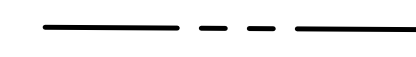
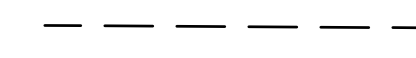

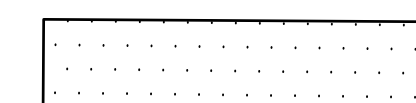


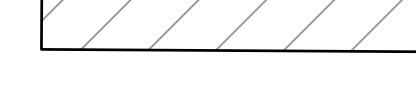

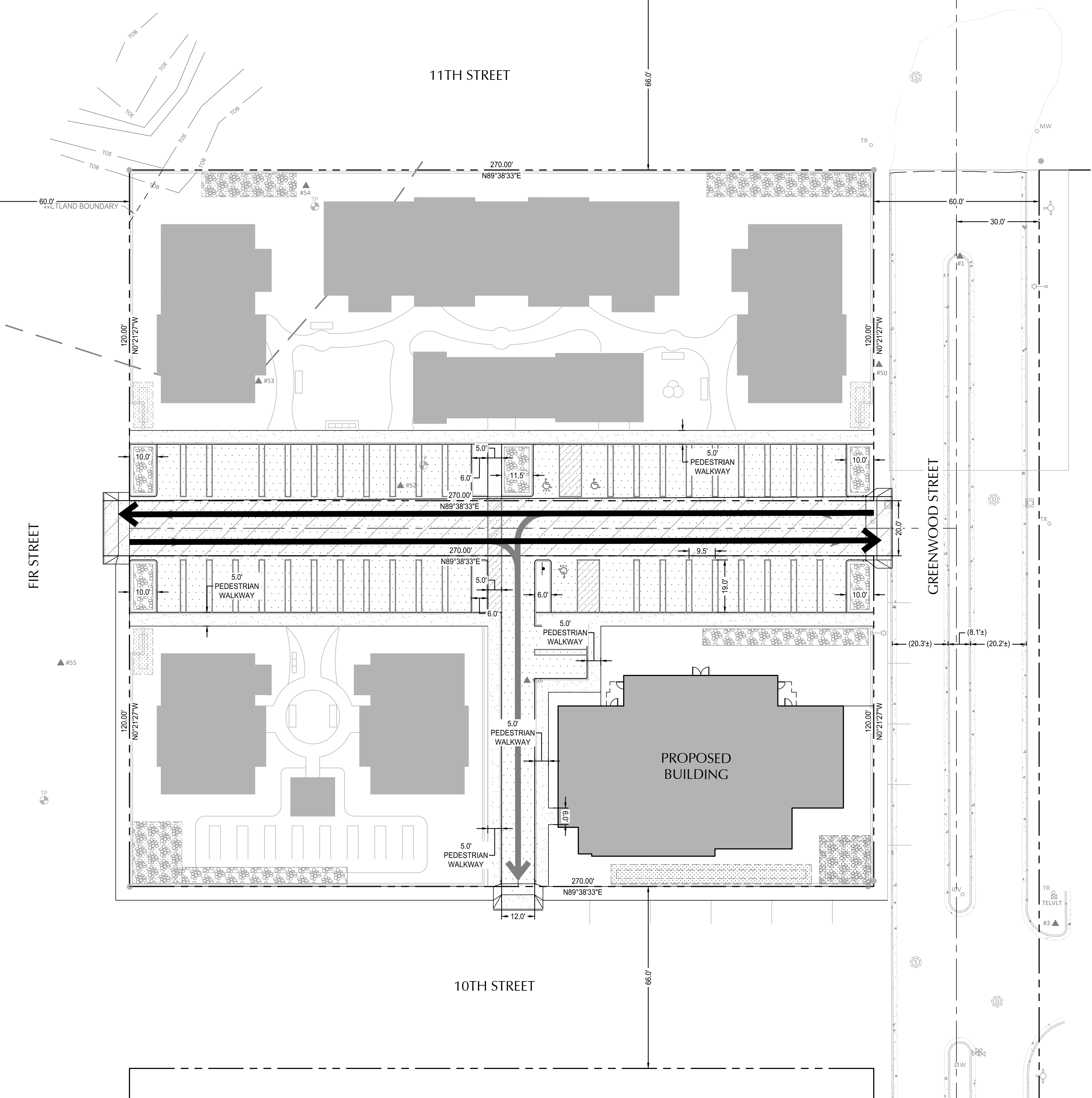


SHEET NOTES

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.

