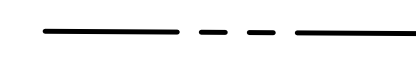
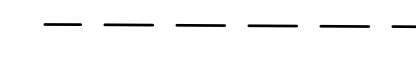
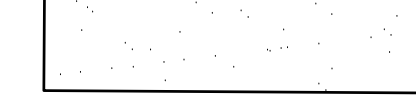
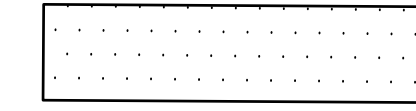

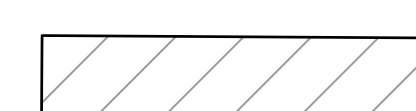




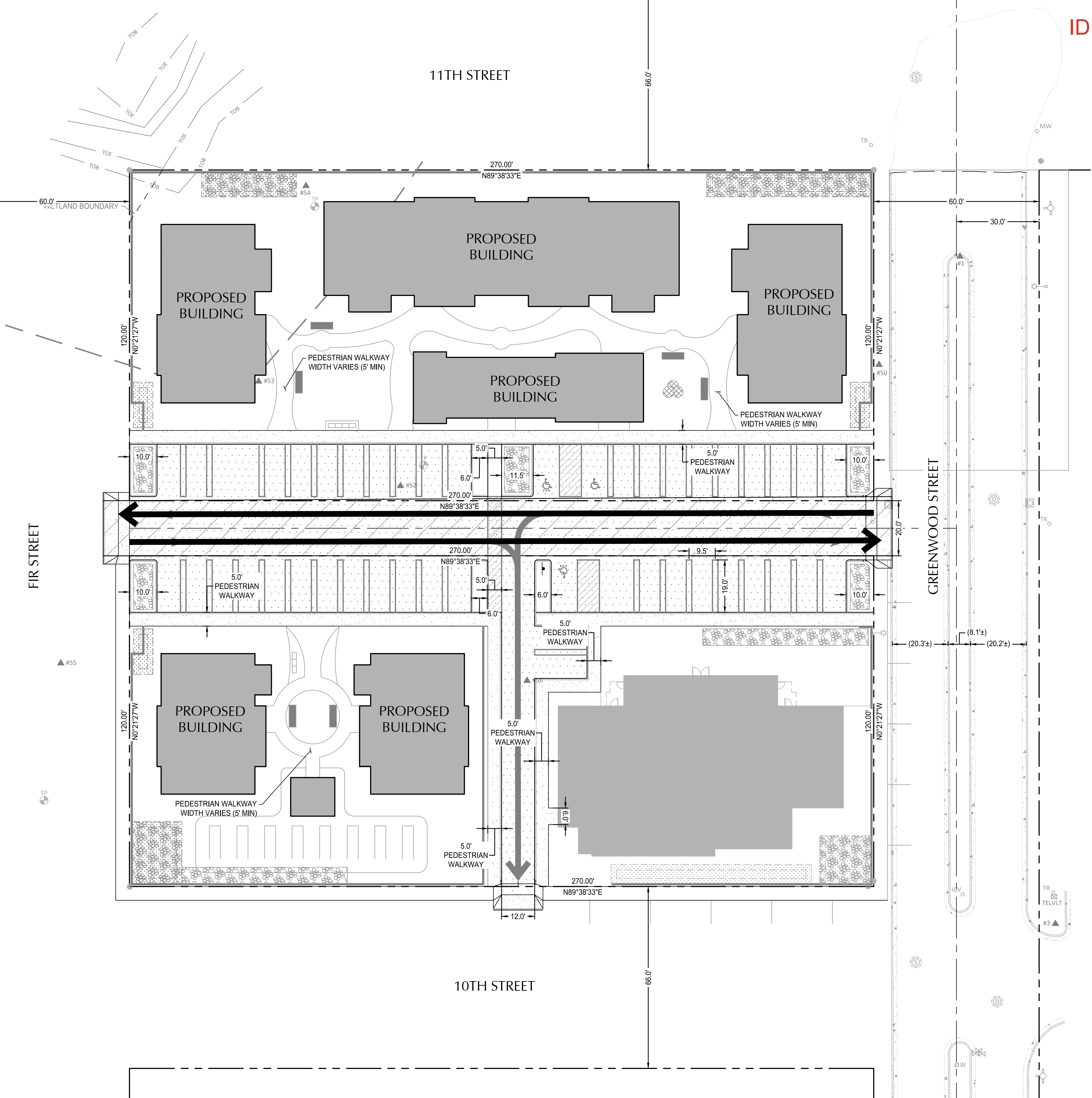
ID No. 56

**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALKS FOR PEDESTRIAN CIRCULATION ARE CONCEPTUAL ONLY.
3. ALL PUBLIC STREETS ARE CLASSIFIED AS LOCAL STREETS.

