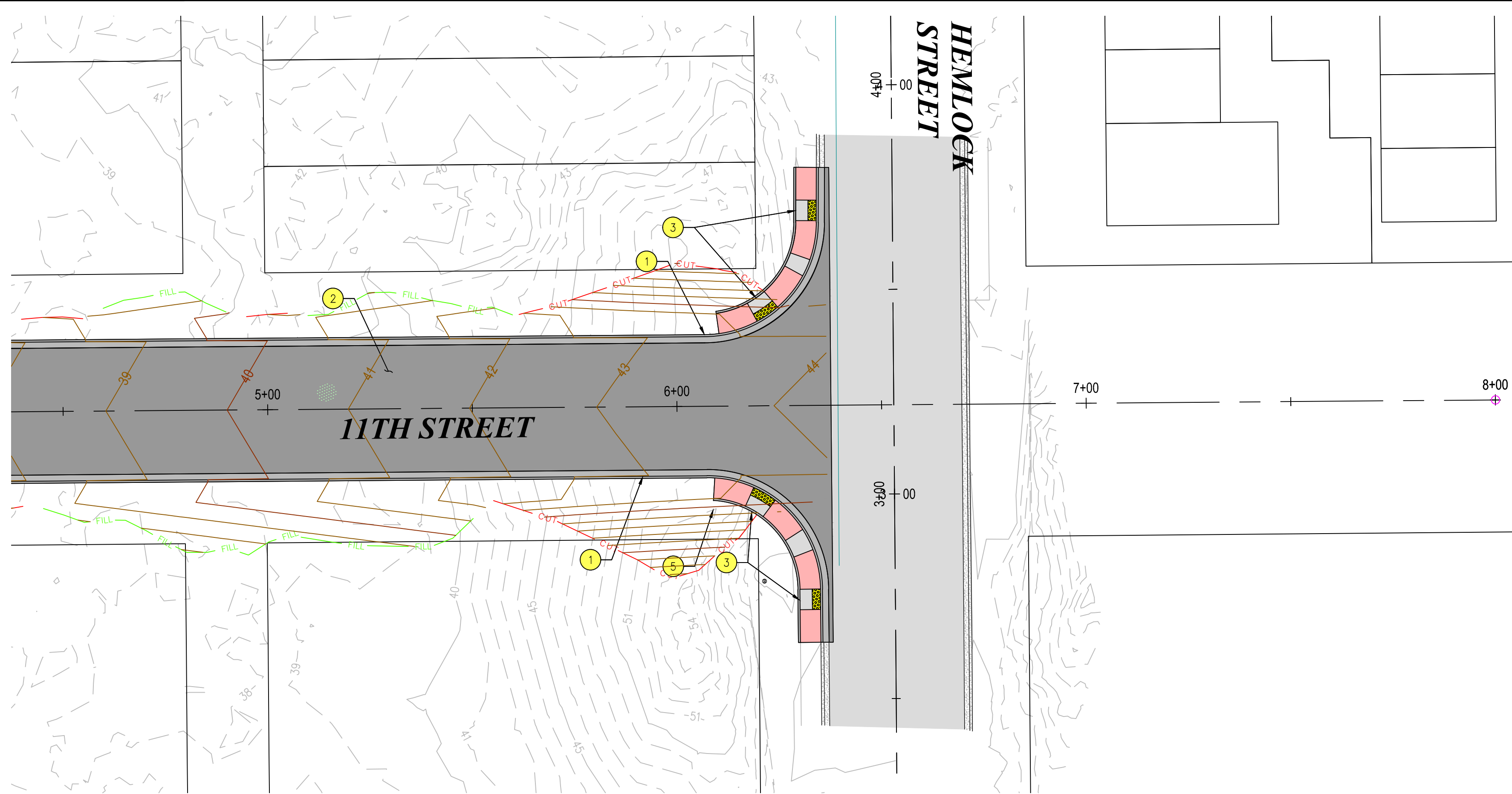
NO.	DATE	DESCRIPTION	BY	REVIEW

REVISIONS
PRELIMINARY REVIEW
DRAWINGS

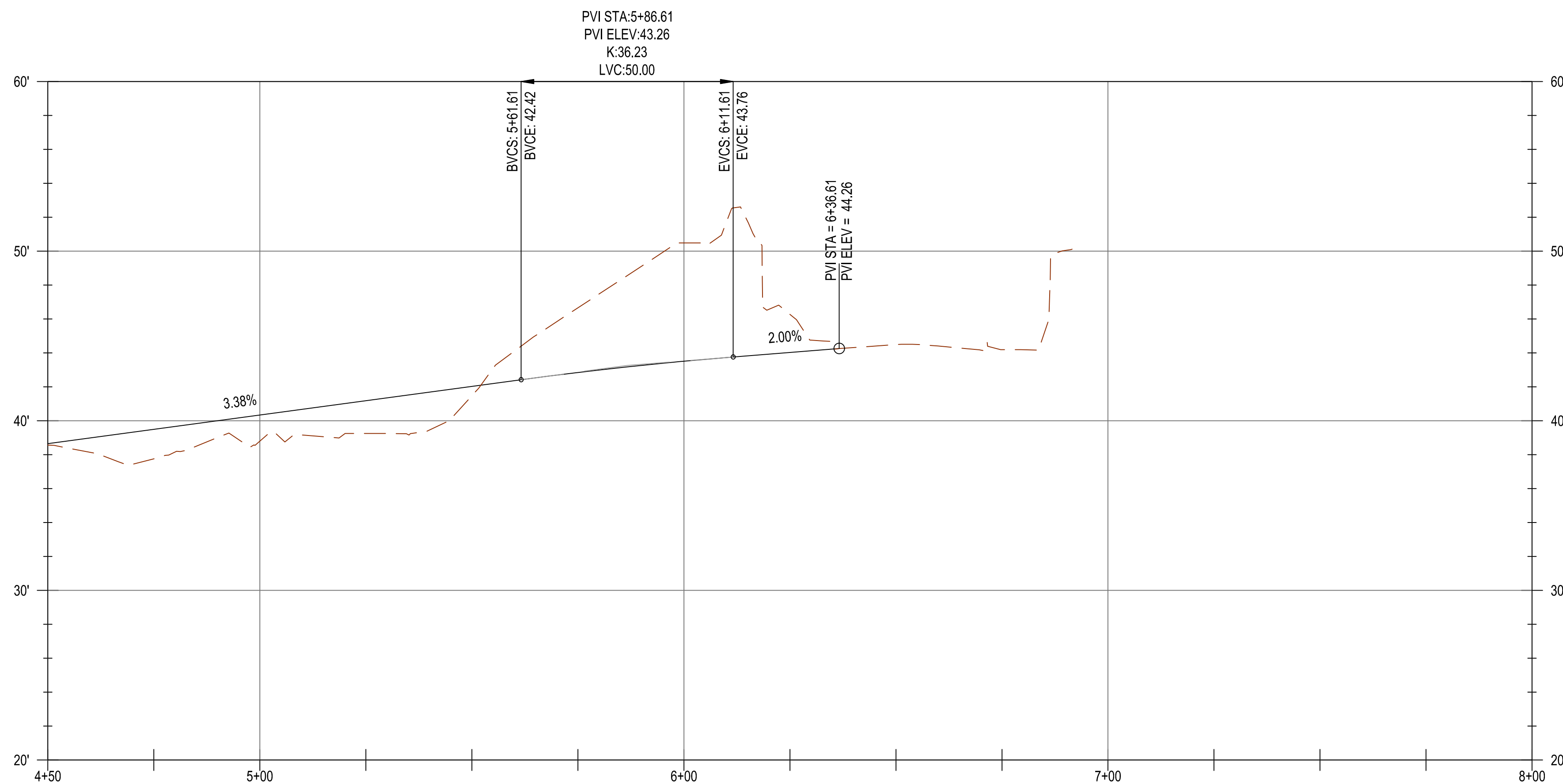
ENGINEER: CWJ
REVIEWED: KAL

SCALE: SHOWN
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

DWG NO.: C04
SHEET NO.: 13
YY



PLAN VIEW
1" = 20'



11TH ALIGN PROFILE
H: 1" = 20' V: 1" = 5'



GENERAL NOTES

- 1) EOP ELEVATIONS REFERENCED IN THE PROFILE VIEWS REPRESENT THE ASPHALT ELEVATION AT THE EDGE OF PAVEMENT. ELEVATIONS ARE PROJECTED THROUGH INTERSECTIONS.
- 2) ALL DRIVEWAY WIDTHS GIVEN IN DESIGN TABLE SHALL BE MEASURED SYMMETRICALLY ABOUT STATION GIVEN IN TABLE AND MEASURED AT FACE OF CURB.
- 3) OTHER GENERAL NOTES.

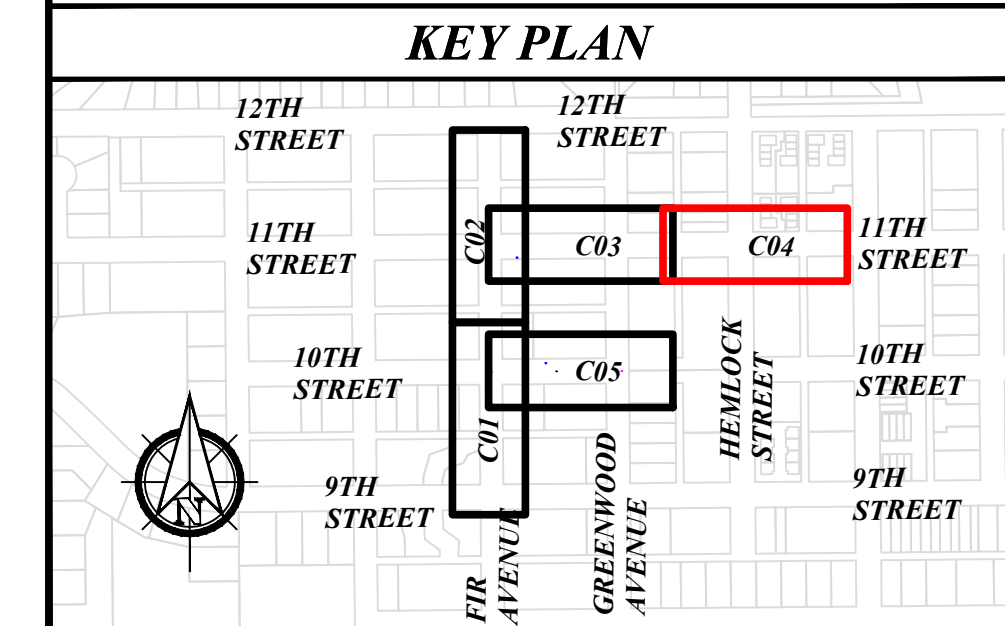
CONSTRUCTION NOTES

- 1 CONSTRUCT CURB AND GUTTER
- 2 CONSTRUCT ACP ROADWAY PER TYPICAL SECTION, SEE D05
- 3 CONSTRUCT CURB RAMP
- 5 CONSTRUCT "STOP" SIGN ASSEMBLY



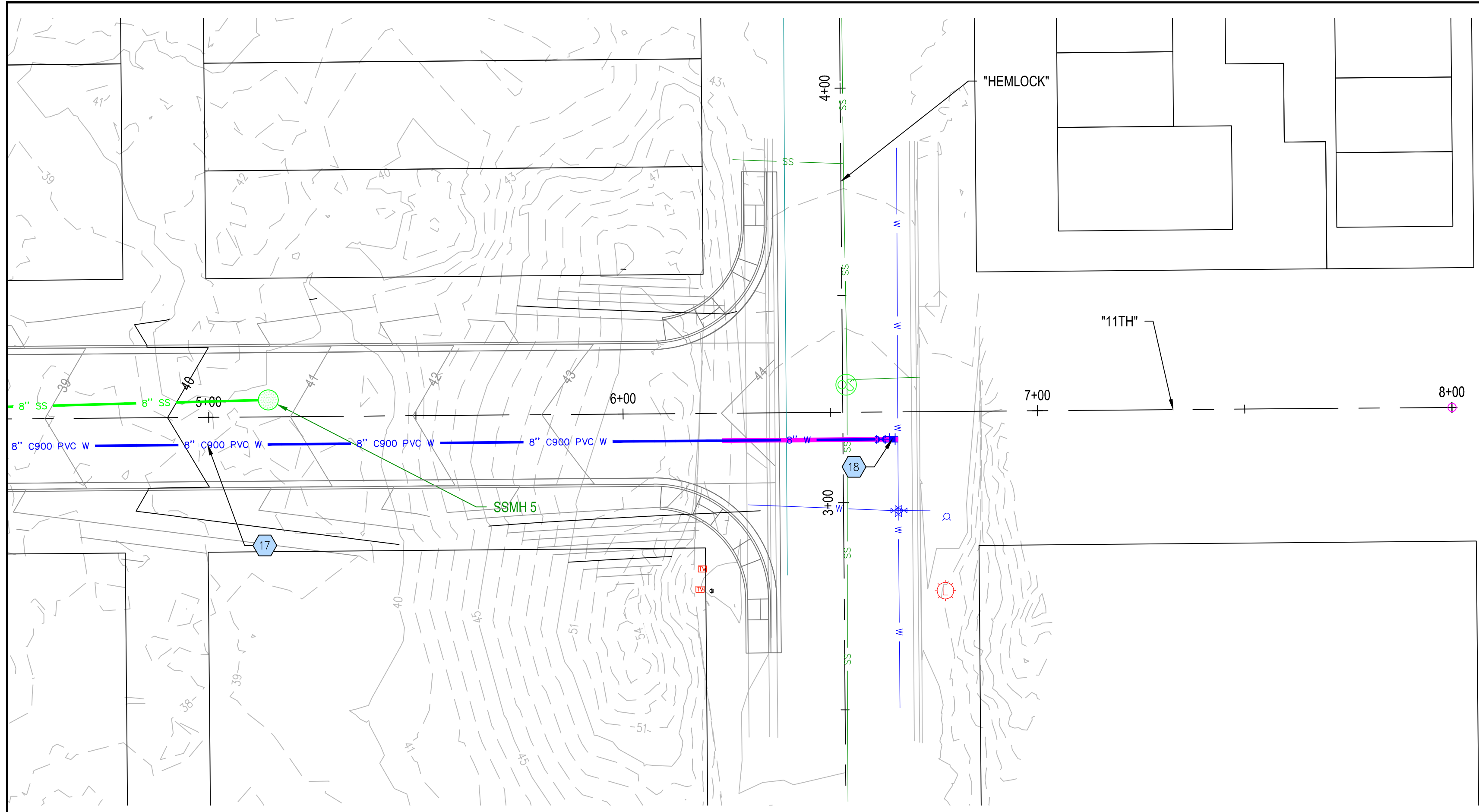
CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

GENERAL CONSTRUCTION -
SHEET 4 OF 5

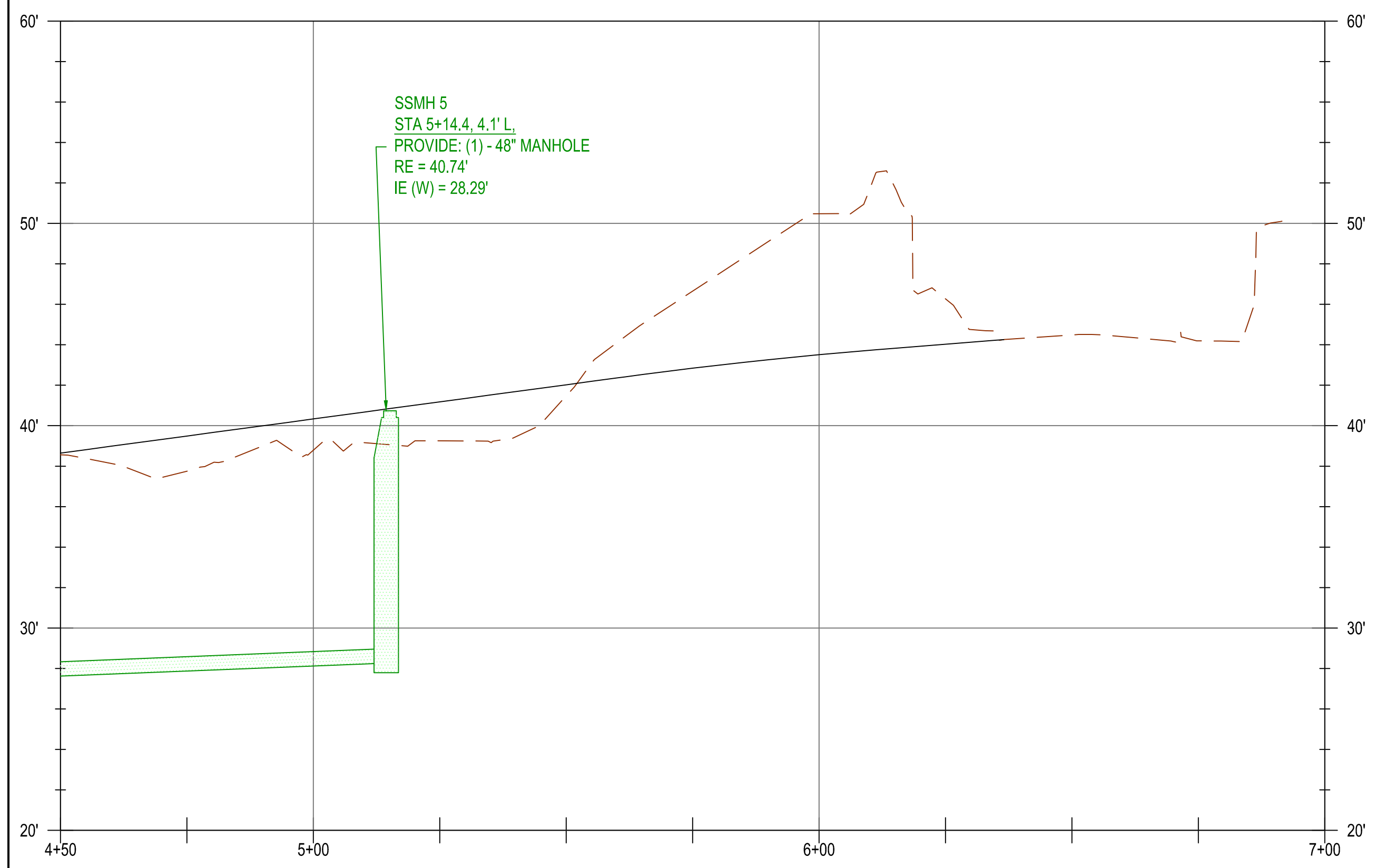


KEY PLAN

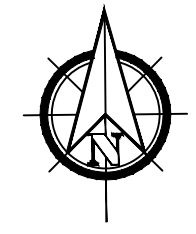
ENGINEER: CJW	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115
REVIEWER: KAL	DATE: Oct 24, 2024	FILENAME: NIMP-P-DIV.DWG	
REVISIONS			
NO.	DATE	DESCRIPTION	BY
		PRELIMINARY REVIEW DRAWINGS	
SCALE: SHOWN			
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"			
DWG NO.: C04A	SHEET NO.: 14	YY	



PLAN VIEW
1" = 20'



PROFILE VIEW
H: 1"=20', V: 1"=5'



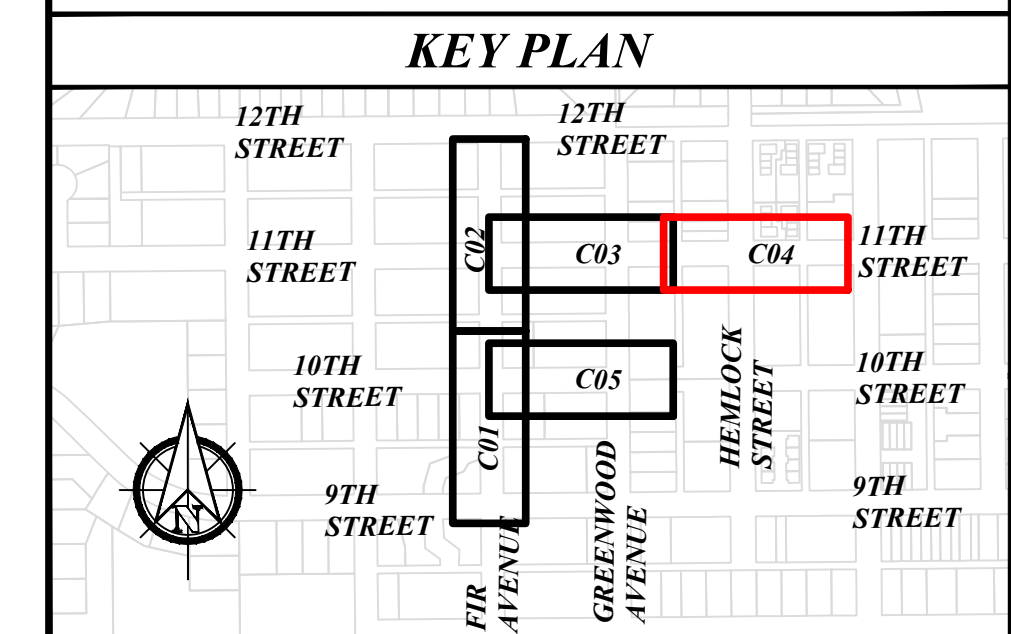
UTILITY NOTES

WATERMAIN PIPE AND FITTING NOTES

- 18 APPROX. STA 6+66.311, 6.6' R:
 (1) - CONNECTION TO EXISTING
 (1) - 8" DI COUPLING
 (1) - 8" DI SPOOL (PEXPE)
 (1) - 8" GATE VALVE (RJRJ)