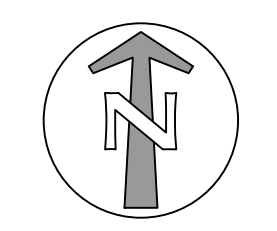
SHEET LEGEND

-  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\2400153-Coastal-Village\CAD\PL\02400153-ACCESS-CIRC.dwg TAB C100
 Plotted: 9/20/24 at 3:29pm 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 3:29pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-ACCESS-CIRC.dwg
TAB NAME:	C100

628 Radar Rd, Yachats, OR 97498

OUR COASTAL VILLAGE FLORENCE
EARLY LEARNING FACILITY PLANS

ACCESS AND CIRCULATION PLAN

SHEET NO.

C100

SHEET 1 OF 3
RECORD NO. XXXXX-XX

SHEET NOTES

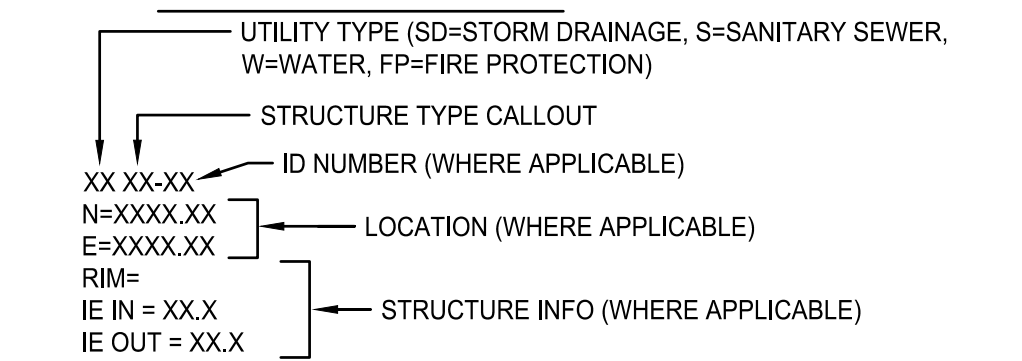
- NO PUBLIC UTILITY EASEMENTS ARE PROPOSED.
- PUBLIC IMPROVEMENTS FOR 10TH STREET AND FIR STREET ARE PROPOSED UNDER A SEPARATE CITY-LED PROJECT. DESIGN TO BE COMPLETE IN JANUARY 2025.
- PUBLIC IMPROVEMENTS PROPOSED FOR THIS PROJECT ARE REFLECTED ON THIS PLAN. NO OTHER PUBLIC IMPROVEMENTS ARE PROPOSED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

UTILITY KEY NOTES

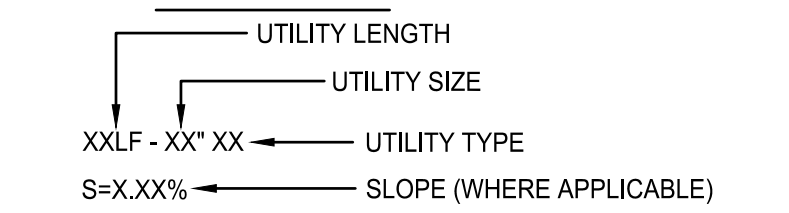
NOTE	DESCRIPTION	DETAIL REF.
1	PROPOSED FILTRATION RAIN GARDEN	
2	CONNECT TO EXISTING WATER MAIN	
3	CONNECT TO EXISTING 8" SANITARY SEWER MAIN	
4	CONNECT TO EXISTING 8" STORM MAIN	
5	PROPOSED INFILTRATION RAIN GARDEN	
6	PROPOSED INFILTRATION SOAKAGE TRENCH	
7	CONNECT TO FUTURE SANITARY MAIN	
8	CONNECT 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