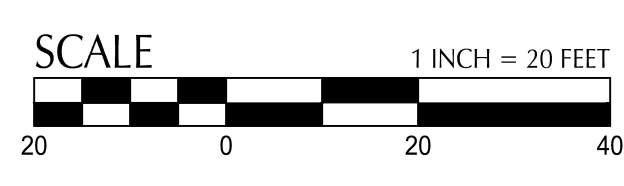
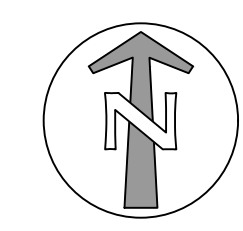
**SHEET LEGEND**

-  PROPERTY LINE
-  SAWCUT LINE
-  CONCRETE SIDEWALK
-  STANDARD ASPHALT PAVEMENT
-  STORMWATER MANAGEMENT FACILITY
-  PROPOSED FIRE ACCESS PATH
-  PROPOSED PUBLIC ALLEY
-  PROPOSED PRIVATE ALLEY



File: O:\cpl\2024\0153-Coastal-Village\CAD\PL\0153-ACCESS-CIRC.dwg TAB C1.0  
 Plotted: 9/20/24 at 2:56pm By: ABackus

REVISION	DATE	DESCRIPTION	BY



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

JOB No.:	2400153
DESIGNED BY:	JBP
DRAWN BY:	JBP
CHECKED BY:	AB
PLOT DATE:	9/20/24 2:56pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-ACCESS-CIRC.dwg
TAB NAME:	C1.0

628 Radar Rd, Yachats, OR 97498

OUR COASTAL VILLAGE FLORENCE  
PLANNED UNIT DEVELOPMENT PLANS

**ACCESS AND CIRCULATION PLAN**

SHEET NO.  
**C1.0**

SHEET 1 OF 3  
RECORD NO. XXXXX-XX

**SHEET NOTES**

- NO PUBLIC UTILITY EASEMENTS ARE PROPOSED.
- PUBLIC IMPROVEMENTS FOR 10TH STREET AND FIR STREET ARE PROPOSED UNDER A SEPARATE CITY-LED PROJECT. DESIGN TO BE COMPLETE IN JANUARY 2025.
- PUBLIC IMPROVEMENTS PROPOSED FOR THIS PROJECT ARE REFLECTED ON THIS PLAN. NO OTHER PUBLIC IMPROVEMENTS ARE PROPOSED AS PART OF THIS PROJECT.

**UTILITY KEY NOTES**

NOTE	DESCRIPTION	DETAIL REF.
1	PROPOSED FILTRATION RAIN GARDEN	
2	CONNECT TO EXISTING WATER MAIN	
3	CONNECT TO EXISTING 8" SANITARY SEWER MAIN	
4	CONNECT TO EXISTING 8" STORM MAIN	
5	PROPOSED INFILTRATION RAIN GARDEN	
6	PROPOSED INFILTRATION SOAKAGE TRENCH	
7	CONNECT TO FUTURE SANITARY MAIN	
8	CONNECT TO FUTURE WATER MAIN	
9	CONNECT TO FUTURE STORM MAIN	
RD	CONNECT TO ROOF DRAIN. SLOPE CONNECTING TO LEADER PIPE AT 2% MIN	
S	CONNECT TO BUILDING WASTE LINE.	
WM	WATER METER. EACH SITE TO HAVE ONE METER.	