SERVICE NOTES

1



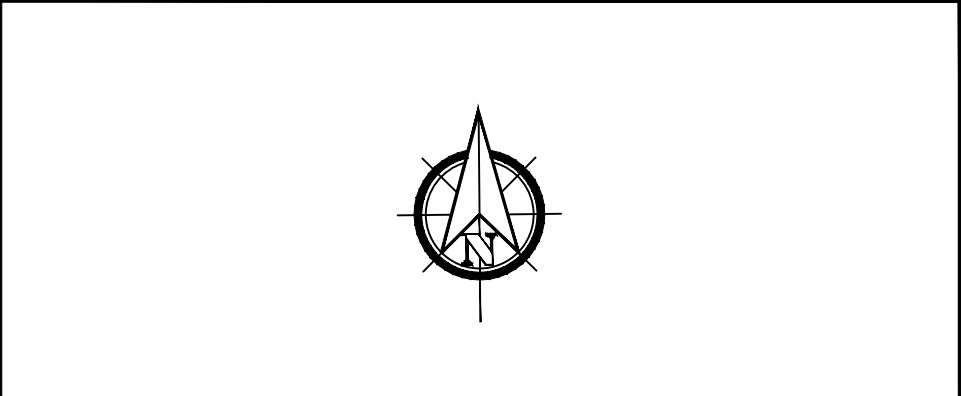
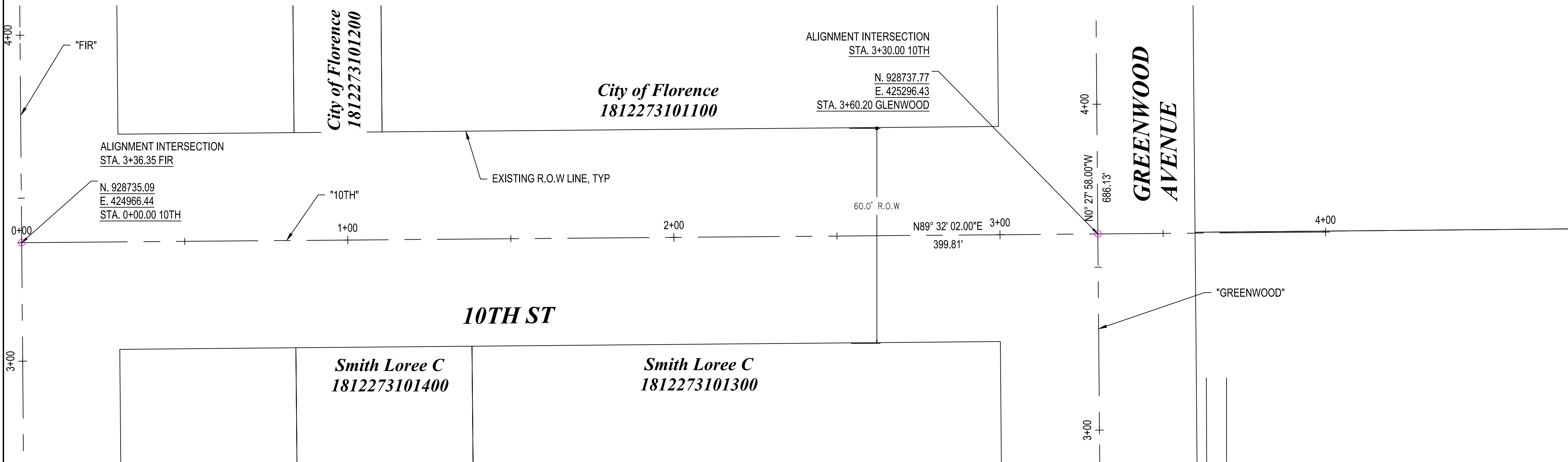
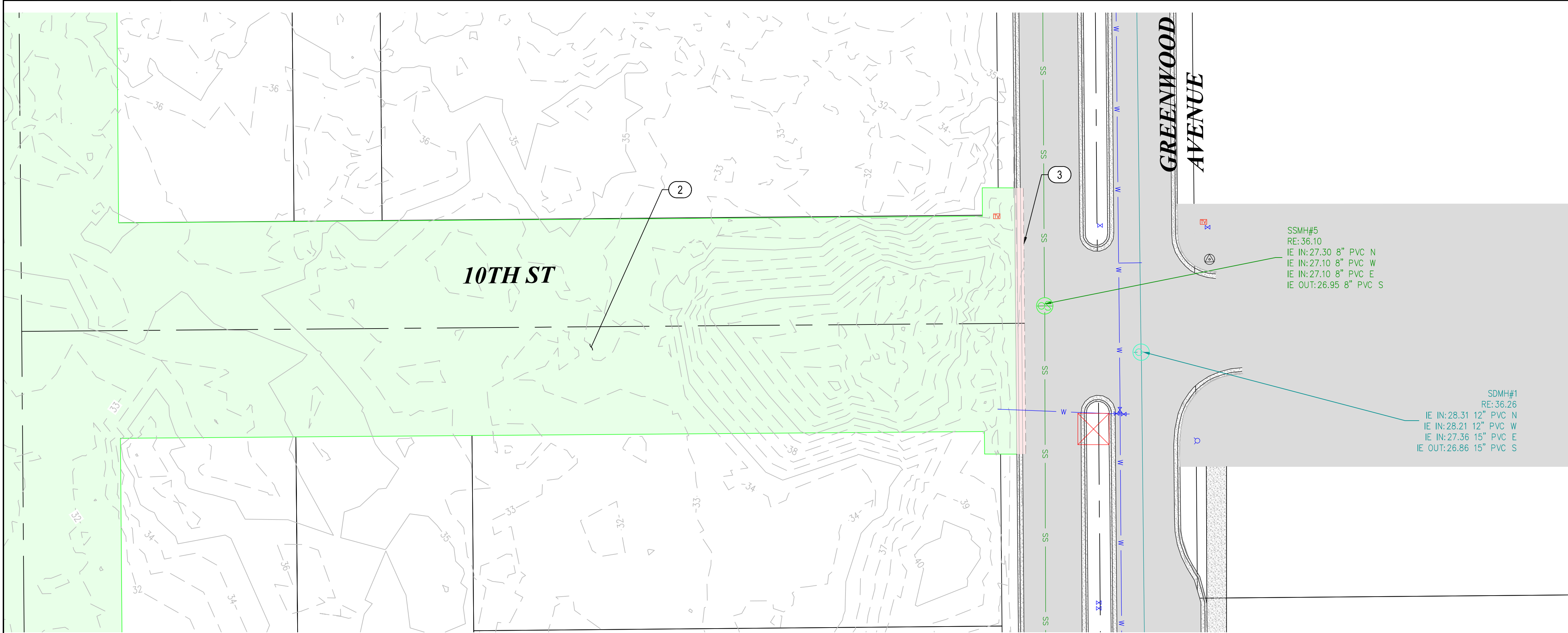
CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1

UTILITY PLAN - SHEET 4 OF 5

NO.	DATE	DESCRIPTION	BY	REVIEW
REVISIONS				
		PRELIMINARY REVIEW DRAWINGS		

SCALE: SHOWN
 DRAWING IS FULL SCALE WHEN BAR MEASURES 2"
 DWG NO.: C04B SHEET NO.: 15 YY

ENGINEER: CJW
 REVIEWED: KAL
 SWISS DATE: Oct 24, 2024
 PLOT DATE: Oct 24, 2024
 CLIENT: FLO
 FILENAME: NIMP-P-WATERP.DWG
 JOB NO.: 024-0115



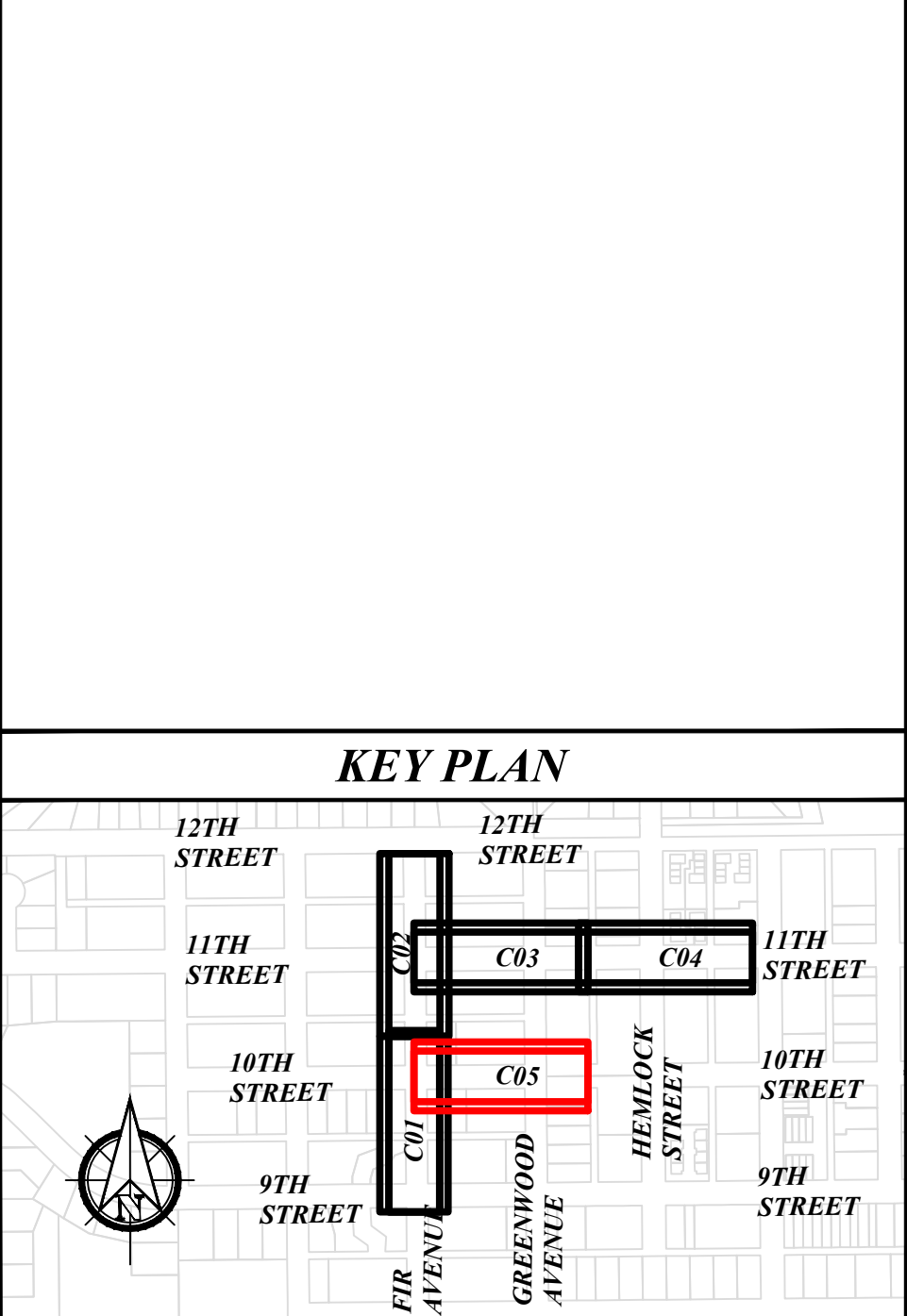
GENERAL NOTES

1) DEMOLITION NOTES AS REQ'D

DEMOLITION NOTES

- ① REMOVE ASPHALT
- ② REMOVE VEGETATION/TREES
- ③ PROPOSED ACP SAWCUT LINE

KEY PLAN

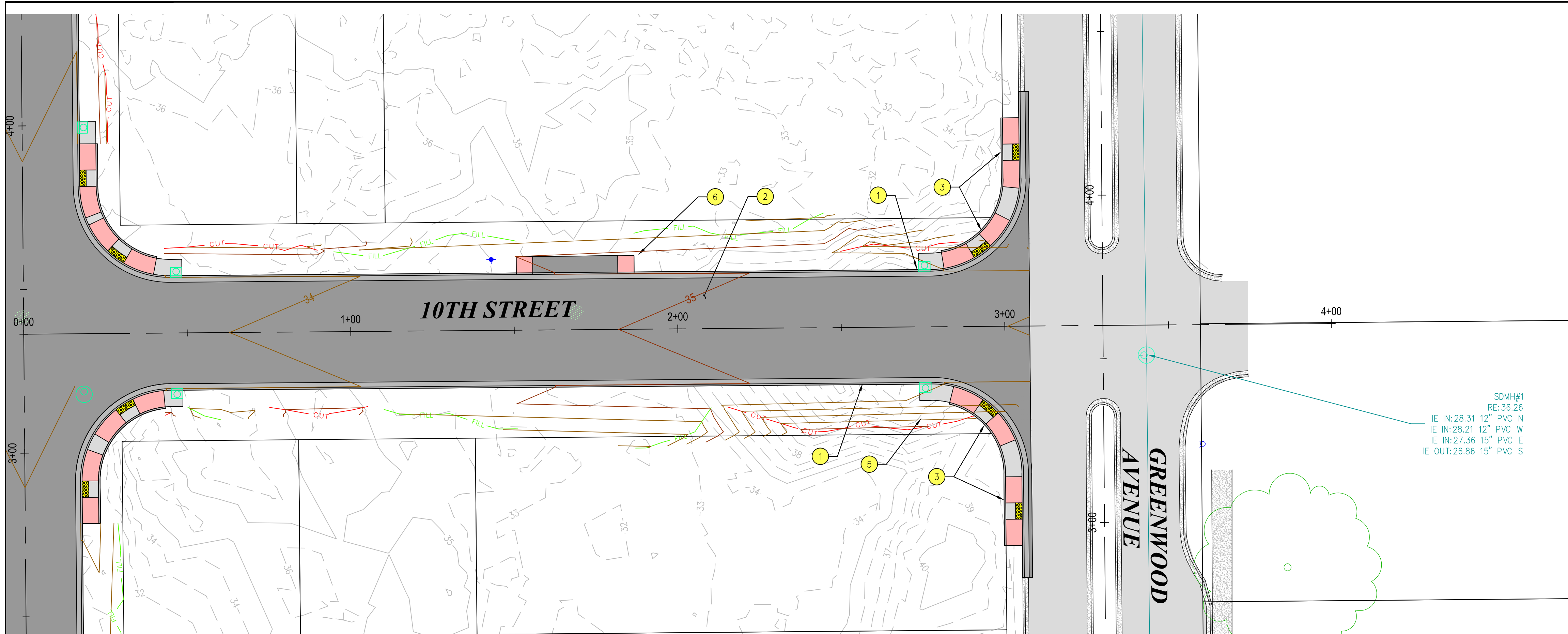


REGISTERED PROFESSIONAL ENGINEER
85045
PRELIMINARY
OREGON
JULY 12, 2018
KRISTOPHERA LILLIE
EXPIRES: 12/31/2024

CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1
SITE PREPARATION AND SURVEY CONTROL - SHEET 5 OF 5

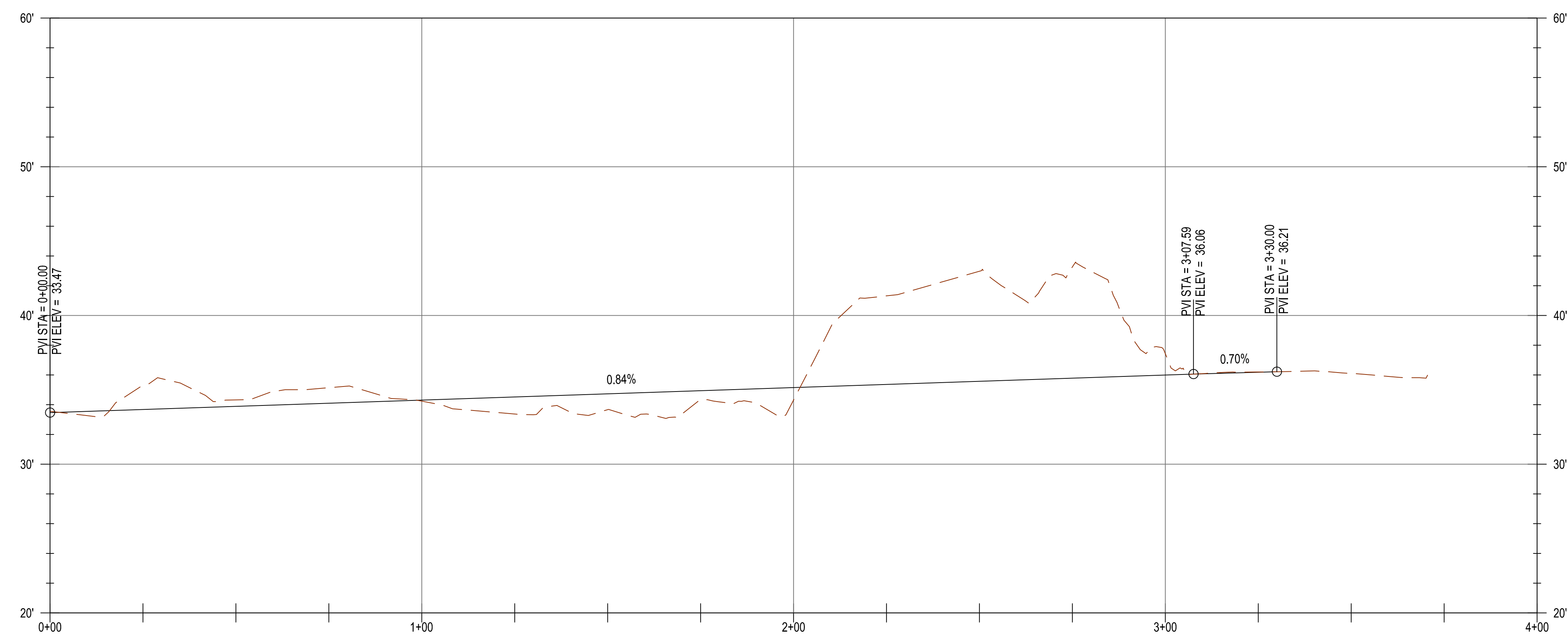
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REVISIONS				
PRELIMINARY REVIEW DRAWINGS				

ENGINEER: CWJ
REVIEWED: KAL
DATE: 04/24/2024
JOB NO.: 024-0115
CLIENT: FLO
FILENAME: NIMP-P-PREP.DWG

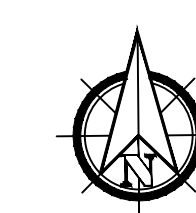


PLAN VIEW
1" = 20'

SDMH#1
RE: 36.26
IE IN: 28.31 12" PVC N
IE IN: 28.21 12" PVC W
IE IN: 27.36 15" PVC E
IE OUT: 26.86 15" PVC S



10TH ALIGN PROFILE
H: 1" = 20' V: 1" = 5'



GENERAL NOTES

- 1) EOP ELEVATIONS REFERENCED IN THE PROFILE VIEWS REPRESENT THE ASPHALT ELEVATION AT THE EDGE OF PAVEMENT. ELEVATIONS ARE PROJECTED THROUGH INTERSECTIONS.
- 2) ALL DRIVEWAY WIDTHS GIVEN IN DESIGN TABLE SHALL BE MEASURED SYMMETRICALLY ABOUT STATION GIVEN IN TABLE AND MEASURED AT FACE OF CURB.
- 3) OTHER GENERAL NOTES.





CONSTRUCTION NOTES

- 1 CONSTRUCT CURB AND GUTTER
- 2 CONSTRUCT ACP ROADWAY PER TYPICAL SECTION, SEE D05
- 3 CONSTRUCT CURB RAMP
- 5 CONSTRUCT "STOP" SIGN ASSEMBLY
- 6 CONSTRUCT DRIVEWAY PER ODOT STANDARD DRAWINGS