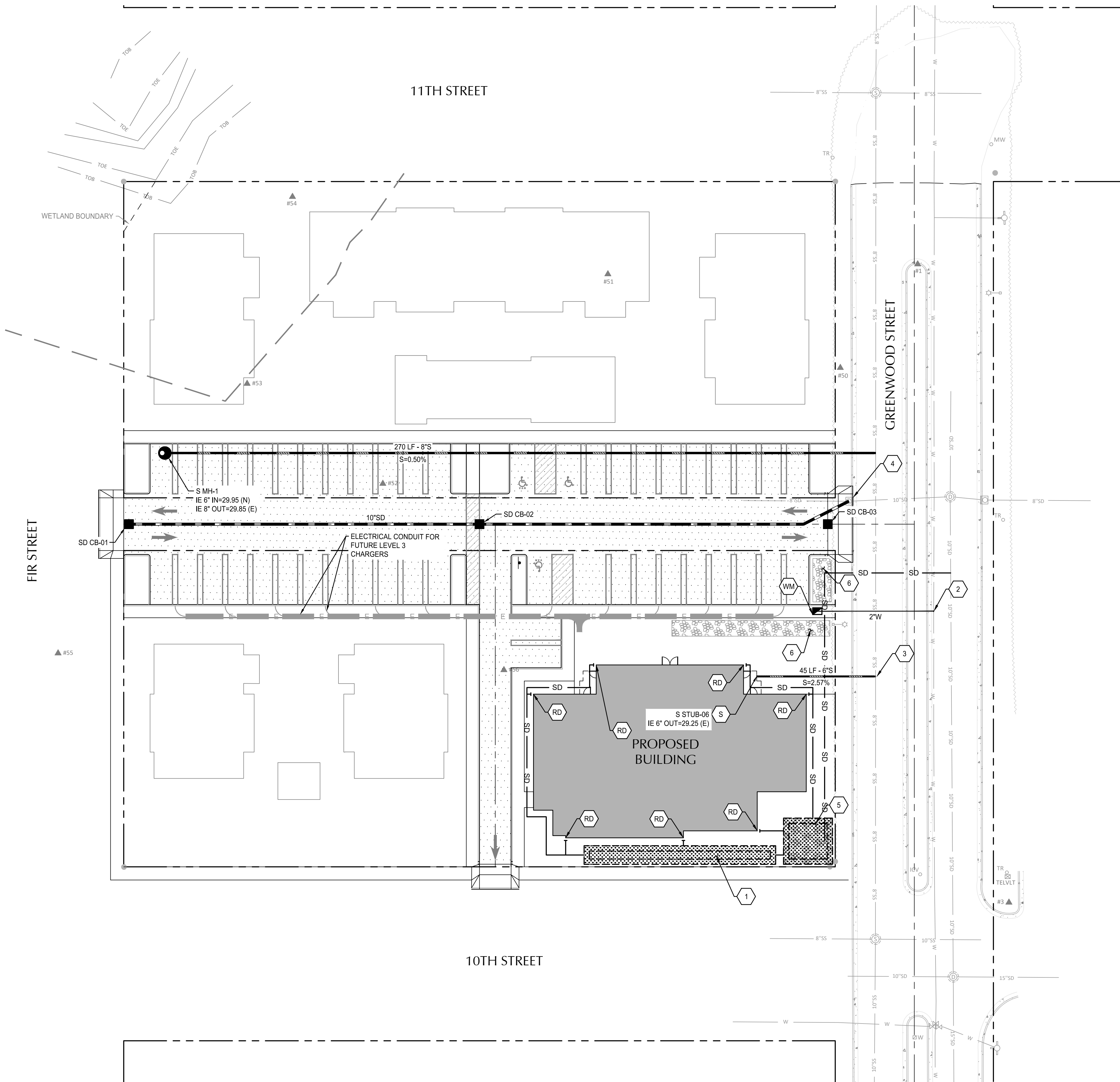


PIPE LABEL



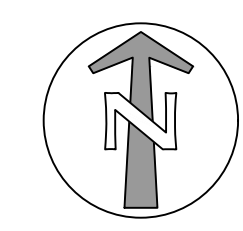
STRUCTURE TYPE

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\2400153-Coastal-Village\CAD\PL\02400153-STRM-UTIL.dwg TAB.C200
 Plotted: 9/20/24 at 3:32pm By: ABackus
 24x36

REVISION	DATE	DESCRIPTION	BY



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CONSTRUCTION**


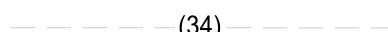
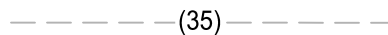

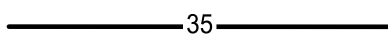



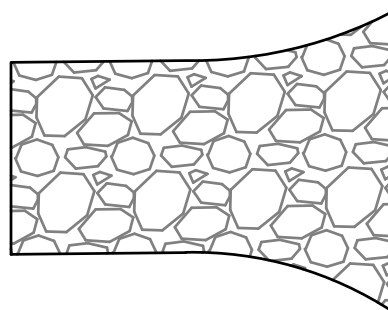
JOB No.:	2400153
DESIGNED BY:	JBP
DRAWN BY:	JBP
CHECKED BY:	AB
PLOT DATE:	9/20/24 3:32pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-STRM-UTIL.dwg
TAB NAME:	C200