**UTILITY LABEL LEGEND**

**STRUCTURE LABEL**

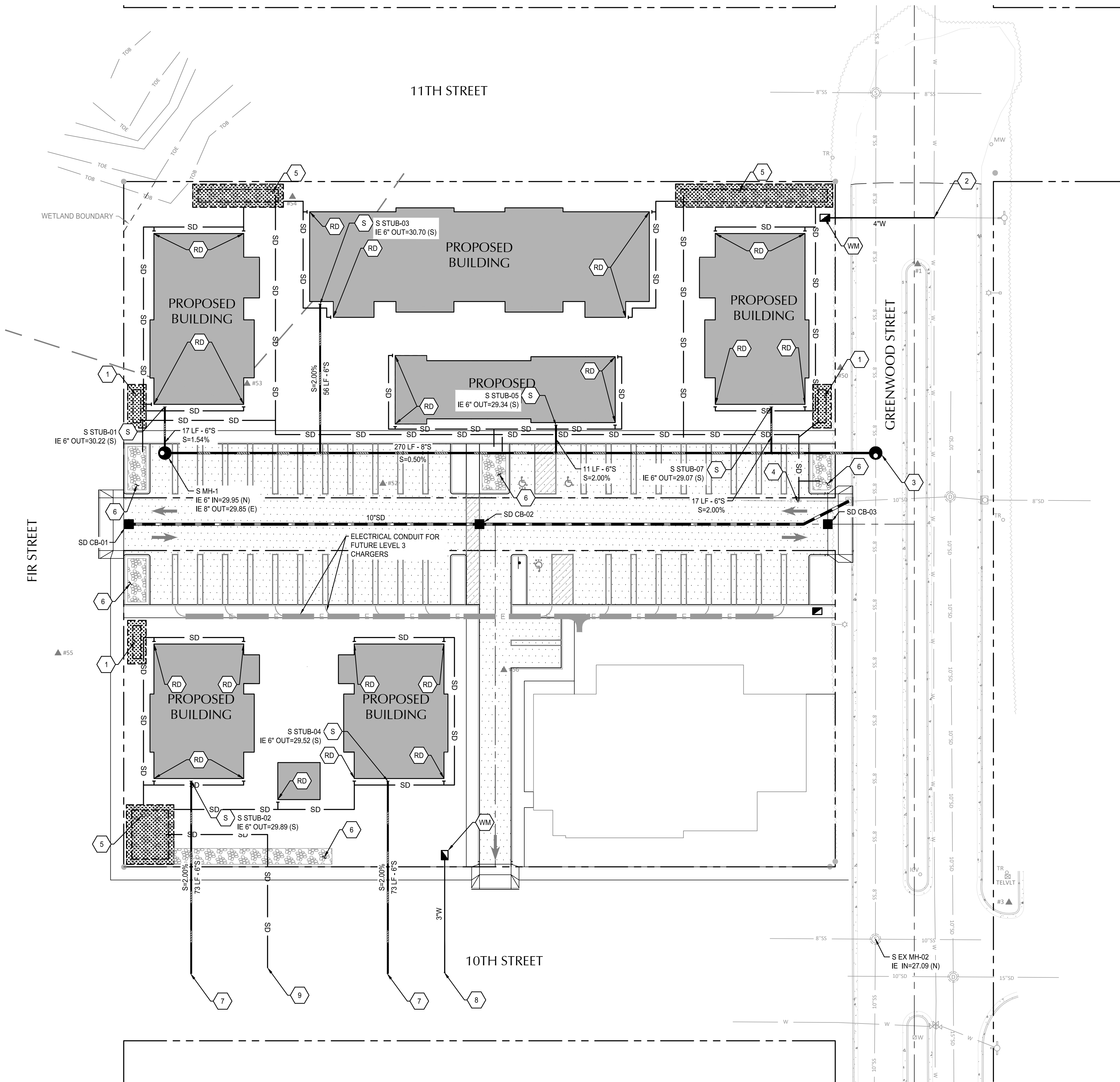
UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)  
 STRUCTURE TYPE CALLOUT  
 ID NUMBER (WHERE APPLICABLE)  
 XX XX-XX  
 N=XXXX XX  
 E=XXXX XX  
 LOCATION (WHERE APPLICABLE)  
 RIM=  
 IE IN = XX.X  
 IE OUT = XX.X  
 STRUCTURE INFO (WHERE APPLICABLE)

**PIPE LABEL**

UTILITY LENGTH  
 UTILITY SIZE  
 XXLF - XX" XX  
 UTILITY TYPE  
 S=X.XX%  
 SLOPE (WHERE APPLICABLE)