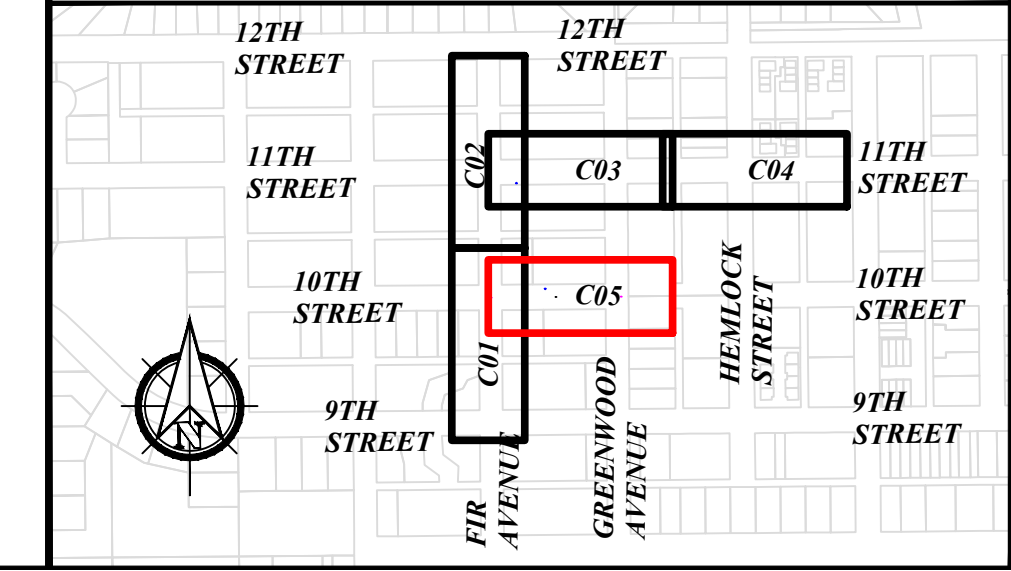
CITY OF FLORENCE

9TH STREET IMPROVEMENT PHASE 1

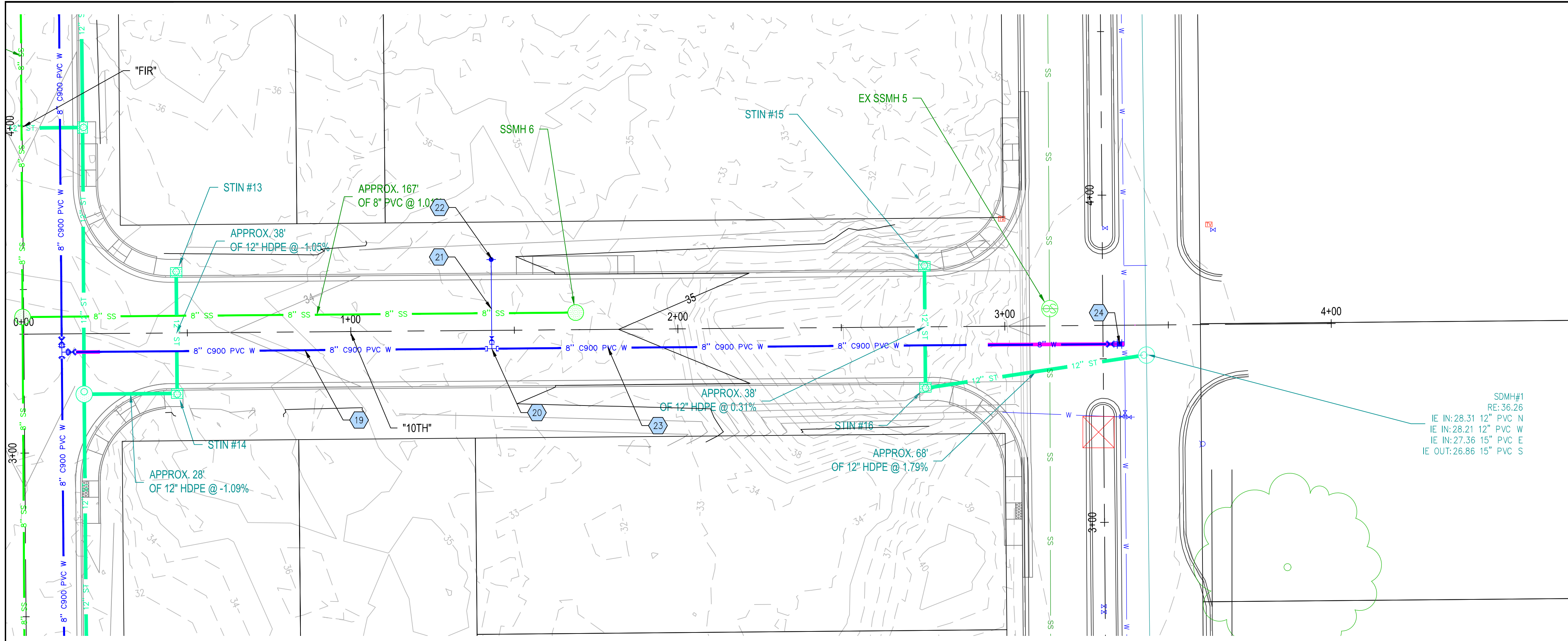
GENERAL CONSTRUCTION - SHEET 5 OF 5



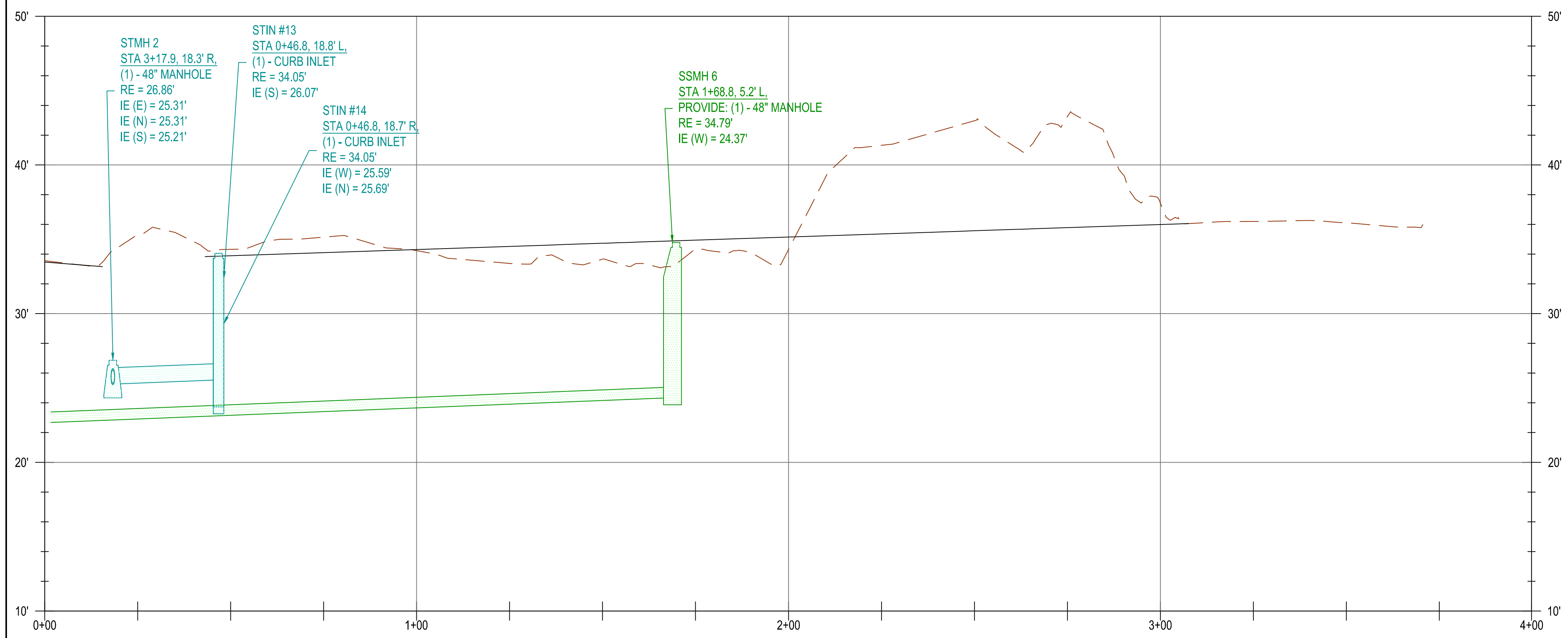
KEY PLAN



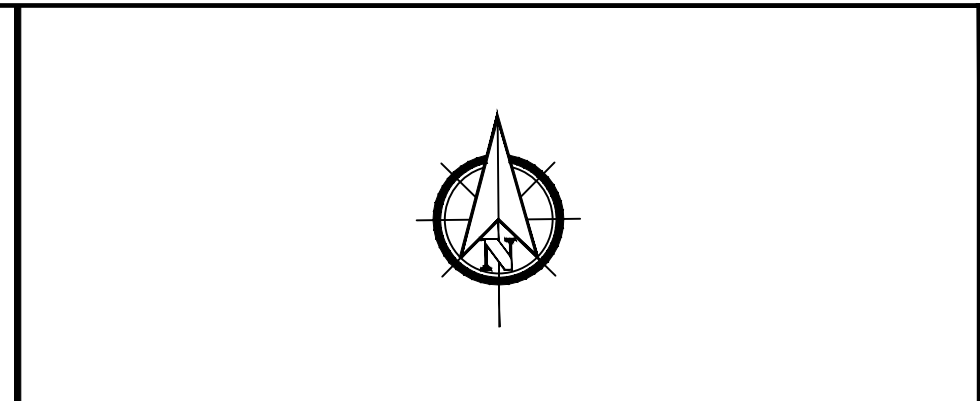
ENGINEER: CJW	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115	BY:	REVIEW:
REVIEWED: KAL	FILE NAME: NIMP-P-CIV.DWG	REVISIONS			
PRELIMINARY REVIEW DRAWINGS					
NO.	DATE	DESCRIPTION			
SCALE: SHOWN					
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"					
DWG NO.: C05A				SHEET NO.: 17	



PLAN VIEW
1" = 20'



PROFILE VIEW
H: 1"=20', V: 1"=5'



UTILITY NOTES

APPROX. 167' OF 8" PVC @ 1.0%
 APPROX. 38' OF 12" HDPE @ -1.05%
 APPROX. 38' OF 12" HDPE @ 0.31%
 APPROX. 28' OF 12" HDPE @ -1.09%
 APPROX. 68' OF 12" HDPE @ 1.79%

WATERMAIN PIPE AND FITTING NOTES

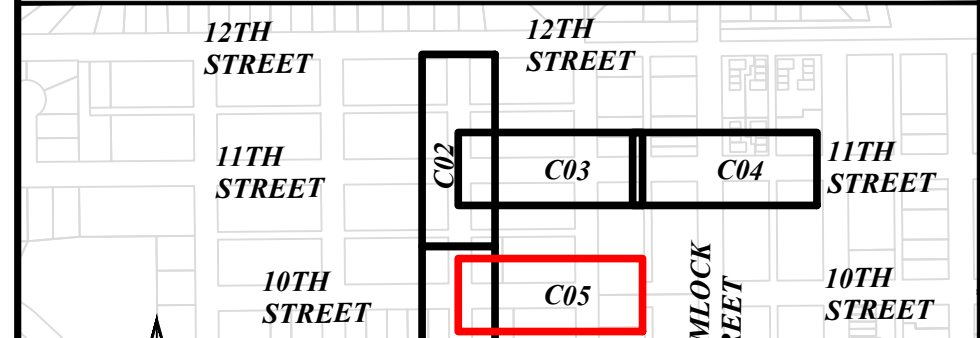
- 18 APPROX 121 LF OF 8" DI PIPE
- 20 APPROX. STA 1+43.110, 5.6' R:
(1) - 8" x 6" DI TEE (MJxFL)
(1) - 6" DI SPOOL (PEXPE)
(1) - 8" GATE VALVE (FLxMJ)
- 21 APPROX 27 LF OF DI PIPE
- 22 APPROX. STA 1+43.110, 21.7' L:
(1) - FIRE HYDRANT ASSEMBLY
- 23 APPROX 145 LF OF 8" DI PIPE
- 24 APPROX. STA 3+36.410, 5.8' R:
(1) - CONNECTION TO EXISTING
(1) - 8" DI COUPLING
(1) - 8" DI SPOOL (PEXPE)
(1) - 8" GATE VALVE (RJRJR)

SERVICE NOTES

1

NO.	DATE	DESCRIPTION	BY	REVIEW

KEY PLAN



SCALE: SHOWN
 DRAWING IS FULL SCALE WHEN BAR MEASURES 2"
 DWG NO: C05B SHEET NO: 18 YY

REGISTERED PROFESSIONAL ENGINEER
 85045
PRELIMINARY
 OREGON
 JULY 12, 2018
 KRISTOPHERA LILLIE
 EXPIRES: 12/31/2024

CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1
UTILITY PLAN - SHEET 5 OF 5

ENGINEER: CJW	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115
REVIEWER: KAL	DATE: Oct 24, 2024	FILENAME: NIMP-P-WATERP.DWG	
REVISIONS			
PRELIMINARY REVIEW DRAWINGS			
NO.	DATE	DESCRIPTION	BY

TYPICAL STANDARD CURB & GUTTER

TYPICAL WIDE CURB & GUTTER

TYPICAL VERTICAL (STRAIGHT) CURB

CITY OF FLORENCE STANDARD DRAWING

CURB AND GUTTER

DATE: REV-10-25-12 DRAWING NO: F-203

FILENAME: F-203.DWG

NON-SYMMETRICAL "V" GUTTER

SYMMETRICAL "V" TYPE GUTTER

WIDE VALLEY GUTTER

CITY OF FLORENCE STANDARD DRAWING

CONCRETE VALLEY GUTTER

DATE: MARCH 2007 DRAWING NO: F-204

FILENAME: F-204.DWG

VALLEY GUTTER ACROSS INTERSECTION

SECTION "A-A"

PLAN VIEW

COMMERCIAL DRIVEWAY APPROACH

CITY OF FLORENCE STANDARD DRAWING

INTERSECTION AND COMMERCIAL DRIVEWAYS

DATE: MARCH 2007 DRAWING NO: F-207

FILENAME: F-207.DWG

TYPICAL ISOLATION (EXPANSION) JOINT

TYPICAL ISOLATION (EXPANSION) JOINT WITH DOWEL

TYPICAL CONTRACTION JOINT

CITY OF FLORENCE STANDARD DRAWING

PC CONCRETE PAVEMENT JOINTS

DATE: MARCH 2007 DRAWING NO: F-210

FILENAME: F-210.DWG

CITY OF FLORENCE STANDARD DRAWING

STREET CUT

DATE: MAY-2011 DRAWING NO: F-213

FILENAME: F-213.DWG

CITY OF FLORENCE STANDARD DRAWING

SURVEY MONUMENT BOX

DATE: MARCH 2007 DRAWING NO: F-215

FILENAME: F-215.DWG

CITY OF FLORENCE STANDARD DRAWING

STREET NAME AND STOP SIGN INSTALLATION LOCATIONS

DATE: MARCH 2007 DRAWING NO: F-217

FILENAME: F-217.DWG

CITY OF FLORENCE STANDARD DRAWING

SIGN DETAIL

DATE: MARCH 2007 DRAWING NO: F-217b

FILENAME: F-217b.DWG

RH2

REGISTERED PROFESSIONAL ENGINEER
85045
PRELIMINARY
OREGON
JULY 12, 2006
KRISTOPHER A. ILLIE
EXPIRES: 12/31/2024

CITY OF FLORENCE

9TH STREET IMPROVEMENT PHASE 1

DETAILS - SHEET 1 OF 5

ENGINEER: CWJ
REVIEWER: KAL
DATE: MAY 24, 2024
JOB NO.: 024-0115
CLIENT: FLO
FILENAME: NIMP-DETAILS.DWG
DATE: MAY 24, 2024

REVISIONS

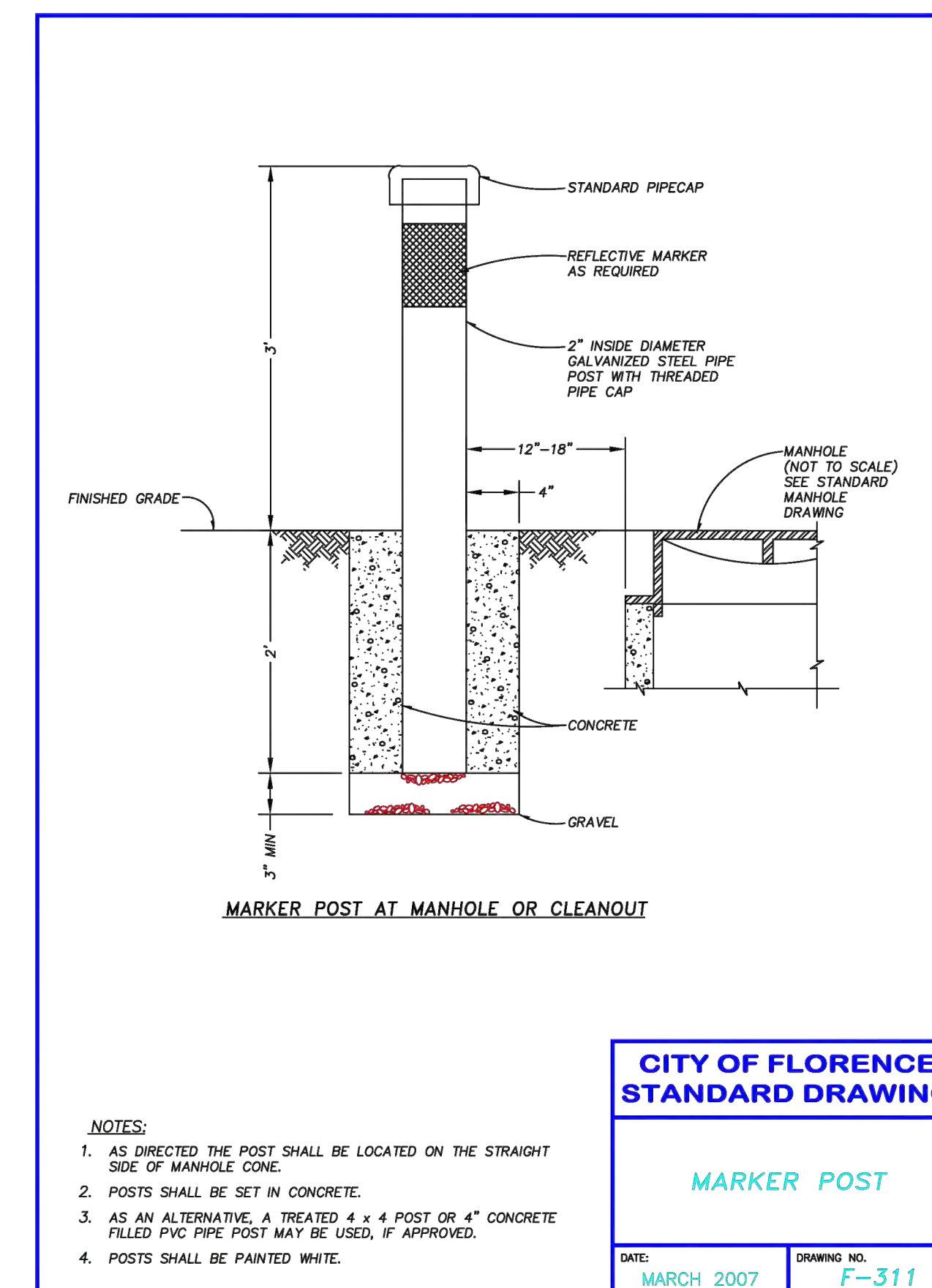
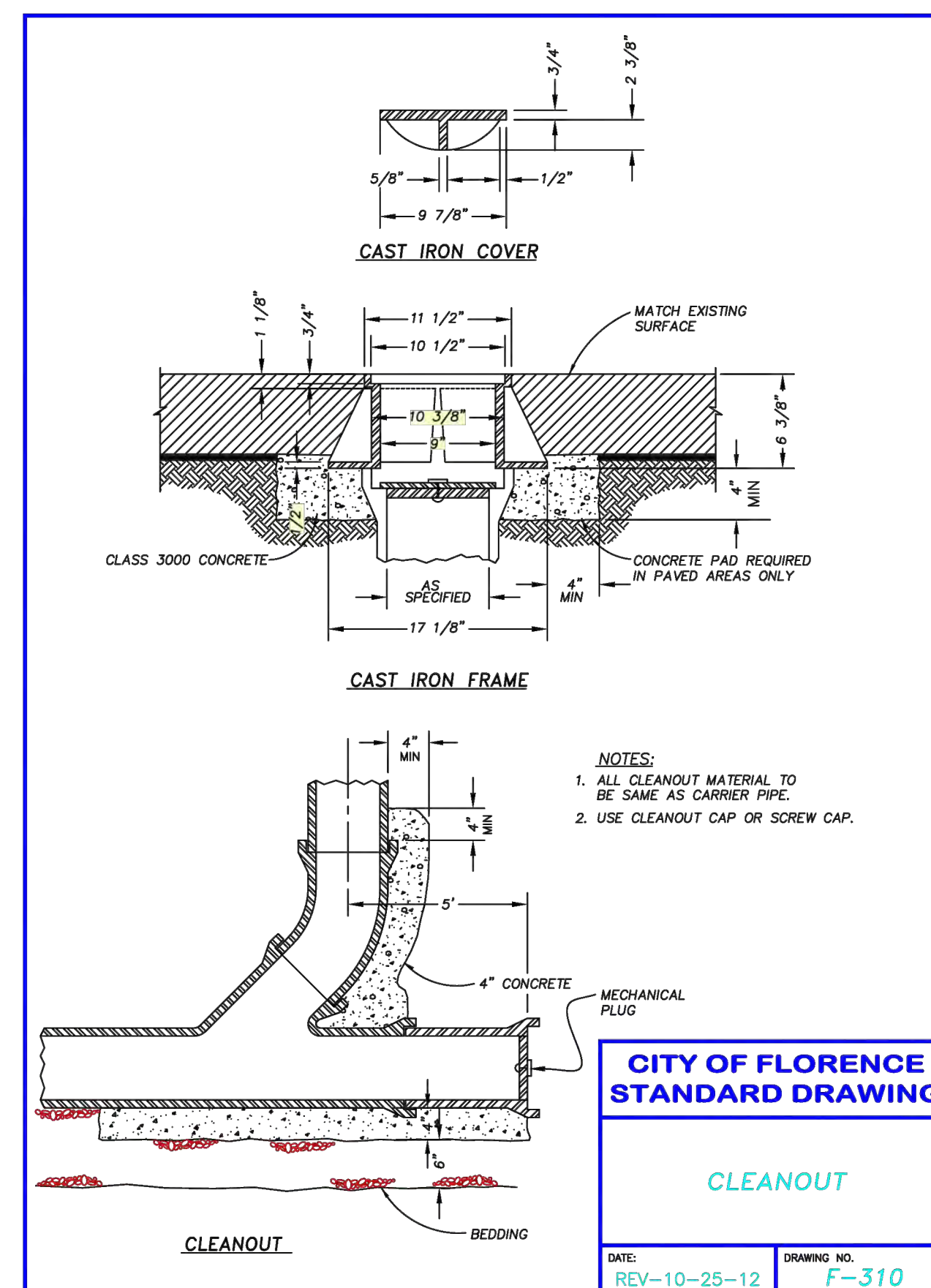
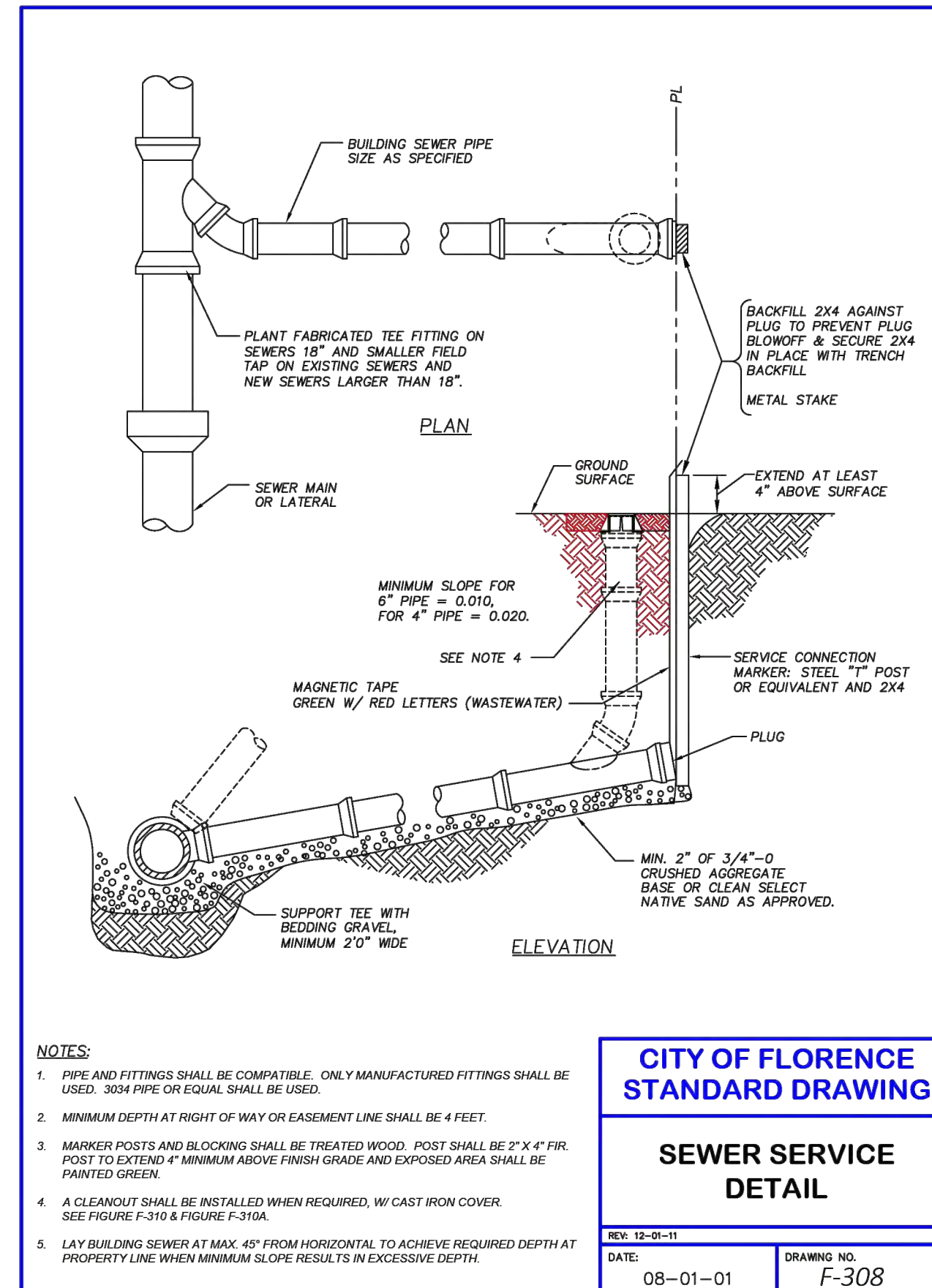
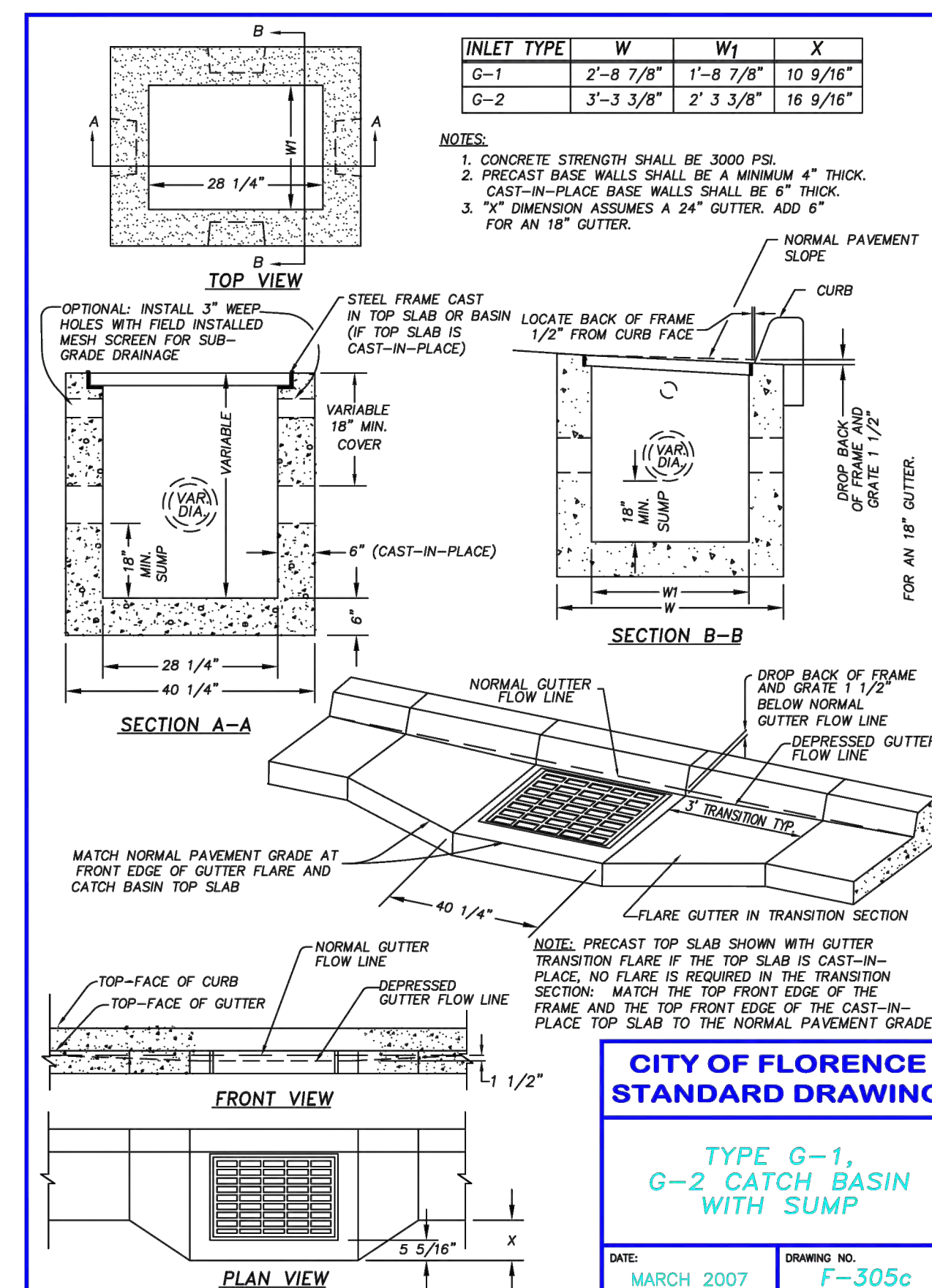
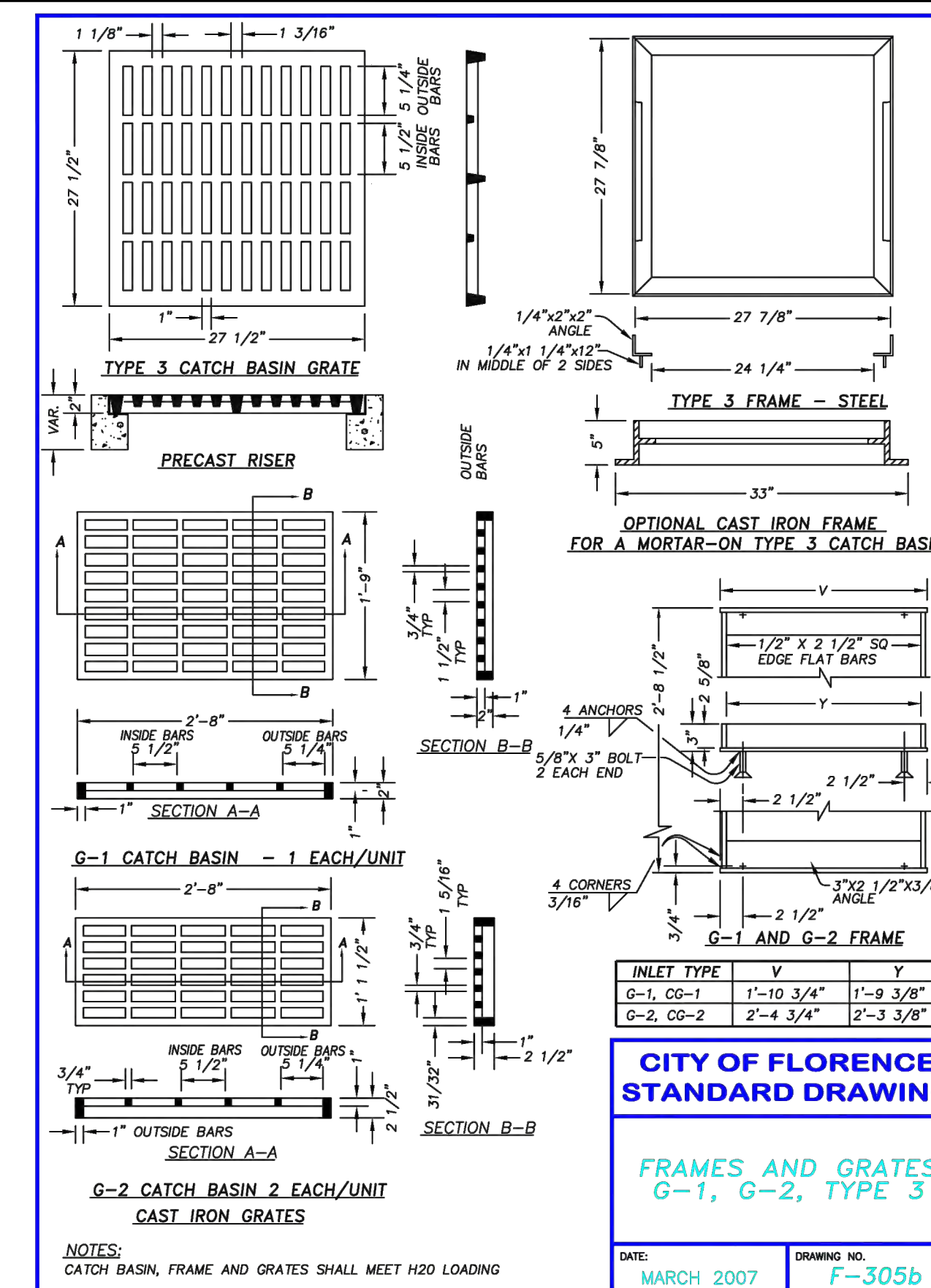
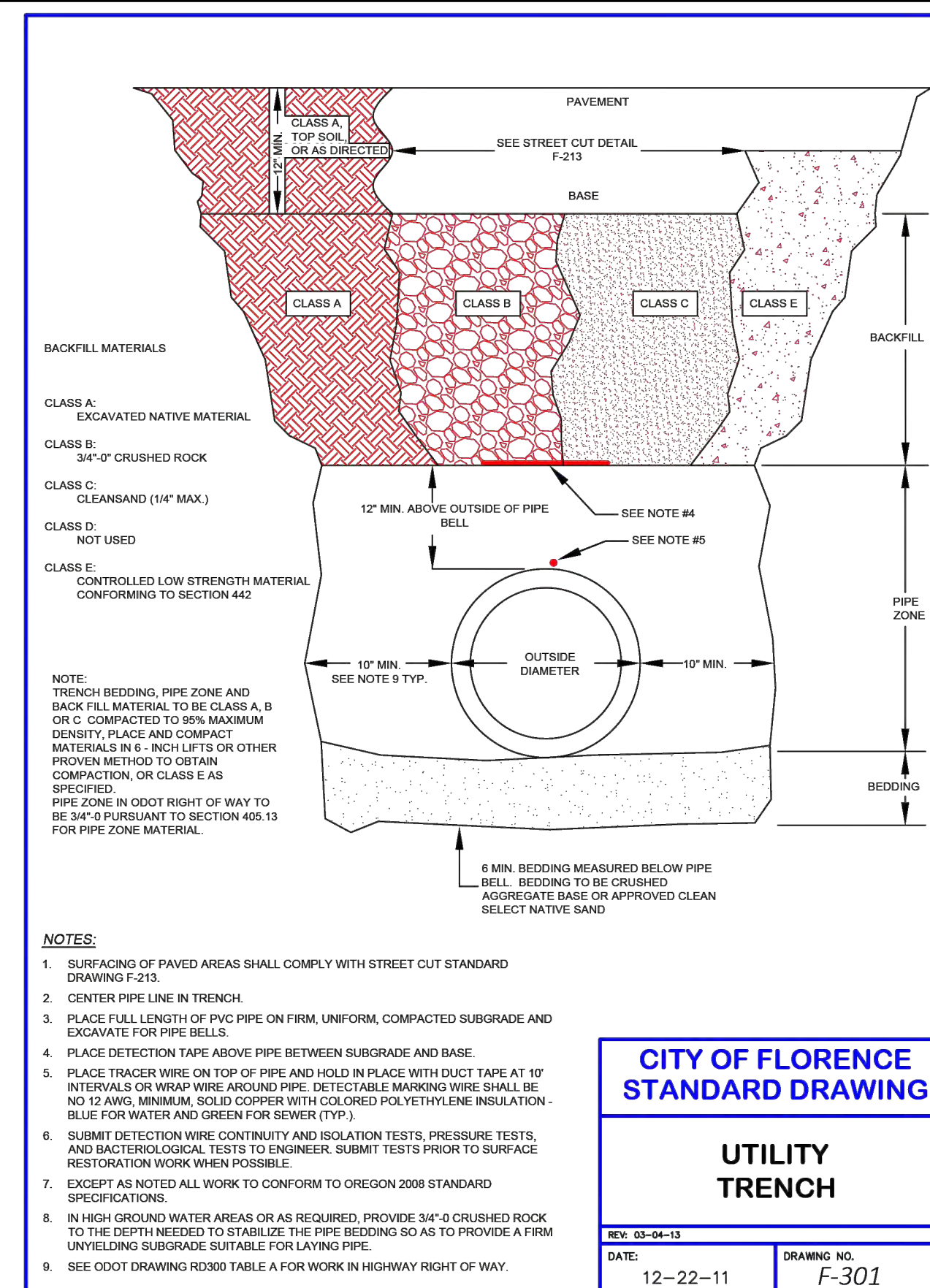
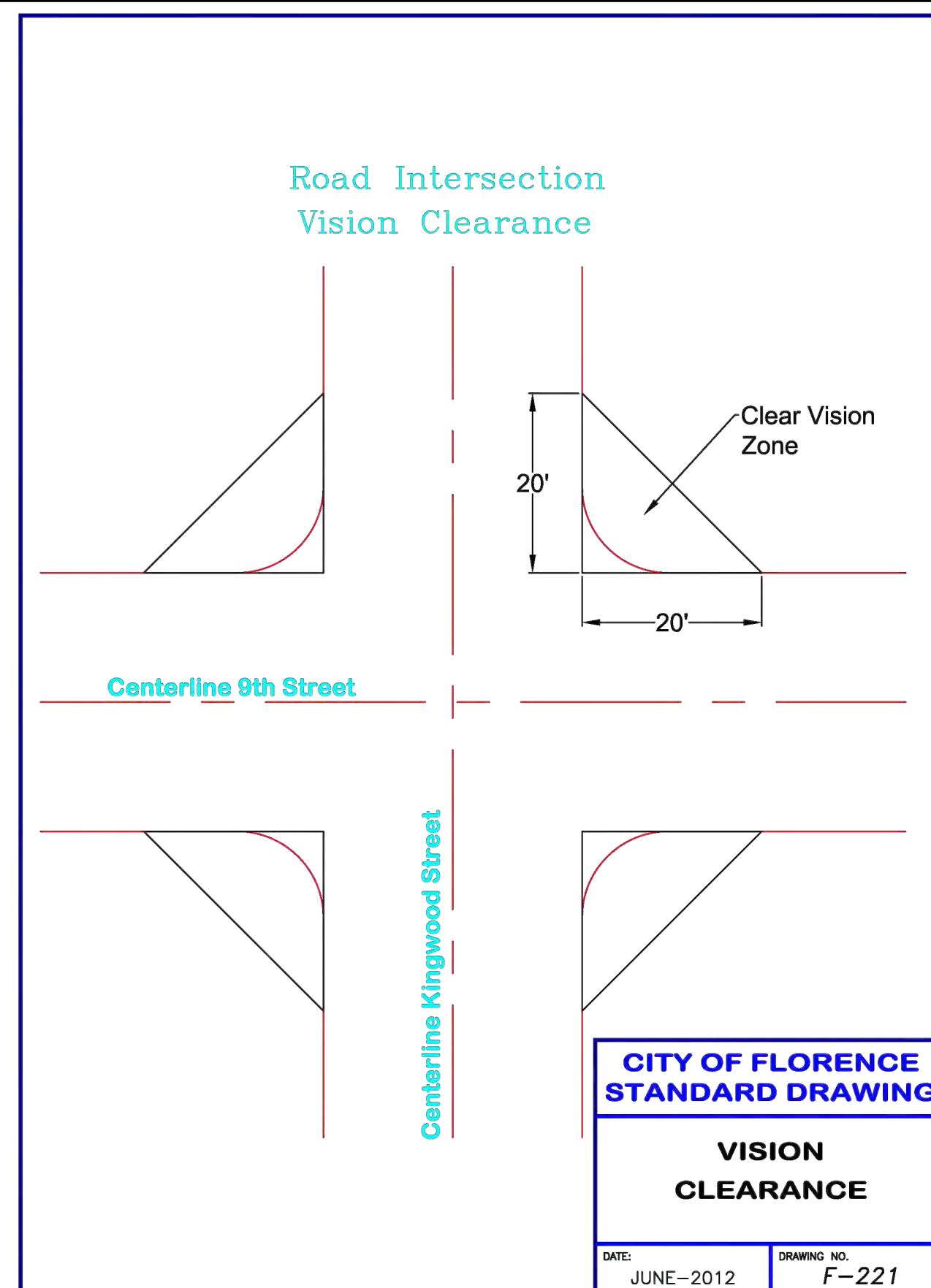
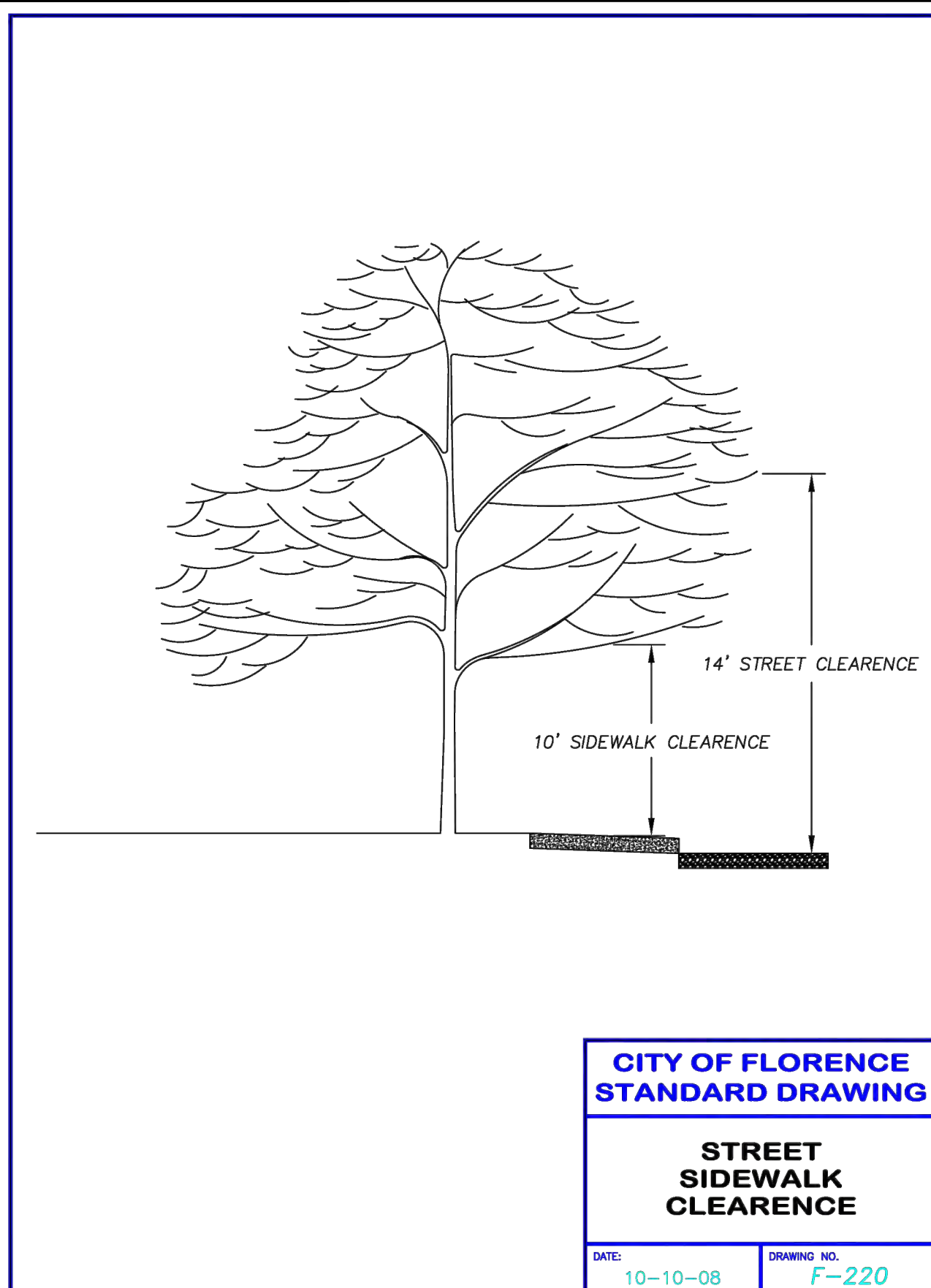
1. PRELIMINARY REVIEW DRAWINGS