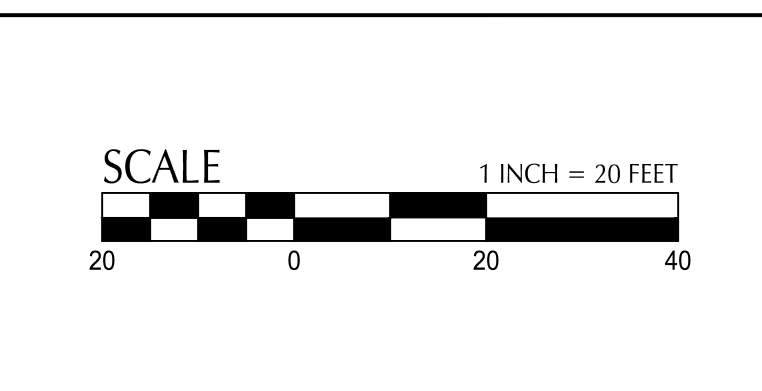
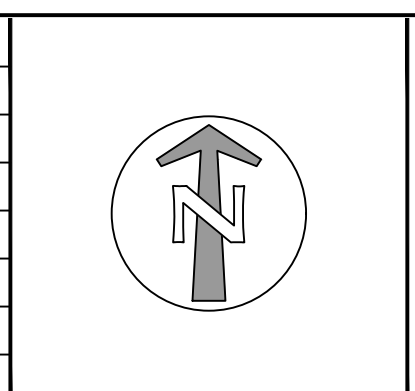
**STRUCTURE TYPE**

CALLOUT	DESCRIPTION	DETAIL REF.
CB	CATCH BASIN	
CO	CLEANOUT TO GRADE	
MH	MANHOLE	
OF	OUTFALL	
PIV	POST INDICATOR VALVE	
PLUG	PLUG	
STUB	STUB	
TB	THRUST BLOCK	
TEE	TEE CONNECTION	
VB	VERTICAL BEND	
WM	WATER METER	
WYE	WYE CONNECTION	



File: O:\cpl\2024\0153-Coastal-Village\CAD\PILOT\2400153-STRM-UTIL.dwg TAB.C2.0  
 Plotted: 9/20/24 at 3:27pm By: ABackus  
 24x36

REVISION	DATE	DESCRIPTION	BY




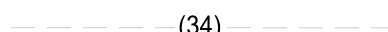
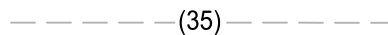

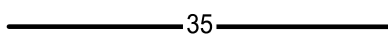



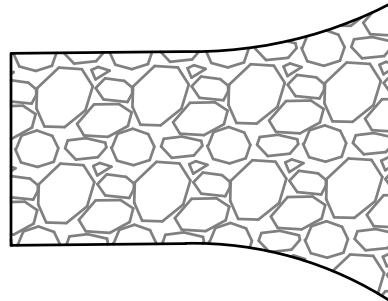
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