NO.	DATE	DESCRIPTION	BY	REVIEW

SCALE: SHOWN

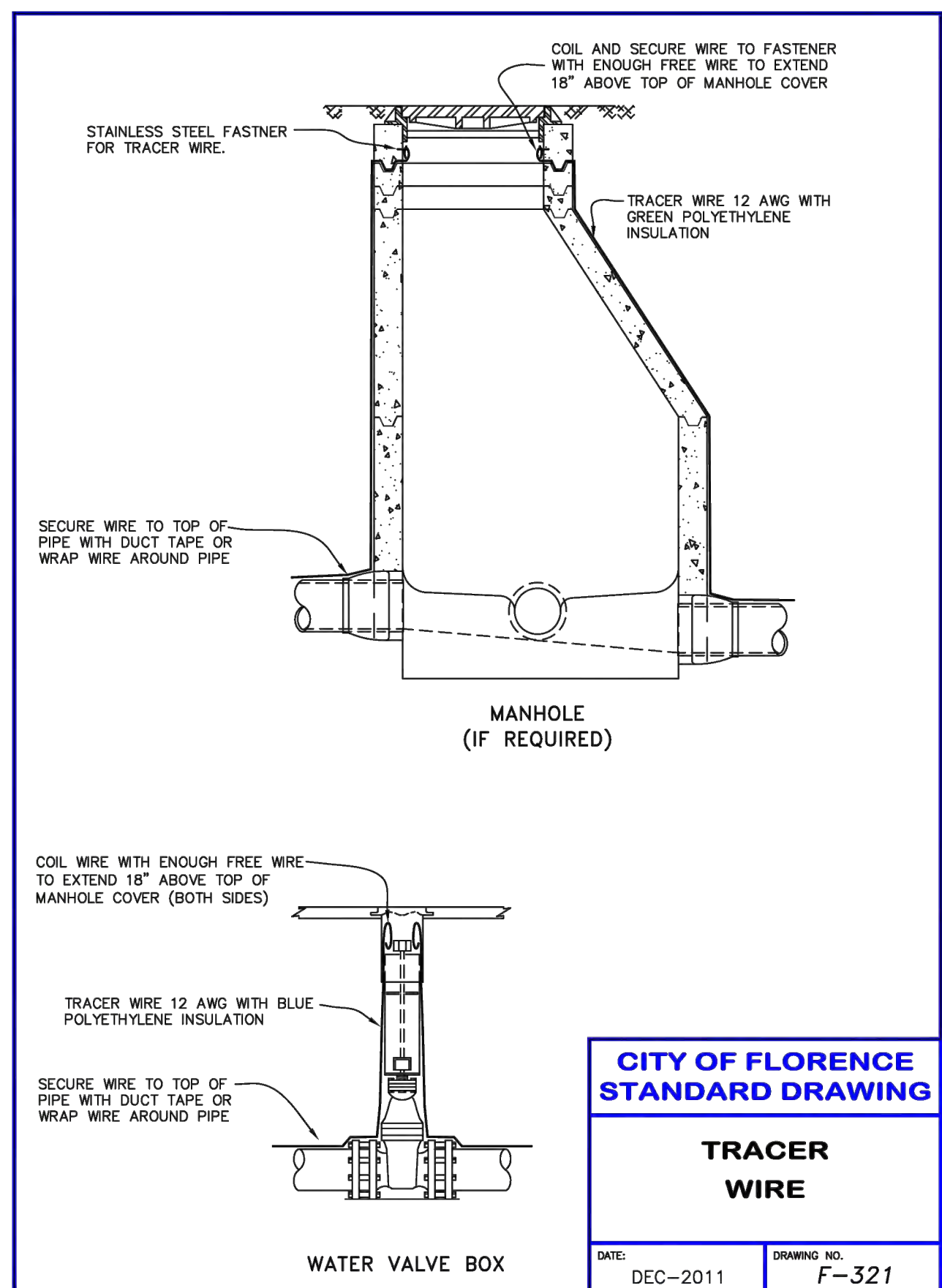
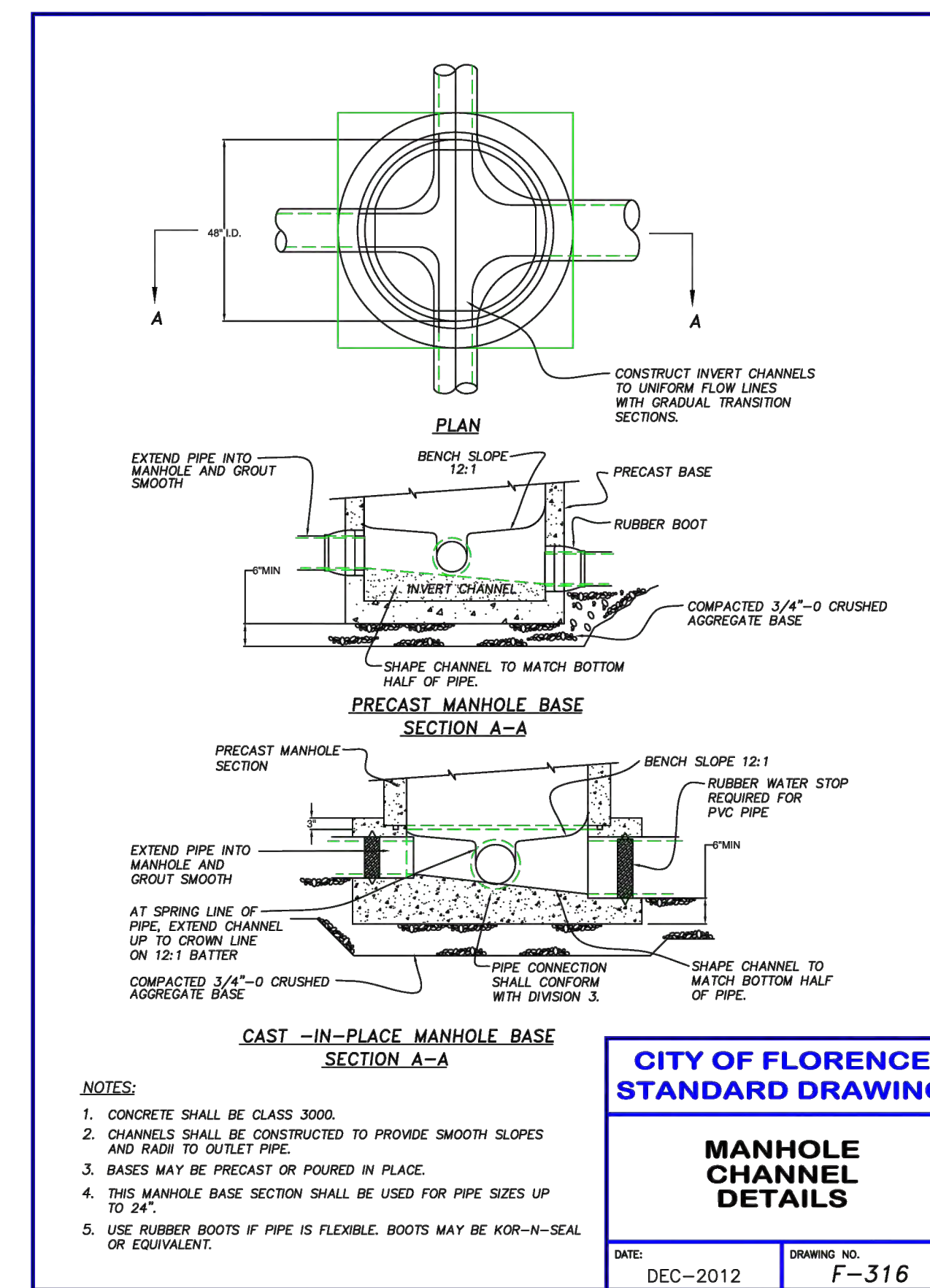
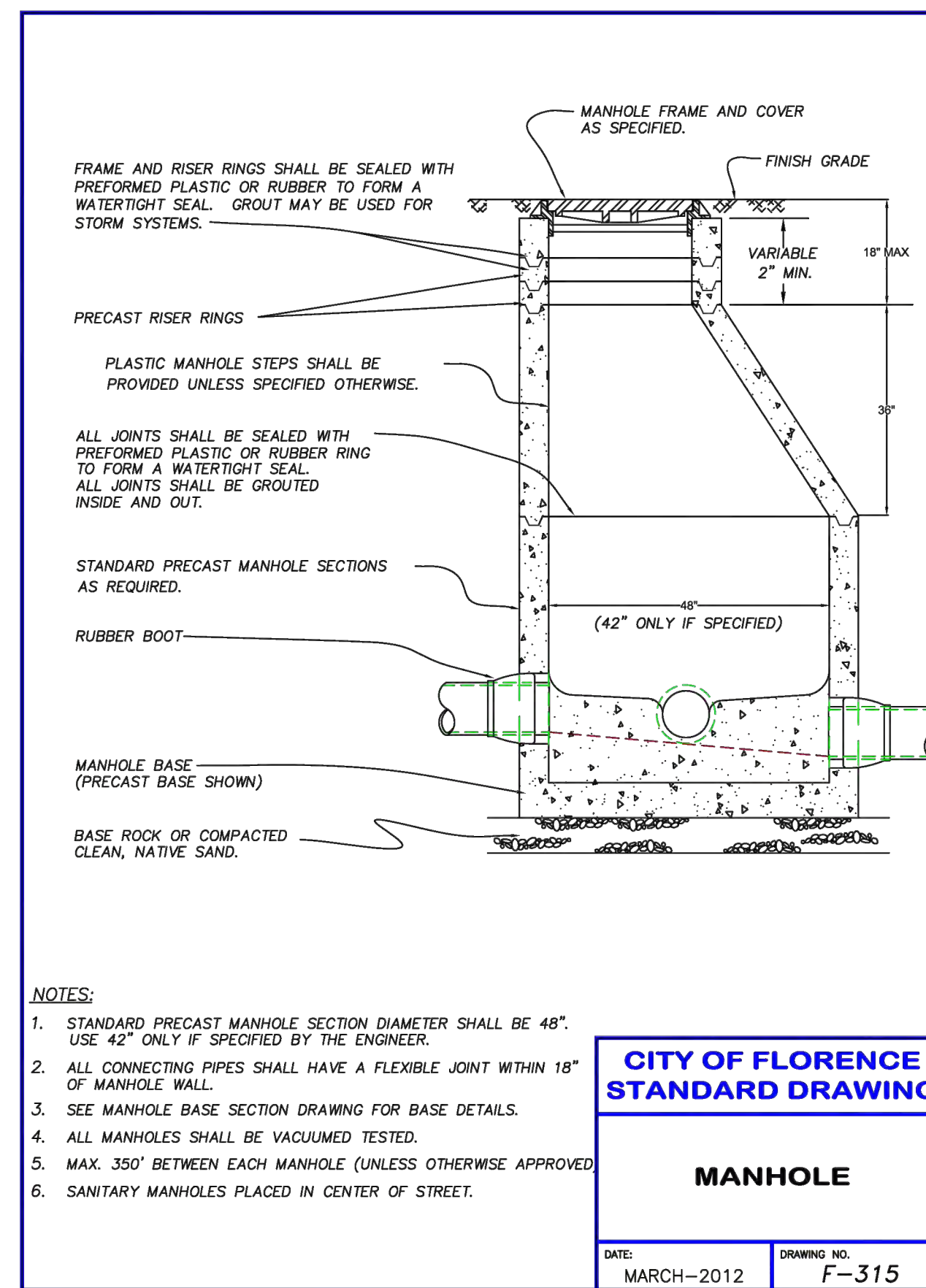
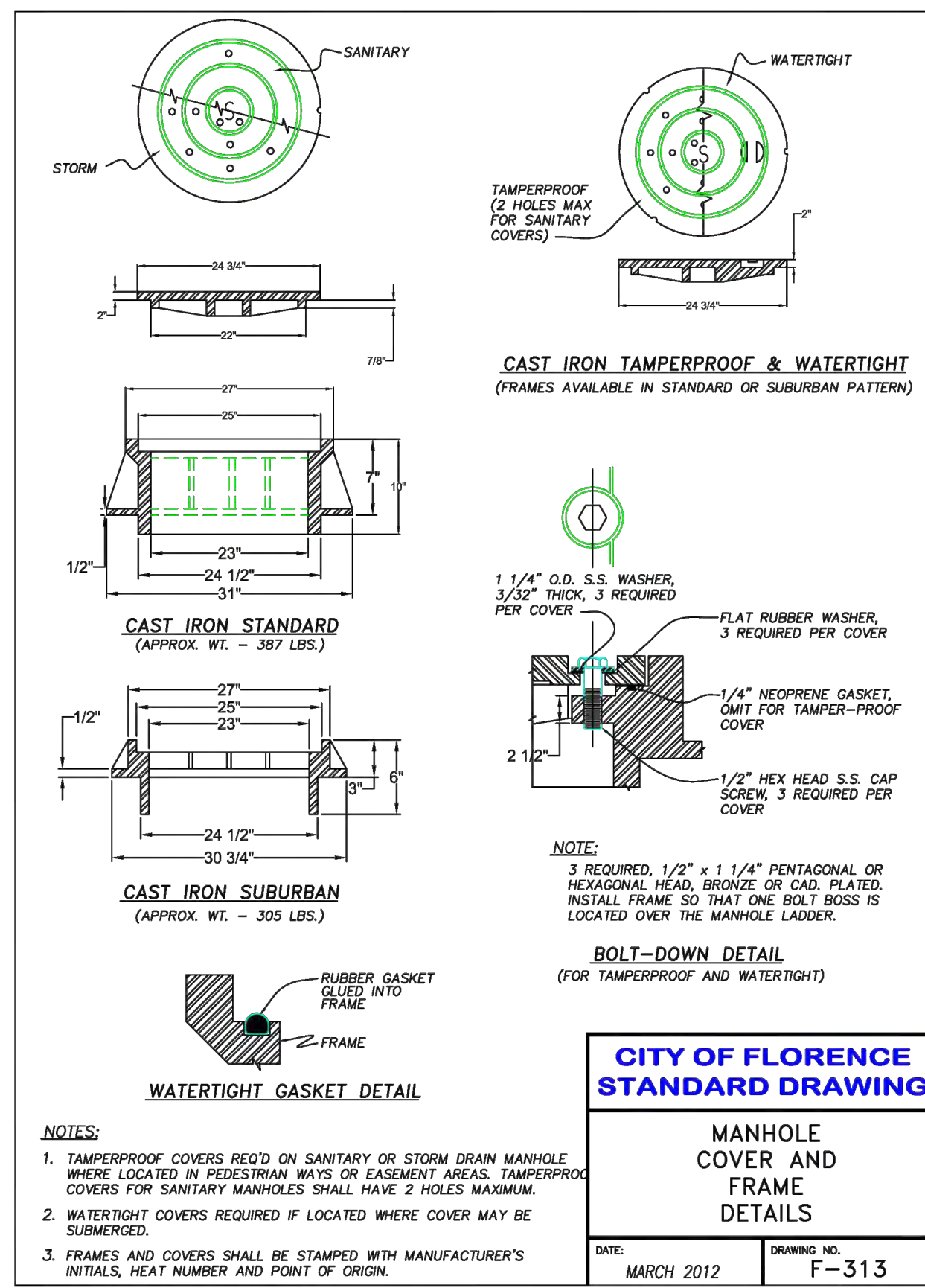
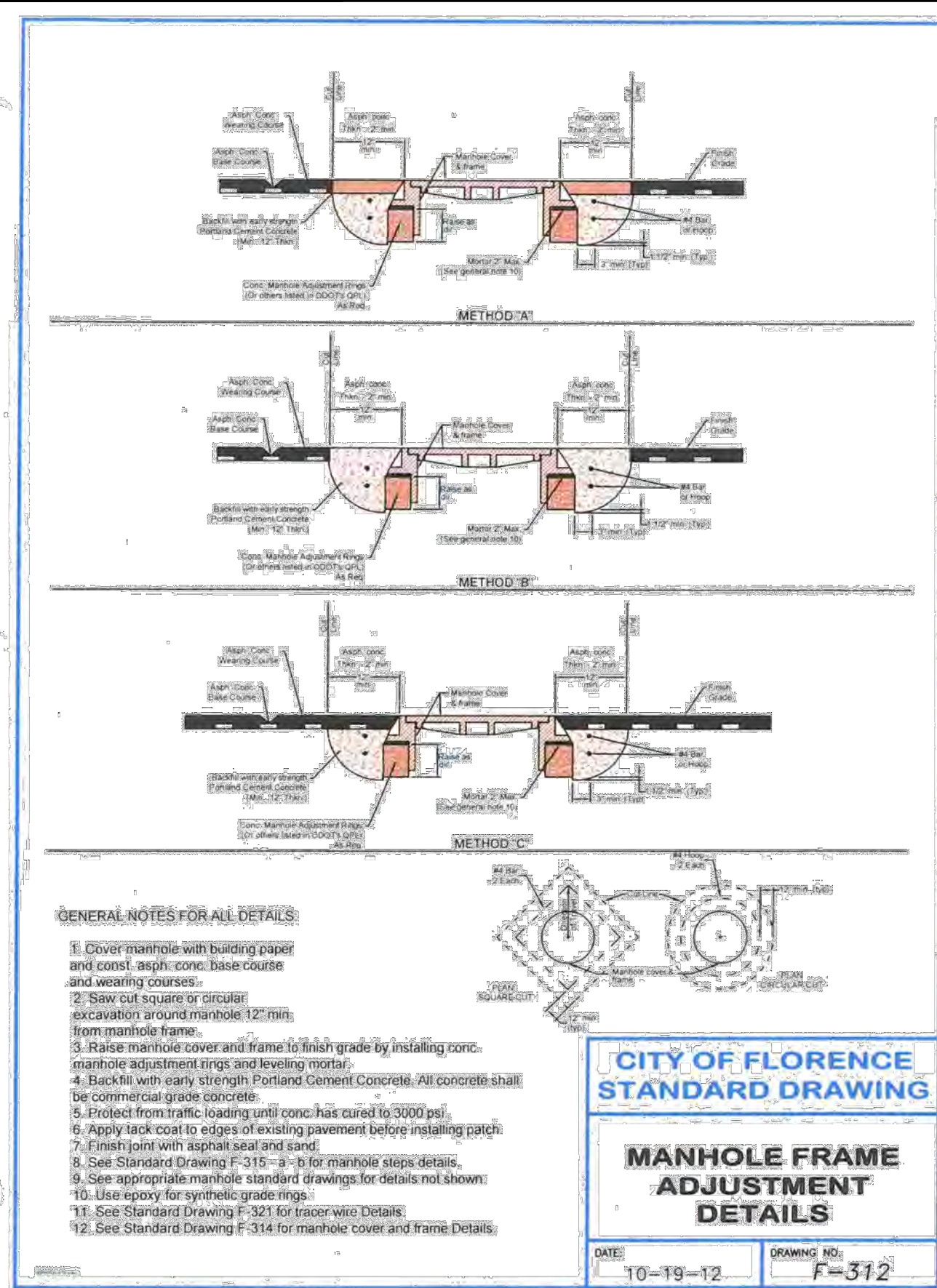
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

DWG NO.: D01 SHEET NO.: 19 YY



CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1
DETAILS - SHEET 2 OF 5

REVISIONS	DATE	DESCRIPTION	BY	REVIEW
REVISIONS				
PRELIMINARY REVIEW				
DRAWINGS				

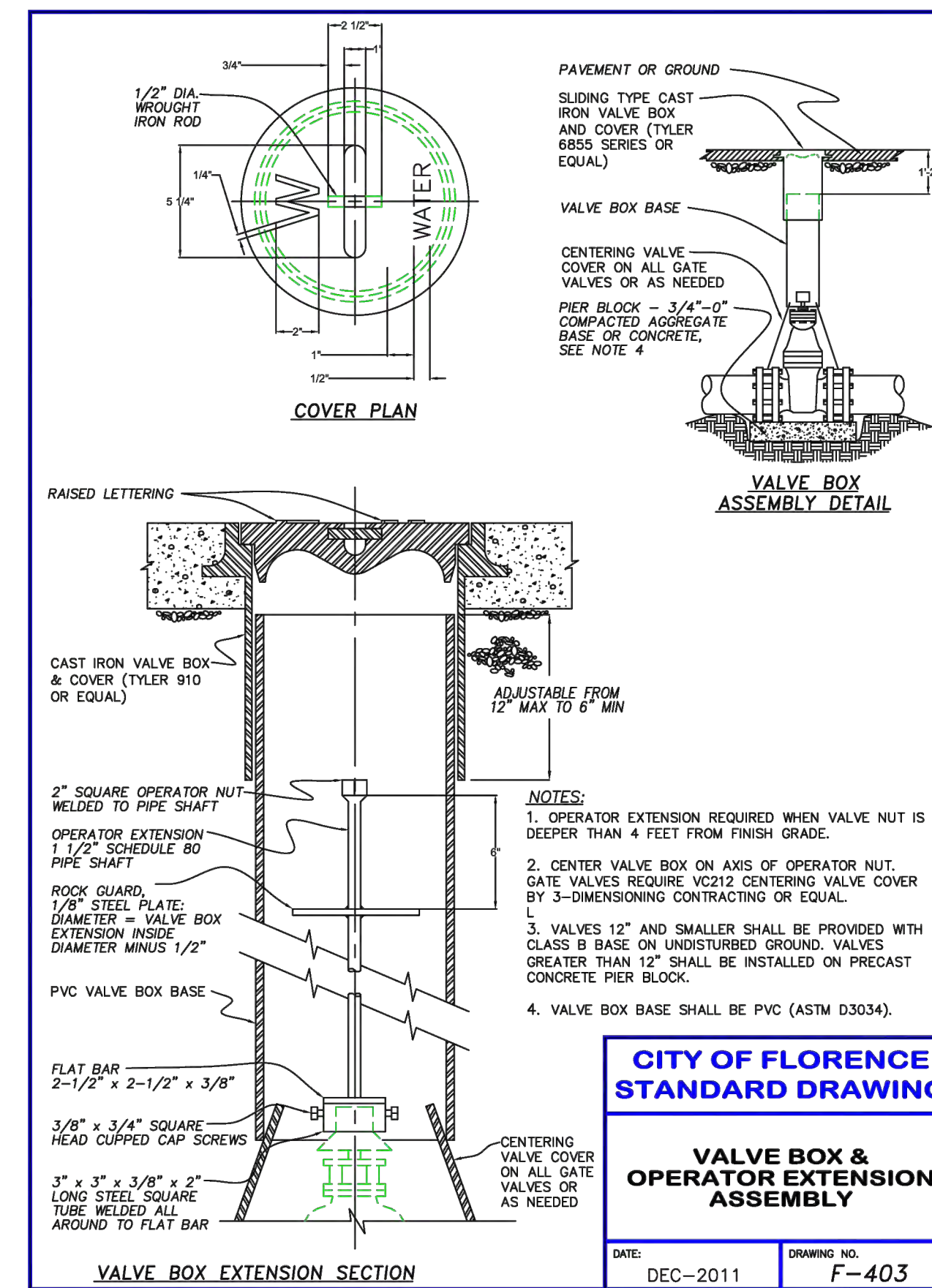
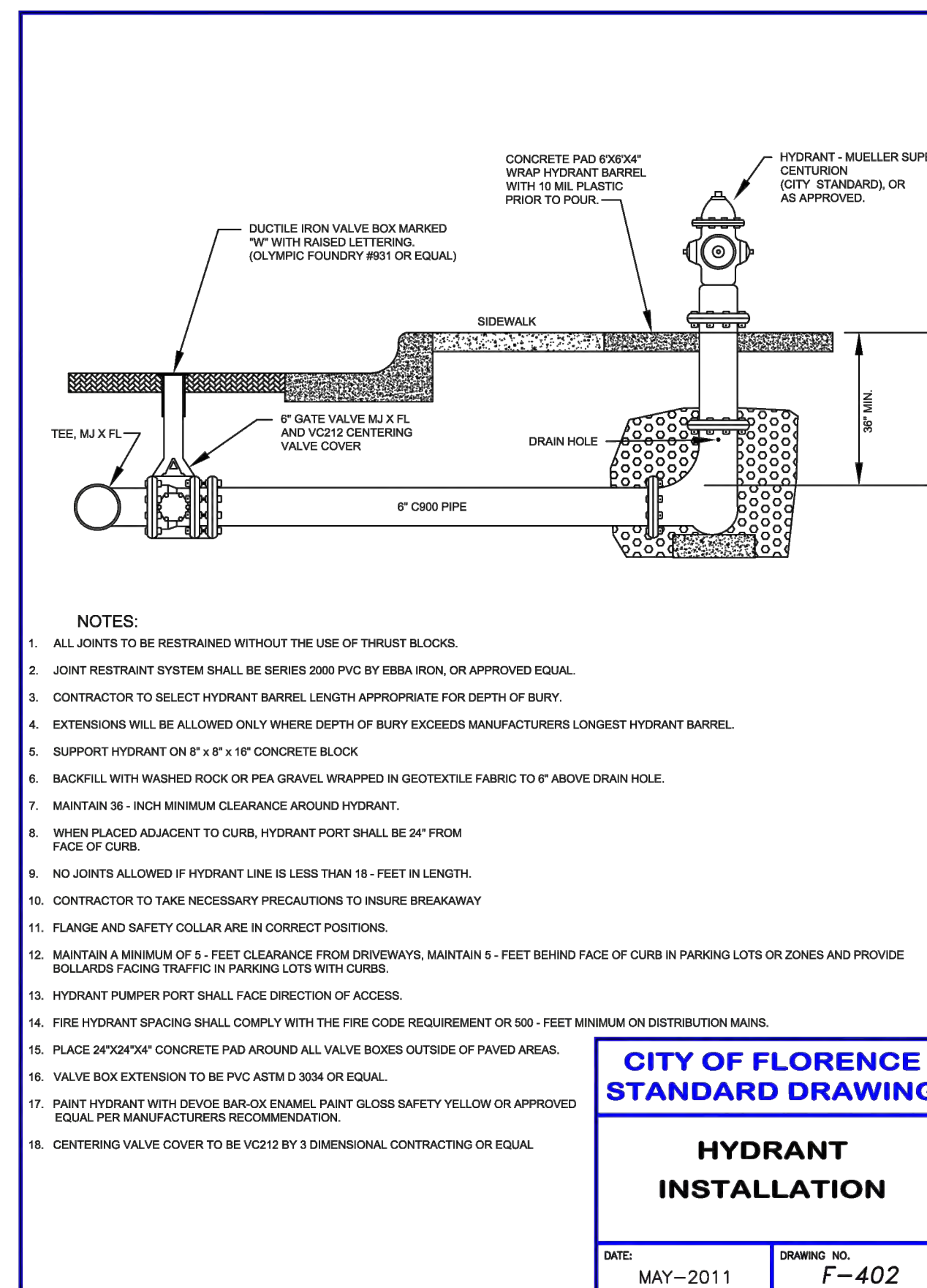


FITTING SIZE	(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET								(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
	TEE, WYE, DEAD END & HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	
4	1.0	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	
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	---	---	---	

CITY OF FLORENCE STANDARD DRAWING

THRUST BLOCKING

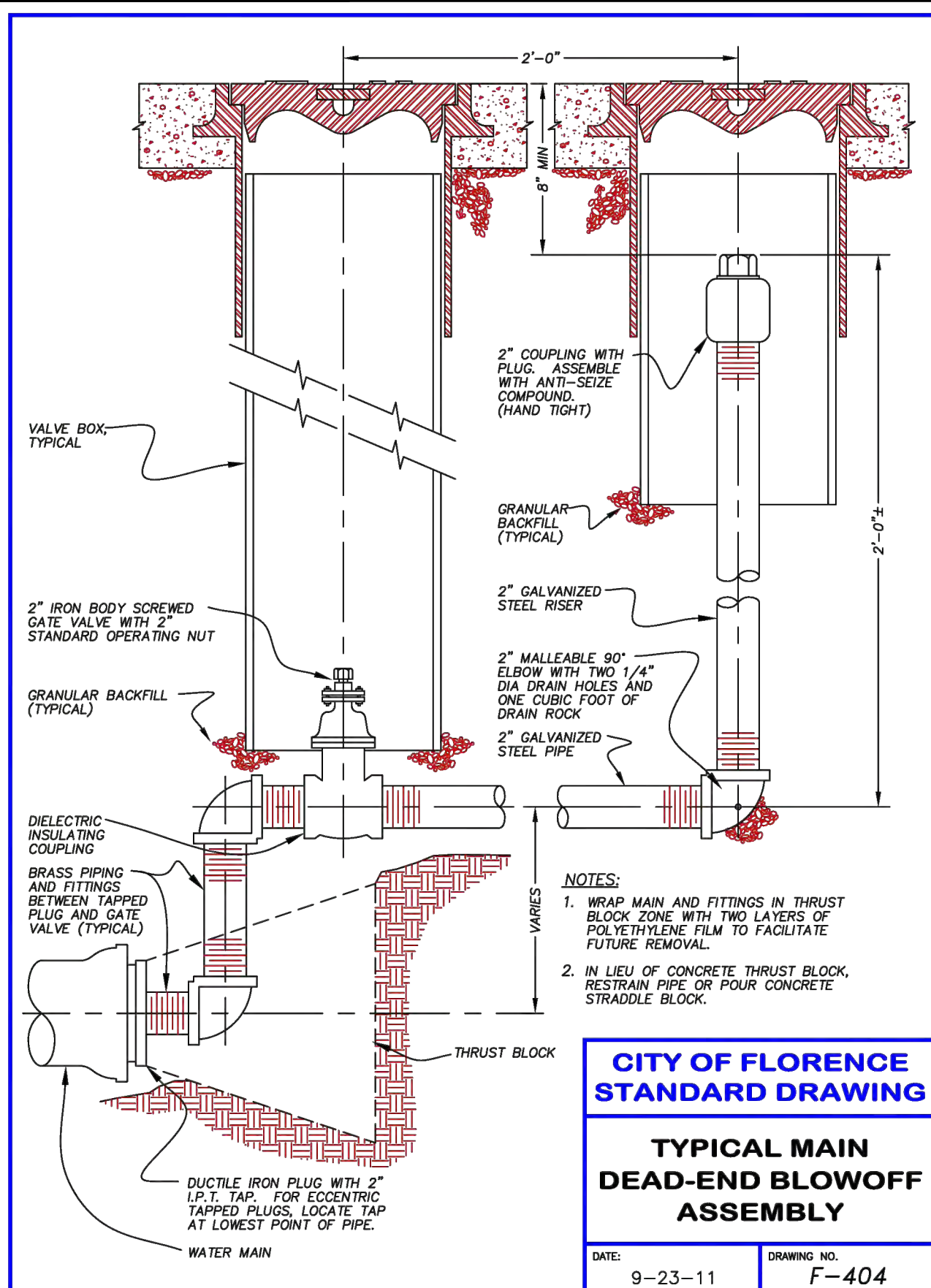
DATE: SEPTEMBER 2011 DRAWING NO: F-401



CITY OF FLORENCE
9TH STREET IMPROVEMENT PHASE 1
DETAILS - SHEET 3 OF 5

REVISIONS	DATE	DESCRIPTION
1		
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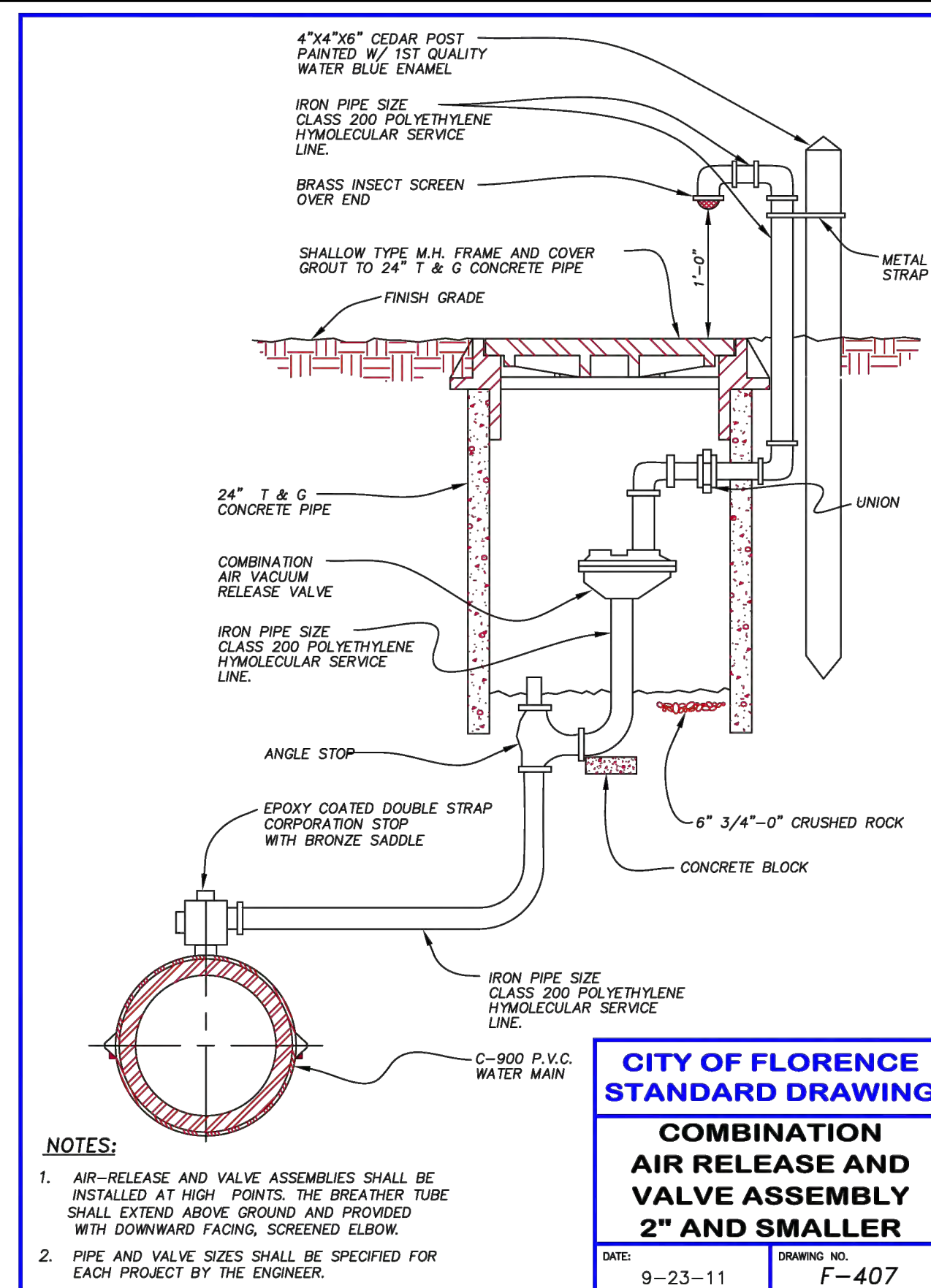
SCALE: SHOWN
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"
DWG NO: D03 SHEET NO: 21



CITY OF FLORENCE STANDARD DRAWING

TYPICAL MAIN DEAD-END BLOWOFF ASSEMBLY

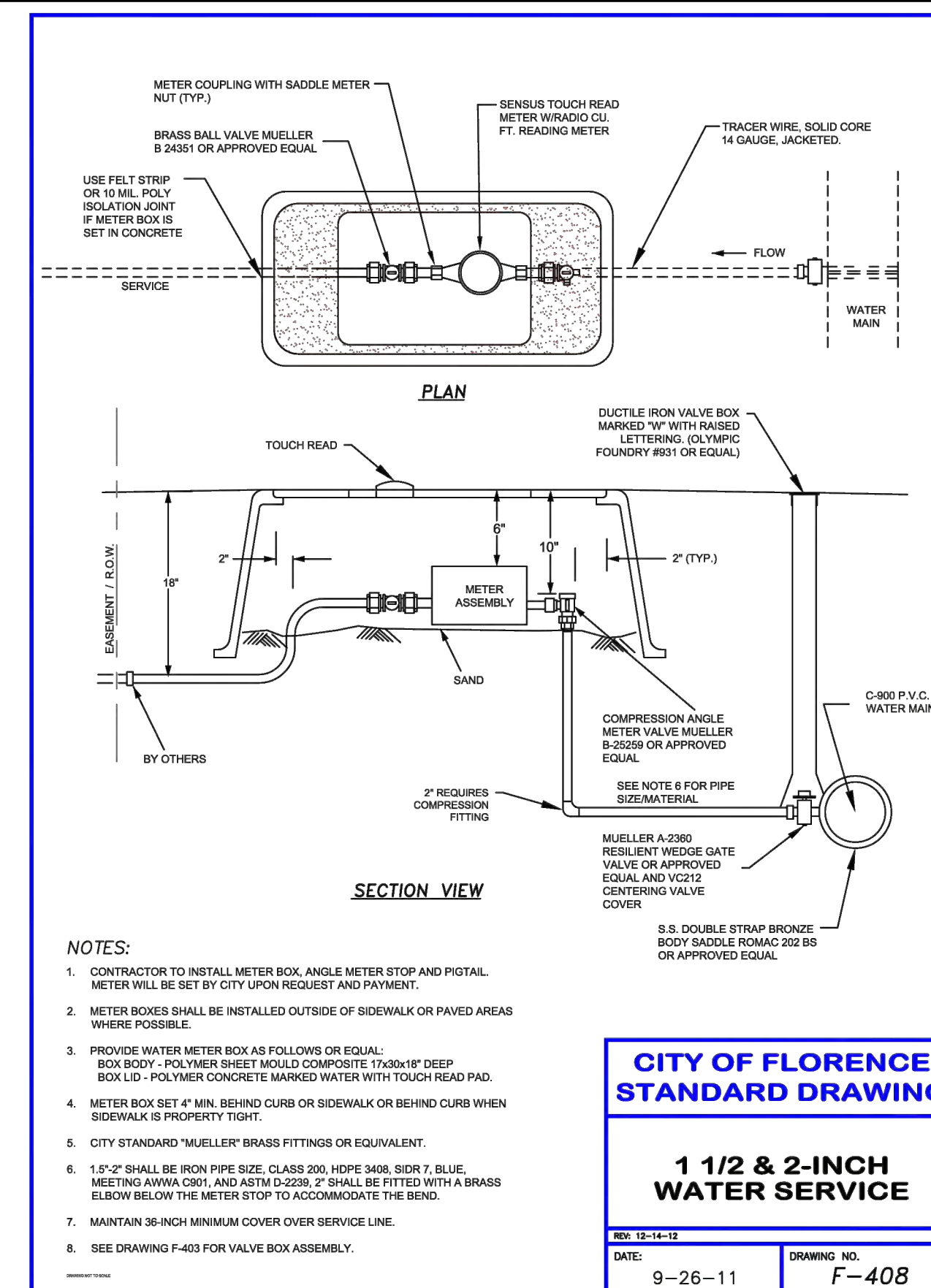
DATE: 9-23-11 DRAWING NO: F-404



CITY OF FLORENCE STANDARD DRAWING

COMBINATION AIR RELEASE AND VALVE ASSEMBLY 2" AND SMALLER

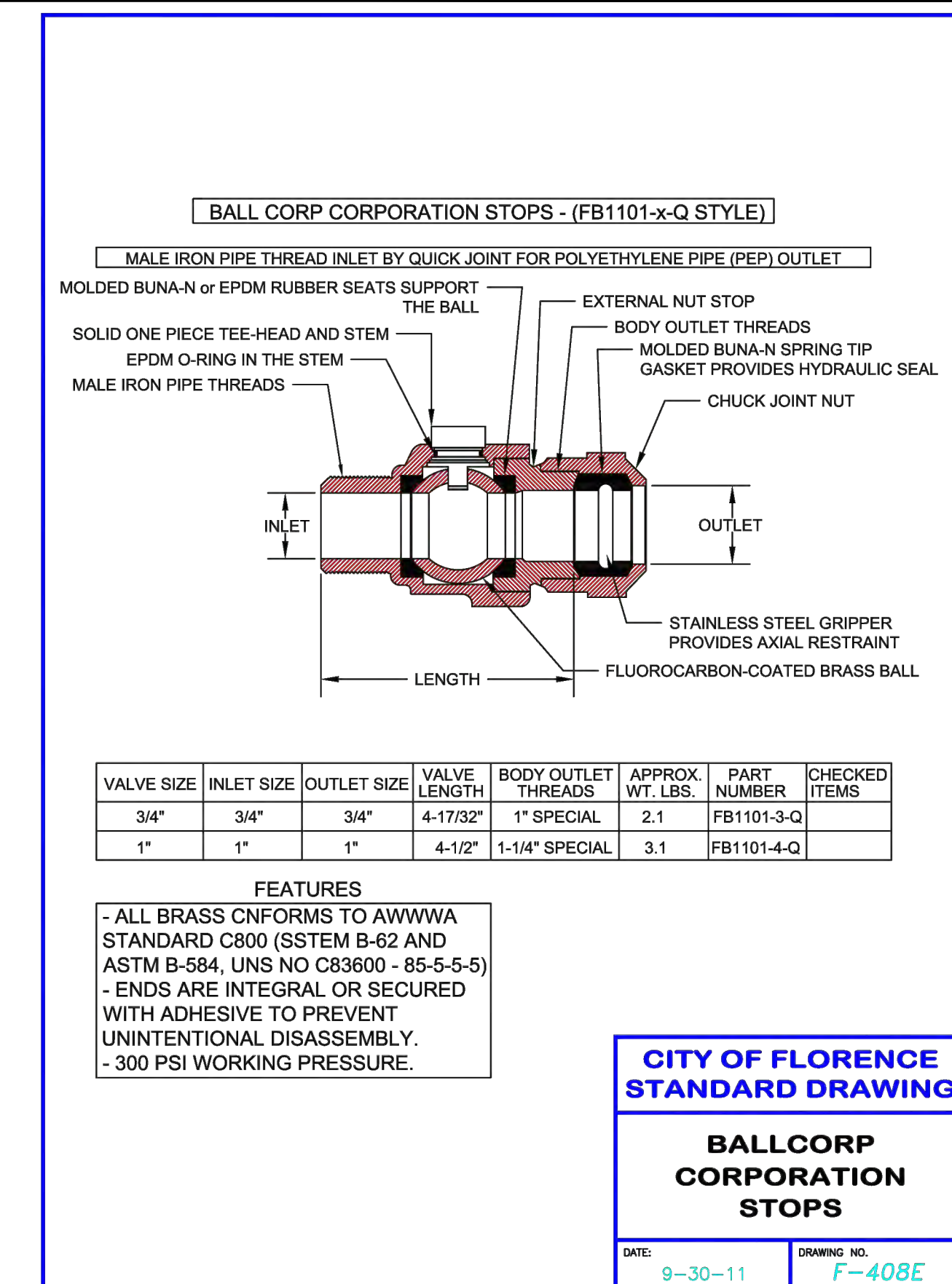
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CITY OF FLORENCE STANDARD DRAWING

1 1/2 & 2-INCH WATER SERVICE

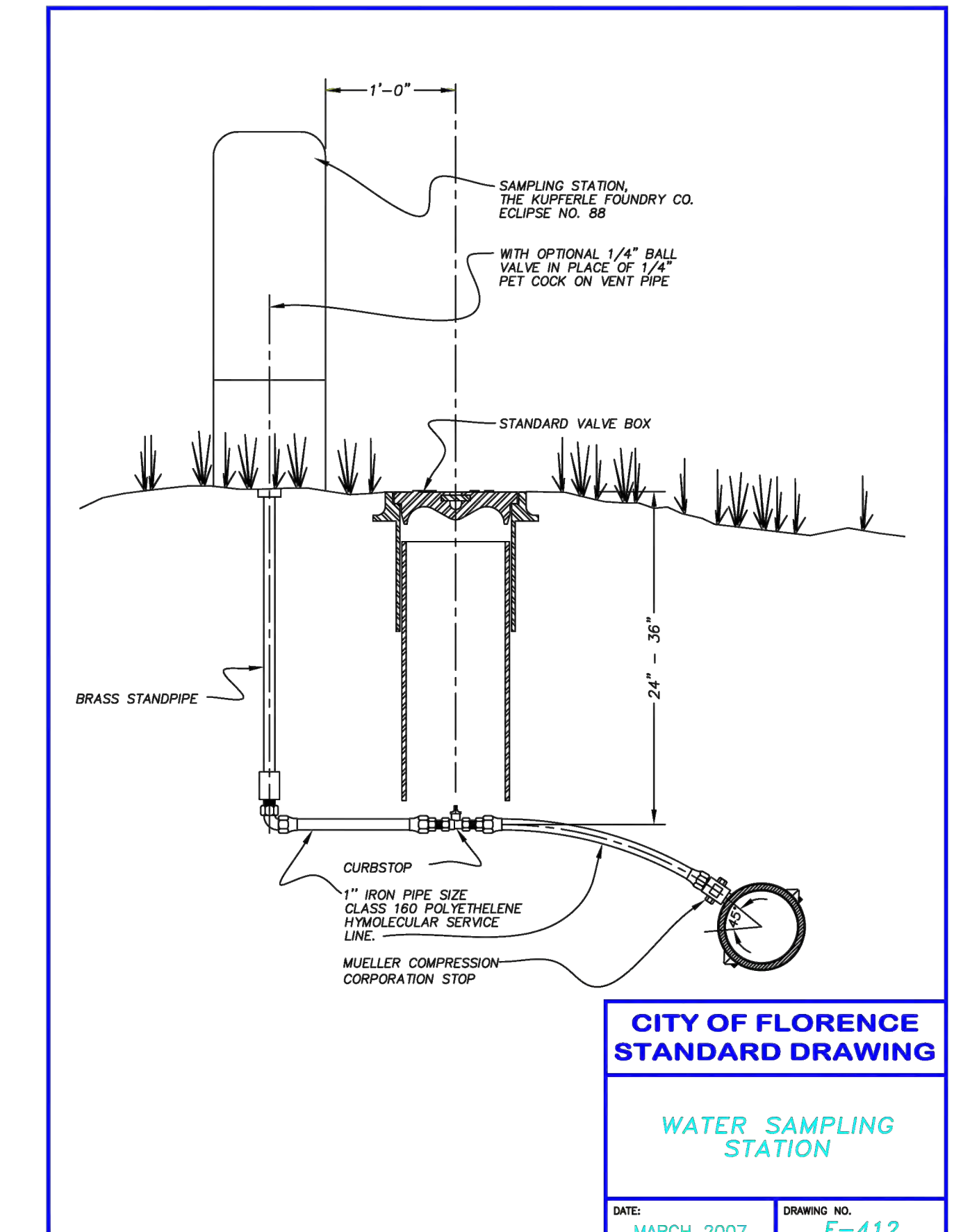
DATE: 9-26-11 DRAWING NO: F-408



CITY OF FLORENCE STANDARD DRAWING

BALLCORP CORPORATION STOPS

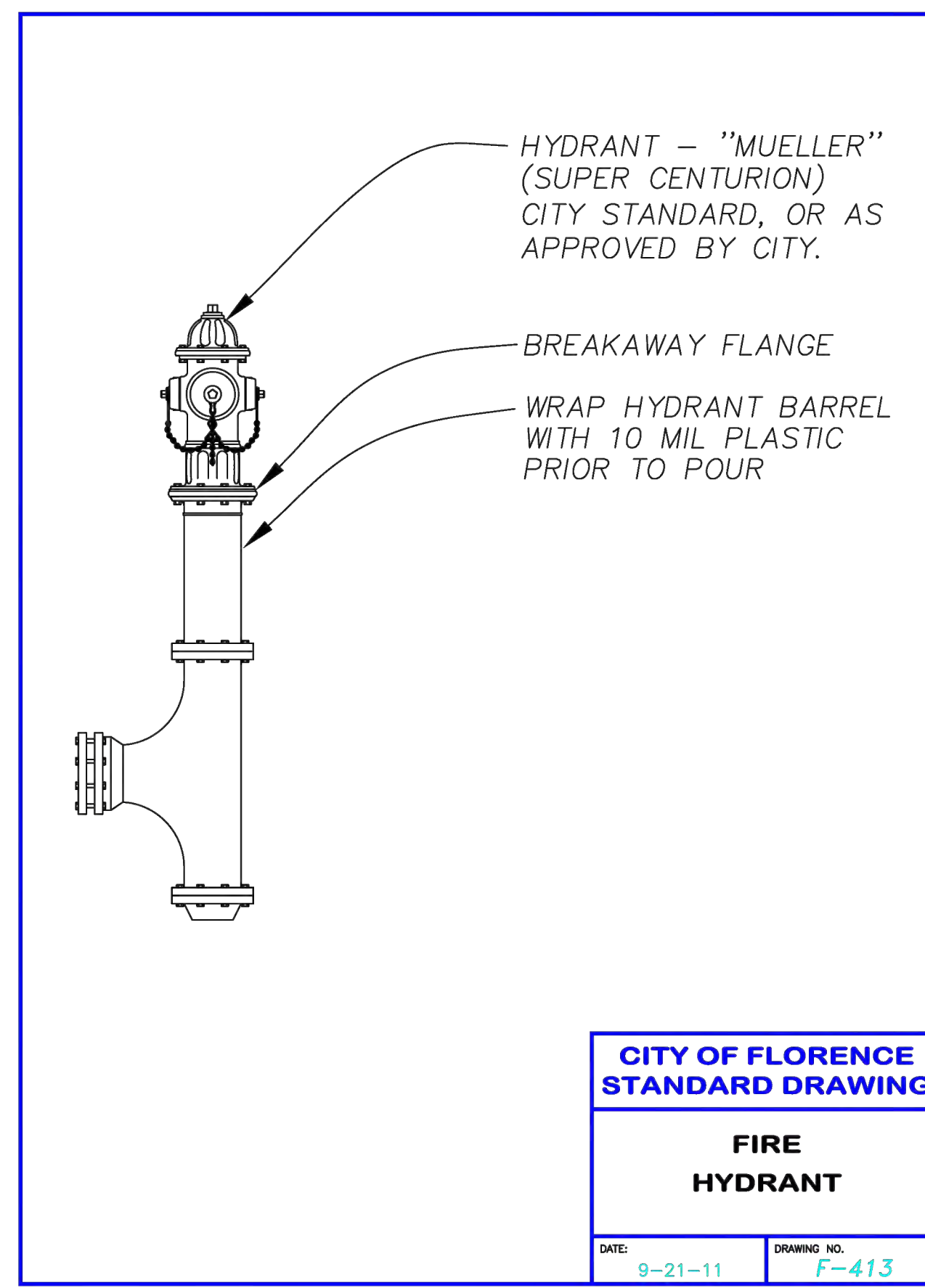
DATE: 9-30-11 DRAWING NO: F-408E



CITY OF FLORENCE STANDARD DRAWING

WATER SAMPLING STATION

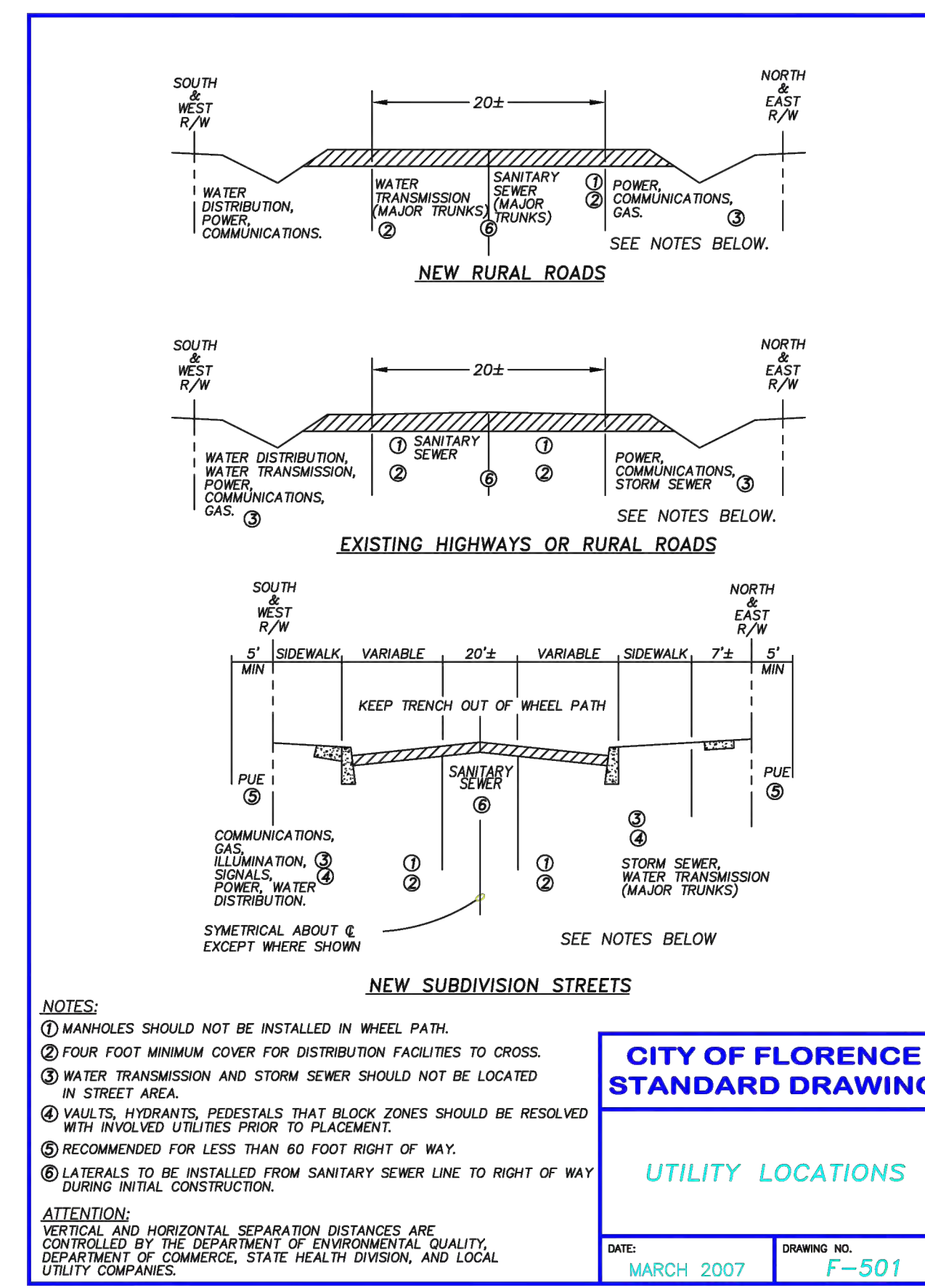
DATE: MARCH 2007 DRAWING NO: F-412



CITY OF FLORENCE STANDARD DRAWING

FIRE HYDRANT

DATE: 9-21-11 DRAWING NO: F-413



CITY OF FLORENCE STANDARD DRAWING

UTILITY LOCATIONS

DATE: MARCH 2007 DRAWING NO: F-501



CITY OF FLORENCE

9TH STREET IMPROVEMENT PHASE 1

DETAILS - SHEET 4 OF 5

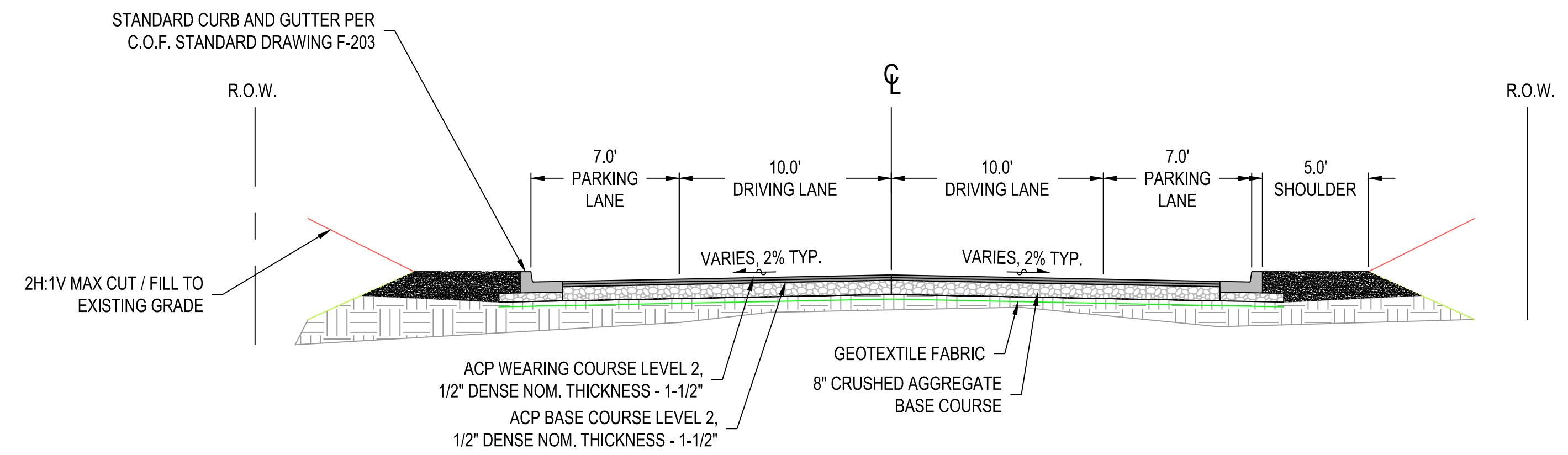


ENGINEER	DATE	REVISION	DESCRIPTION
SAVENE, KAL	04/24/2024	1	PRELIMINARY REVIEW DRAWINGS
REVIEWED	04/24/2024		
DATE			
BY			

SCALE: SHOWN

DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

DWG NO: D04 SHEET NO: 22



TYPICAL ROAD SECTION
STA "FIR" 0+00.00 TO STA. "RHODODENDRON" 9+50.00
STA "11TH" 0+00.00 TO STA. "11TH" 6+36.61
STA. "10TH" 0+00.00 TO STA "10TH" STA. 3+07.59