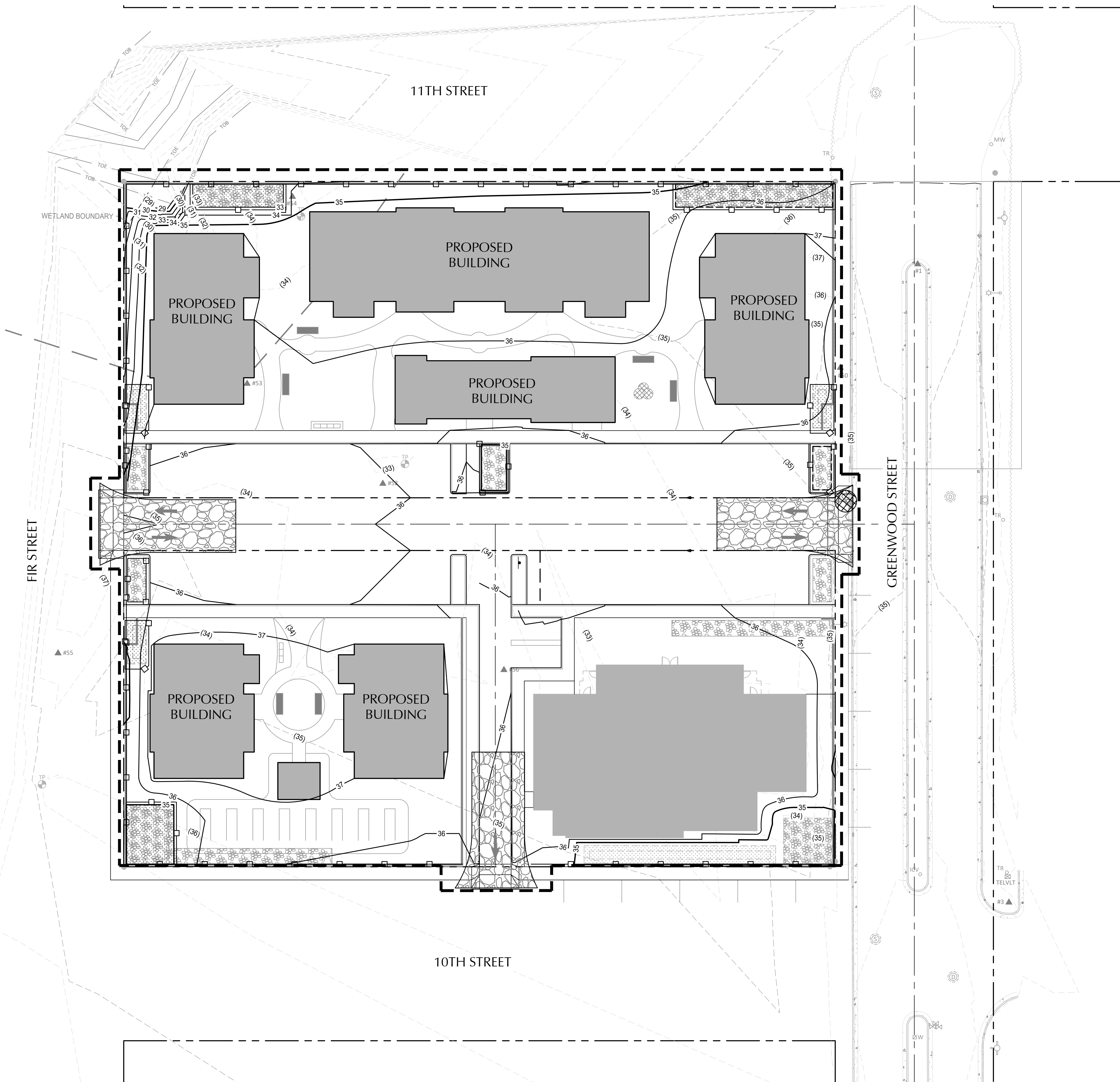
JOB No.:	2400153
DESIGNED BY:	JBP
DRAWN BY:	JBP
CHECKED BY:	AB
PLOT DATE:	9/20/24 3:27pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-STRM-UTIL.dwg
TAB NAME:	C2.0

628 Radar Rd, Yachats, OR 97498  
 OUR COASTAL VILLAGE FLORENCE  
 PLANNED UNIT DEVELOPMENT PLANS  
**STORM AND UTILITY PLAN**

SHEET NO.	
C2.0	
SHEET	2 OF 3
RECORD NO.	XXXXX-XX

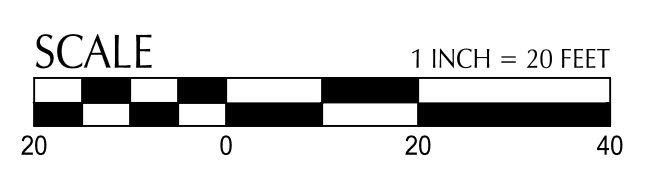
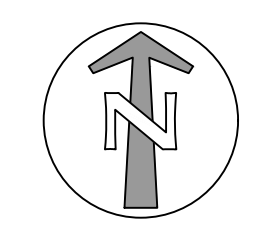
**SHEET LEGEND**

-  PROPERTY LINE
-  (34) EX. CONTOUR MINOR
-  (35) EX. CONTOUR MAJOR
-  34 PROP. CONTOUR MINOR
-  35 PROP. CONTOUR MAJOR
-  EXTENT OF WORK
-  SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY).
-  INLET PROTECTION
-  ROCKED CONSTRUCTION ENTRANCE



File: O:\c\p\2024\0153-Coastal-Village\CAD\PILOT\2400153-ESC.dwg TAB: C3.0  
 Plotted: 9/20/24 at 2:57pm By: ABackus  
 24x36

REVISION	DATE	DESCRIPTION	BY



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

JOB No.:	2400153
DESIGNED BY:	JBP
DRAWN BY:	JBP
CHECKED BY:	AB
PLOT DATE:	9/20/24 2:57pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-ESC.dwg
TAB NAME:	C3.0

628 Radar Rd, Yachats, OR 97498  
 OUR COASTAL VILLAGE FLORENCE  
 PLANNED UNIT DEVELOPMENT PLANS  
**EROSION AND SEDIMENT CONTROL PLAN**

SHEET NO.  
**C3.0**  
 SHEET 3 OF 3  
 RECORD NO.  
 XXXXX-XX