ENGINEER: CJW	DATE: Oct 24, 2024	CLIENT: FLO	JOB NO.: 024-0115	BY:
REVIEWED: KAL	PLOT DATE: Oct 24, 2024	FILENAME: NIMP-D-SEC.DWG		
<p style="text-align: center;">REVISIONS</p> <p style="text-align: center; color: red; font-size: 1.2em;">PRELIMINARY REVIEW DRAWINGS</p>			DATE	DESCRIPTION
NO.	DATE	DESCRIPTION	BY	REVIEW

EXHIBIT H(2)

**Laurel Bay Gardens
88493 Highway 101
Florence, Oregon 97439
541-997-5973**

**REVISED
LANDSCAPE PLANS FOR
ELM PARK PUD**

10-21-24

CONTENTS

<u>Sheet</u>	
1	Tree-Plant List and Specifications
<u>Elm Park Apartments</u>	
2	Irrigation North
3	Irrigation South
4	Irrigation Parking Islands
5	Tree and Plants North
6	Tree and Plants South
7	Trees and Plants Parking Lot Islands
8	Trees and Plants Stormwater Facilities (Rev)
<u>Elm Park Early Learning Center</u>	
9	Irrigation Plan
10	Tree and Plants
11	Trees and Plants Stormwater Facilities (Rev)

Laurel Bay Gardens LCB# 100345 9/20/24

Rain Garden Plant list

Alnus Rubra Red Alder	15G	AL
Midwinter fire Dogwood	1G	MD
Carex Obnupta	4"	CO
Juncus Patens	4"	JU
Salix Candida	5G	SA

Specifications

Bottom of rain garden 18" open rock wrapped in filter fabric

18" growing medium

3 to 1 slope

2" rock mulch applied to bottom planting area

3" rip rap rock applied at Inlet and Outlet areas

All plantings put on a drip irrigation system

All rain Gardens soaker trenches will have a soil/compost mix rototilled into the lower planting area to ensure survival of plants. .

Types of Rain Gardens

Filtration Rain Gardens

Infiltration Rain Gardens

Onfiltration Soaker Trench

Landscape Plant List

Trees

Existing tree/Autumn Blaze Maple *	15G	EXAG
Existing tree/Weeping Alaskan Cedar *	15G	EXWA
Autumn Blaze Maple	15G	AM
Weeping Alaskan Cedar	15G	WA

Shrubs

Vine Maple	7G	VM
Sumak Fineline	3G	S
Rhododendron	5G	RH
Euonymus Burning Bush	3G	BB
Nandina Moyers Red	5G	NA
Pieris Mountain Fire	3G	PI
Pieris Cavatine	3G	PC
Goldflame Spirea	3G	GD
Hydrangea Nico Blue	3G	HY
Hydrangea Paniculata Variety	3G	HP

1 and 2 Gallon plants

Girard's Crimson Azalea	2G AZ
Rosy Glow Barberry	2G RB
David Viburnum	2G DV
Winter Heather Furzy	1G WH
Summer Heather FireFly	1G SH
Miscanthus Adagio	1G M
Rudbeckia Goldstream	1G RU
Shasta Daisy	1G SD
Crocsmia Lucifer	1G CR
Lavender Spanish	1G LV

Groundcover 4" plants

Kinnikinnick Point Reyes	4" KR
Kinnikinnick Vancouver Jade	4" K

Specifications

All trees over 6' will be staked

All plants will be installed with a topsoil/compost blend using the pocket planting method

Lawn will be a Perennial Rye Blend

All plants will be irrigated with a automatic drip system and the lawn will be rotor/overhead water. The irrigation system will be installed with a backflow prevention assembly and a Irrigation Permit will be obtained prior to installation. An irrigation plan will be provided to the City Of Florence.

The Landscape and Irrigation system will be maintained and warrantied for 6 months by the landscape contractor. Dead and diseased plants will be replaced by the landscape contractor during the 6 month warranty period. This does not cover vandalism or weather damage.

Existing Trees Scheduled to remain. If removal is necessary I have provided alternate trees listed above to be planted. (EXAG,EXWA)

In all landscape beds and open areas there will be approximately 175 yards of medium fir bark mulch 3" deep.

Irrigation Plan Apartment Building

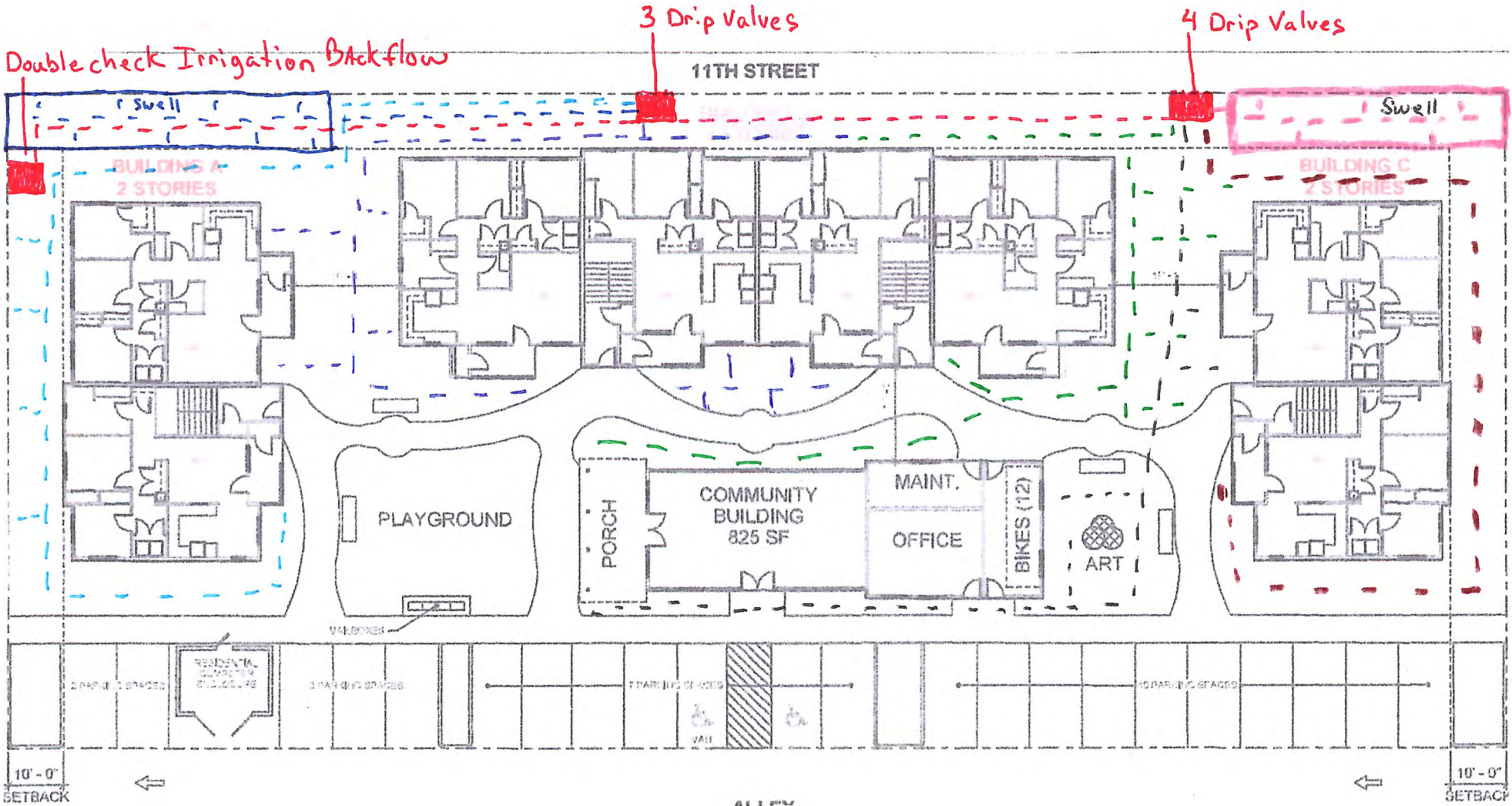
8-8-24

Laurel Bay Gardens

- mainline
- Zone 1
- Zone 2
- Zone 3
- Zone 4

- Zone 5
- Zone 6
- Zone 7

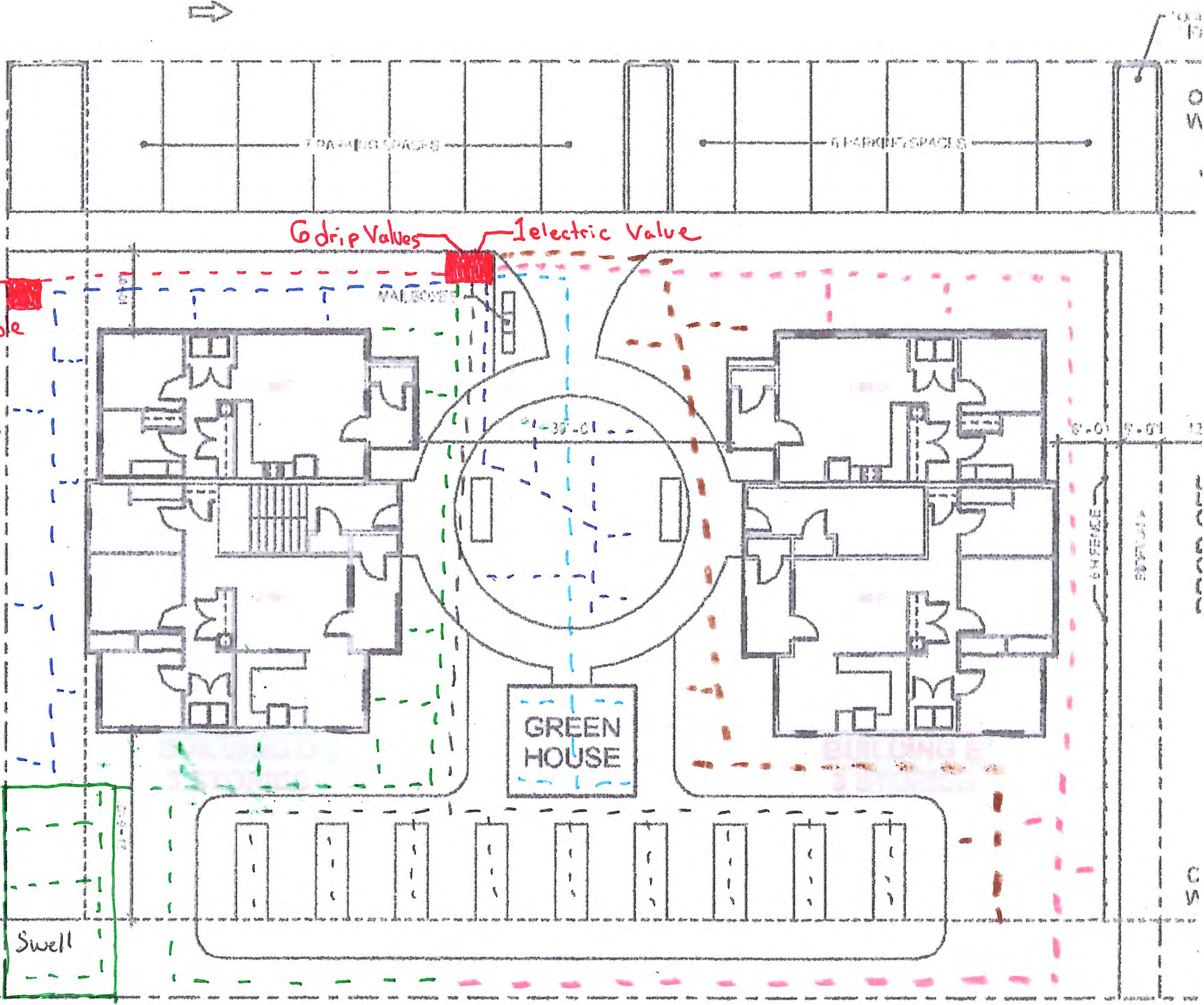
1 Double check Irrigation Backflow



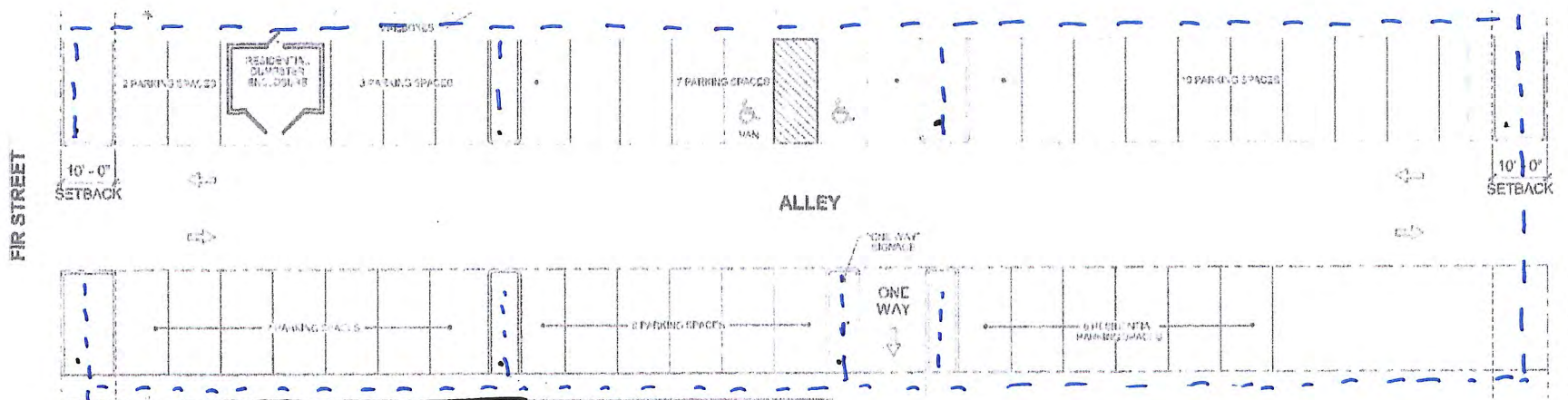
FIRS

Apartment
Irrigation Plan
8-8-24

- 1 Backflow Irrigation Double check valve
- Mainline
- Zone 1 overhead water
- Zone 2 planter Boxes
- Zone 3 Swell-planting
- Zone 4 plantings
- Zone 5 Green House
- Zone 6 planting
- Zone 7 planting
- 10'-0" SETBACK Swell



10'-0" SETBACK



1 Drip Valve
Irrigation Double check
Backflow @ Lower left
Apartment building

--- Zone 1 Parking lot islands

Parking lot Island bed
Irrigation Plan

8-8-24

Laurel Bay Gardens

Tree list

- 21 15G Am Autumn Blaze Maple
- 11 15G WA Weeping Alaska cedar

Shrub list

- 6 7G vm vine maple
- 28 3G S Sumak Fineline
- 12 5G RH Rhododendron
- 21 3G BB Euonymus Burning Bush
- 27 5G NA Nandina Moyers Red
- 24 3G PI Pieris Mountain Fire
- 24 3G PC Pieris Cavatine
- 8 3G GD GoldFlame Spirea

1-2gal plants

- 15 2G AZ Girard's Crimson Azalea
- 13 2G RB Rosy Glow Barberry
- 11 2G DV David V. burnum
- 13 1G WH Winter Heather Furzy
- 9 1G SH Summer Heather Firefly
- 7 1G M Miscanthus Adagio
- 5 1G RU Rudbeckia Goldstream
- 6 1G SD Shasta Daisy
- 4 1G CR Crocosmia Lucifer
- 2 1G LV Lavender Spanish

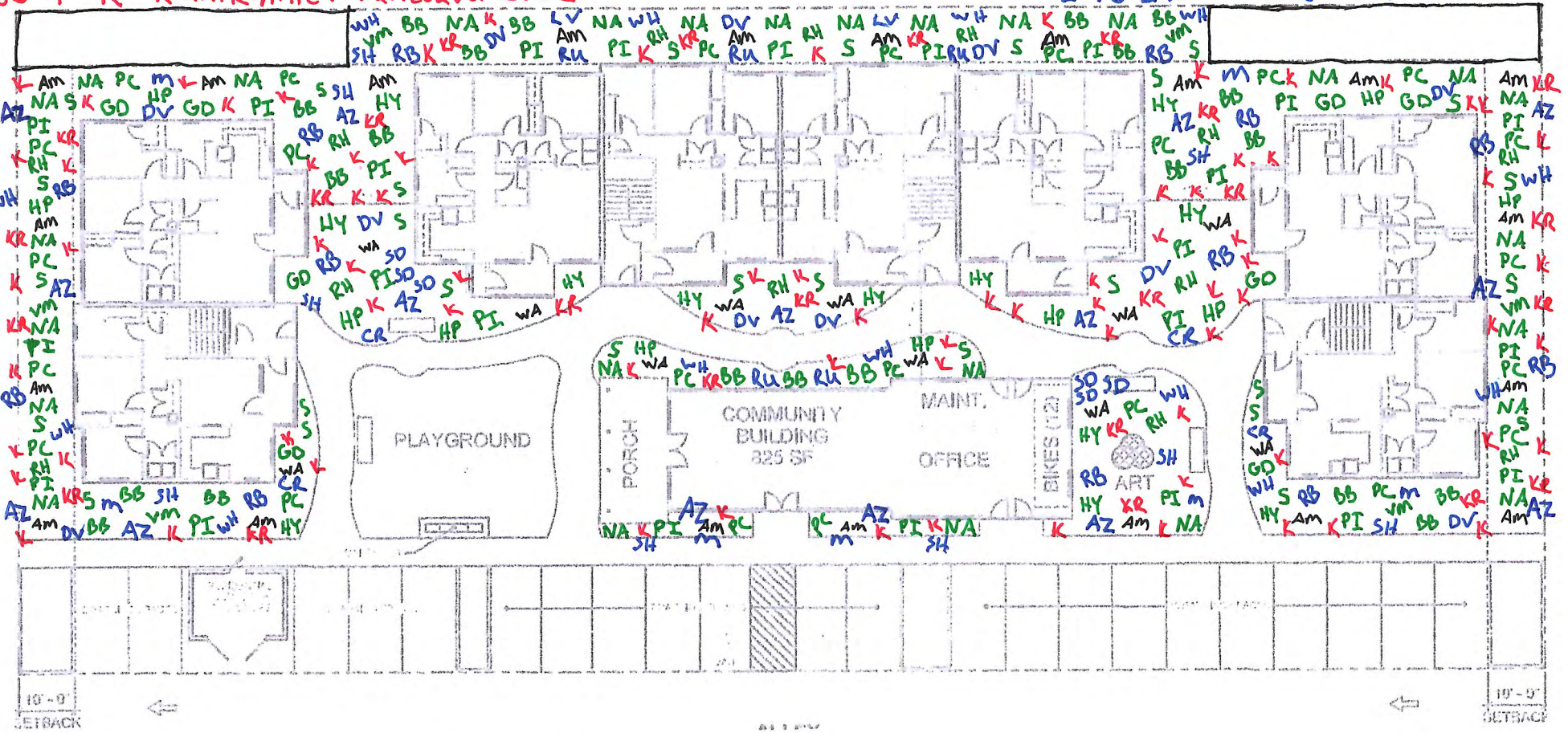
Shrub list

- 12 3G HY Hydrangea Nico Blue
- 10 3G HP Hydrangea Paniculata

Ground cover 4" plants

- 24 4" KR Kinnikinnick Point Reyes
- 80 4" K Kinnikinnick Vancouver Jade

11TH STREET



Apartment Building Landscape Plan

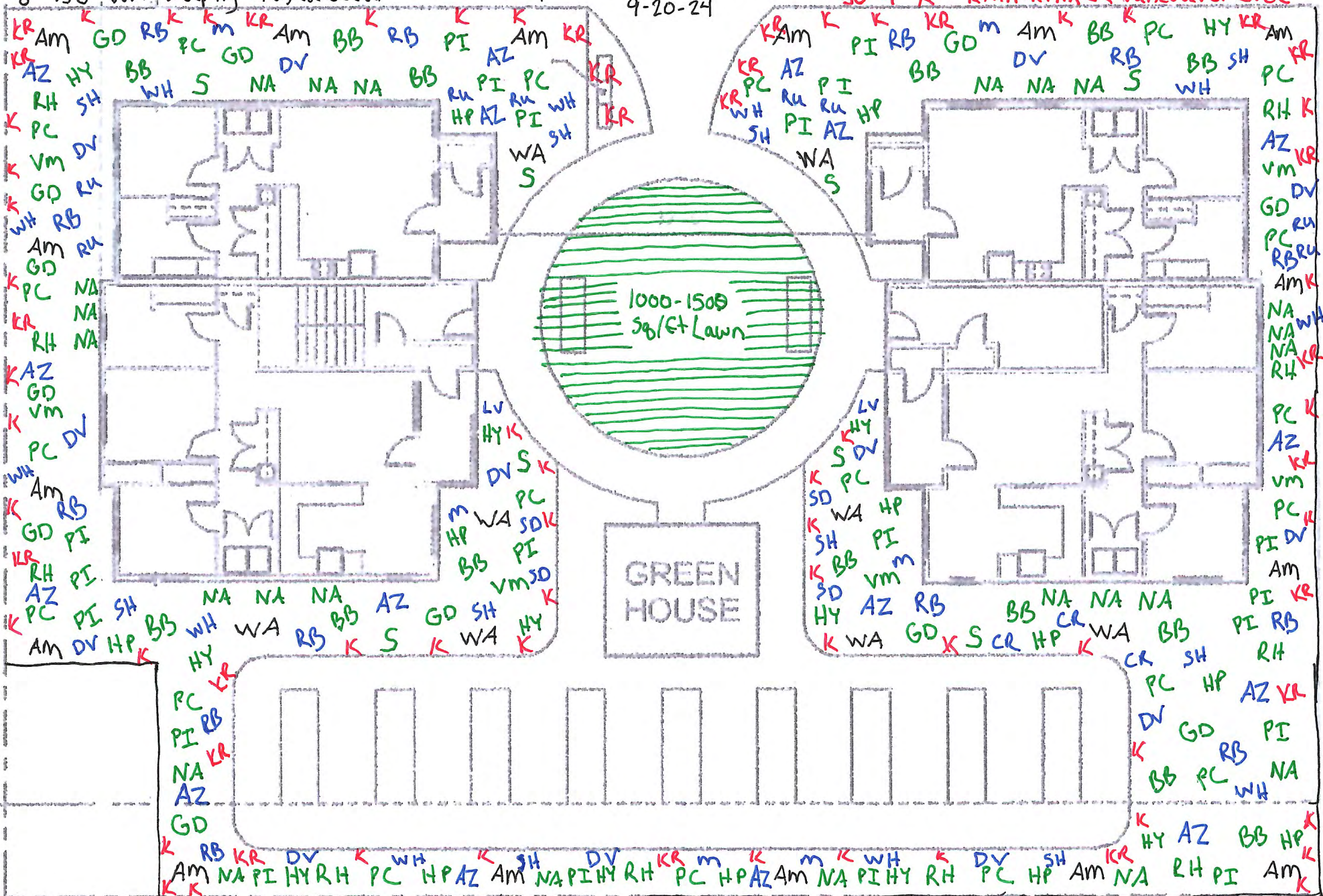
Laurel Bay Gardens

9-20-24 LCB# 100345

16 15G Am Autumn Blaze Maple
8 15G WA Weeping Alaska Cedar

LAurel Bay Gardens LeB 100345
9-20-24

24 4" KR Kinnikinnick Point Reyes
50 4" K Kinnikinnick Vancouver Jade



Shrub List

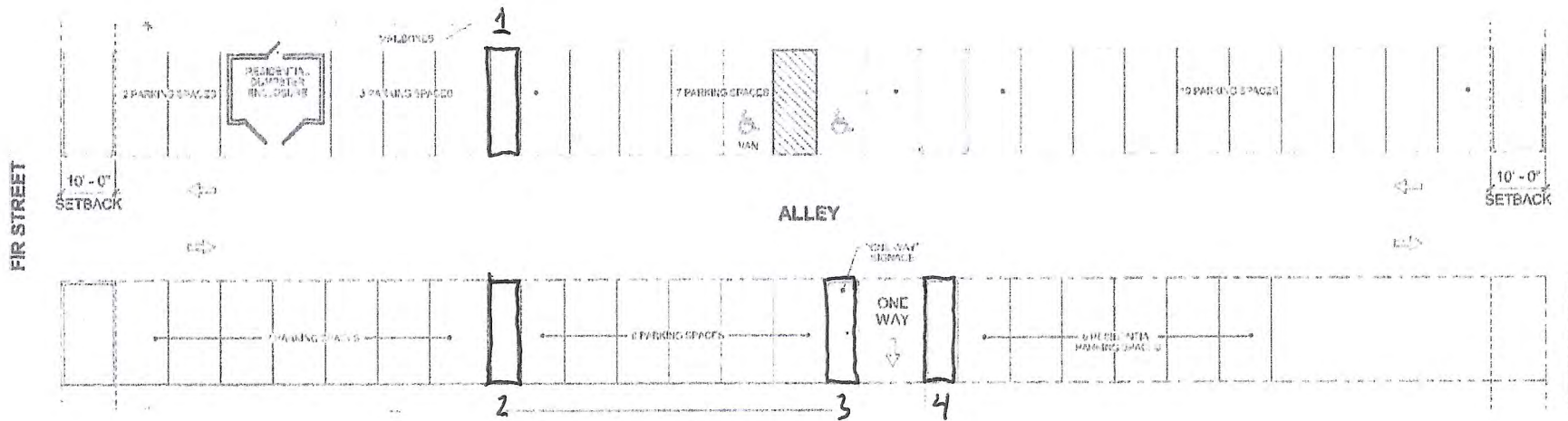
- 6 7G vm vine maple
- 8 3G S Sumak Fineline
- 10 5G RH Rhododendron
- 10 5G BB Euonymus Burning Bush

- 24 5G NA Nandia Moyers Red
- 20 3G PI Pien's Mountain Fire
- 20 3G PC Pieris Cavatine
- 11 3G GD Goldflame Spirea
- 11 3G HY Hydrangea cob blue
- 11 3G HP Hydrangea Paniculata

1-2 gallon Plants list

- 16 2G AZ Girandy Cringing Azalea
- 13 2G RB Rosy Glow Barberry
- 13 2G DV David Viburnum
- 11 1G WH Winter Heather Fuzzy
- 10 1G SH Summer Heather Finely

- 6 1G m miscanthus Adagio
- 8 1G RU Rudbeckia Goldstream
- 4 1G SD Shasta Daisy
- 3 1G CR Crocosmia Lucifer
- 2 1G LV Lavender Spanish



4 Parking Lot Islands

Each Island will get

- 1 15G AM Autumn Blaze Maple
- 3 5G SA Salix
- 2 1G MD Midwinter Fire Dogwoods

Laurel Bay Gardens
 LCB # 100345
 9-20-24

Filtration Rain Garden

3 at 200 square feet each
each one will get

2-15G AL Red Alder

1-5G SA Salix

4-1G MD Dogwood

78-4" JU Juncus

77-4" CO Carex

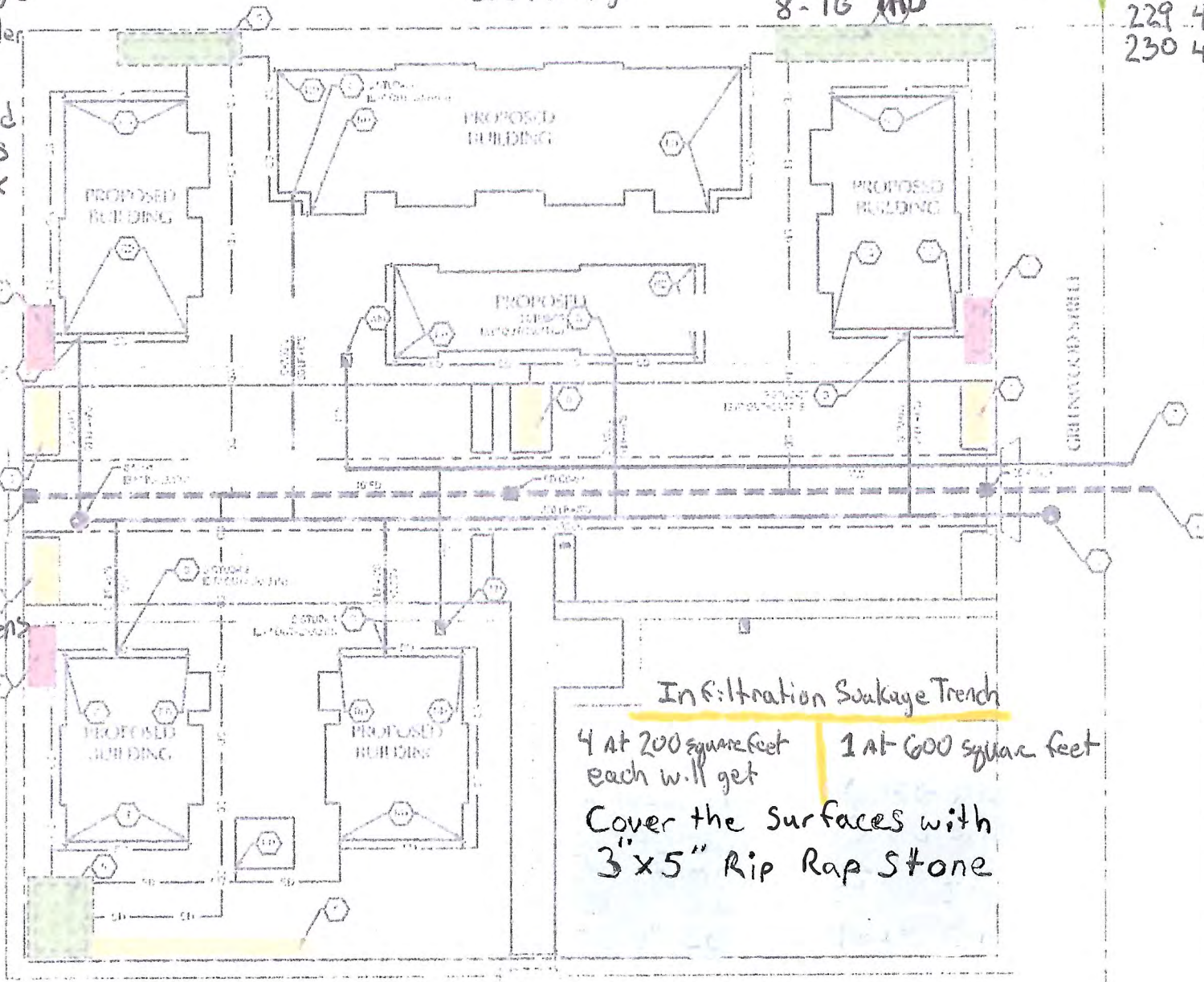
11TH STREET Infiltration Rain Garden

2 at 400 square feet
each will get

4-15G AL
2-5G SA
8-1G MD

1 At 600 square feet

6 15G AL
3 5G SA
12 1G MD
229 4" JU
230 4" CO



Laurel Bay Gardens

LCB # 100345

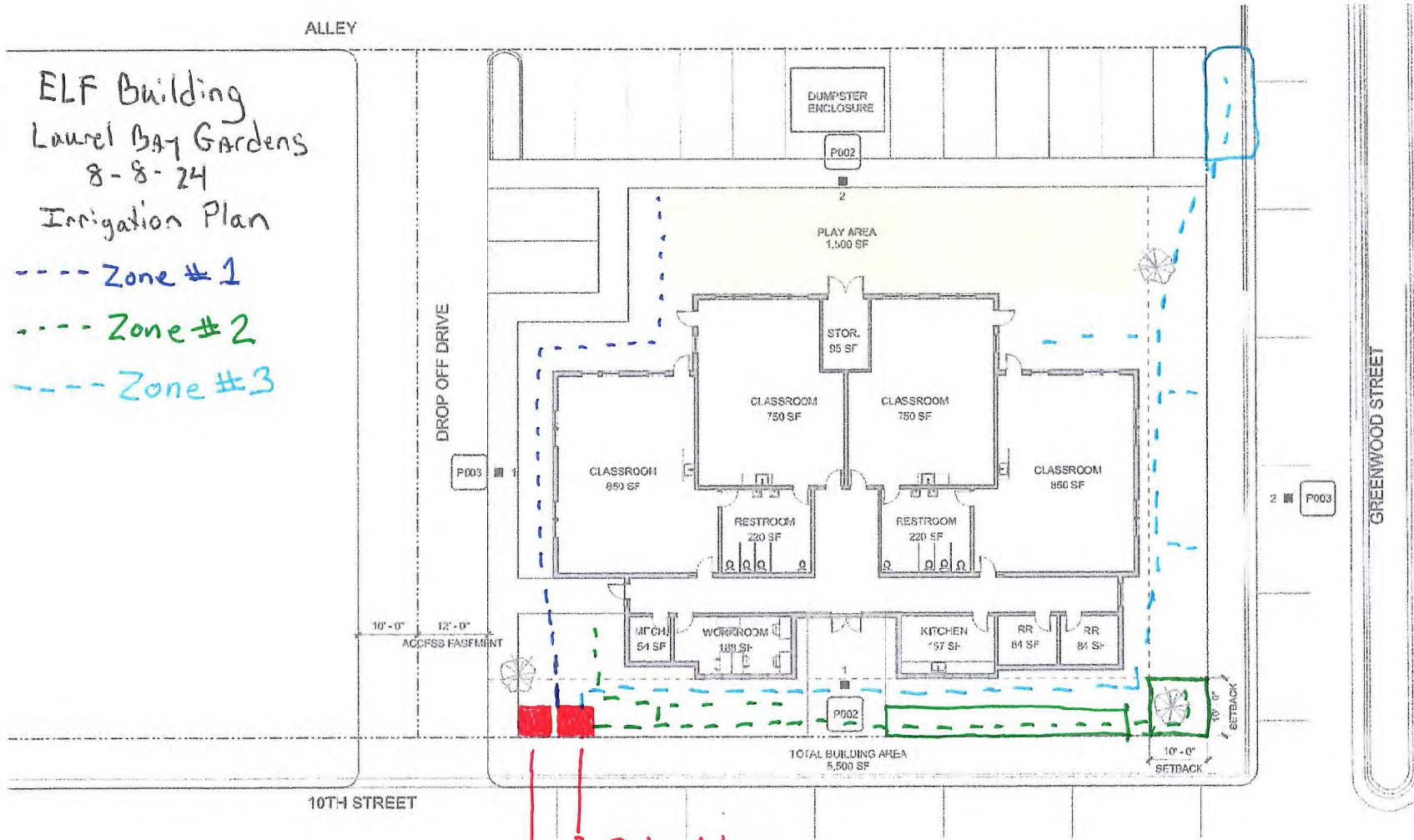
9-20-24

Infiltration Soakage Trench
4 at 200 square feet each will get | 1 at 600 square feet
Cover the surfaces with
3" x 5" Rip Rap Stone

© 2024 PIVOT ARCHITECTURE

ELF Building
Laurel Bay Gardens
8-8-24
Irrigation Plan

- Zone #1
- Zone #2
- Zone #3



3 Drip Values
1 Backflow Irrigation Double check Valve

SITE PLAN
Elm Park Early Learning

SHT #: P001
07/12/24

PIVOT
ARCHITECTURE

Tree list

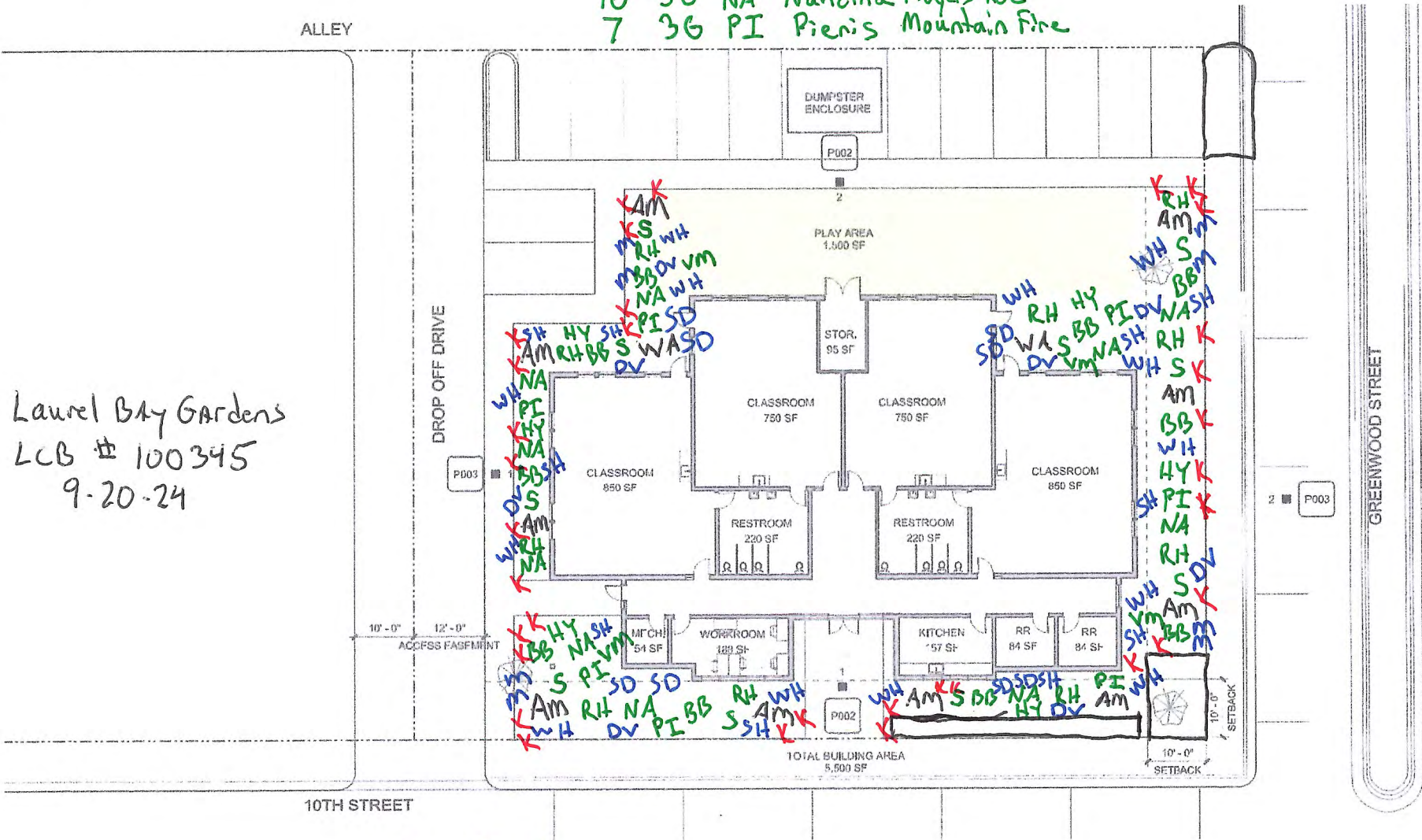
- 10 15G AM Autumn Blaze Maple
- 2 15G WA Weeping Alaska Cedar

Shrub list

- 10 3G S Sumak Fineline
- 10 5G RH Rhododendron
- 10 3G BB Euonymus Burning Bush
- 10 5G NA Nandina Moyers Red
- 7 3G PI Pieris Mountain Fire

- 6 3G HY Hydrangea Nlco Blue
- 4 7G VM Vine Maple

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Laurel Bay Gardens
LCB # 100345
9-20-24

1-2 gallon Plants

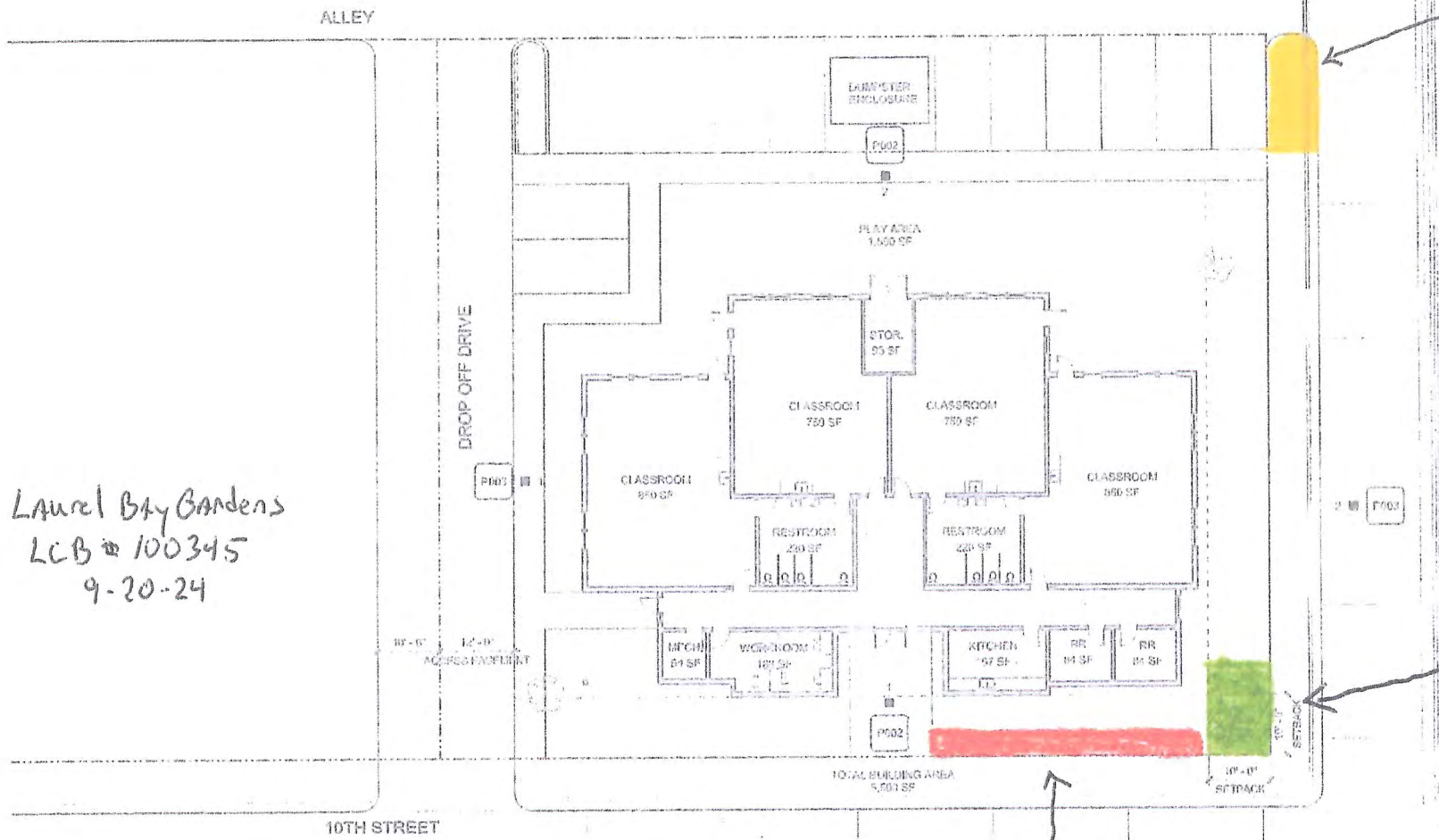
- 13 1G WH Winter Heather Furzy
- 8 2G DV David Viburnum
- 10 1G SH Summer Heather Fire Fly
- 8 1G SD Shasta Daisy
- 8 1G M Miscanthus Adagio

Ground Cover 4" Plants
33 4" K Kinnikinnick

SITE PLAN
Elm Park Early Learning

SHT #: P001
07/12/24

PIVOT



Laurel Bay Gardens
LCB # 100345
9-20-24

Infiltration Souker trench
1 At 200 sq/ft
Cover surface with 3'x5" Rip Rap Stone.

Infiltration Rain Garden
1 At 400 sq/ft
4 15G AL
2 5G SA
8 1G MD
156 4" JU
154 4" CO

Filtration Rain Garden
1 At 400 sq/ft
4 15G AL
2 5G SA
8 1G MD
156 4" JU
154 4" CO

SITE PLAN
Elm Park Early Learning

SHT #: P001
07/12/24

P.VOT