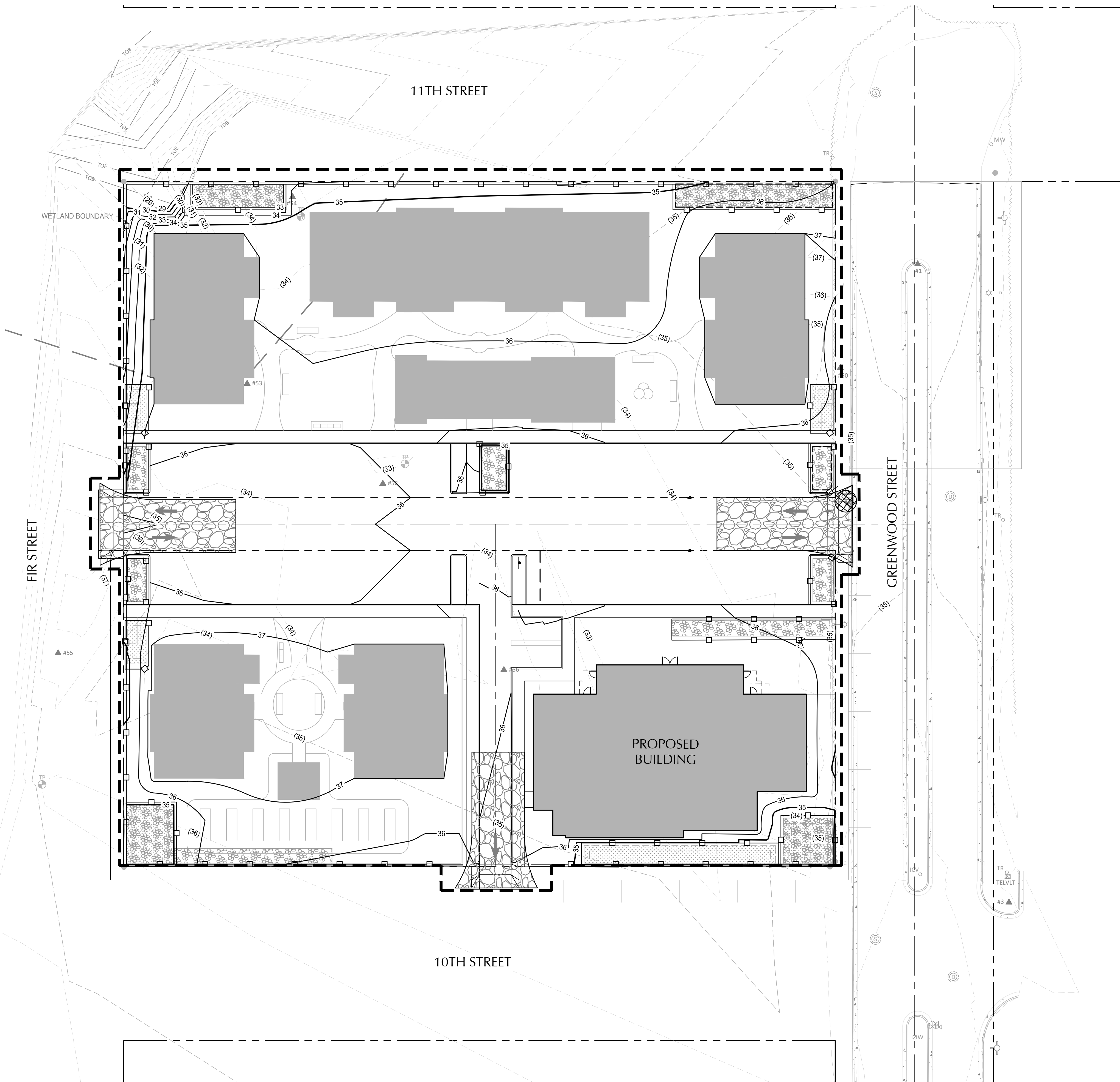
628 Radar Rd, Yachats, OR 97498

OUR COASTAL VILLAGE FLORENCE
 EARLY LEARNING FACILITY PLANS
 STORM AND UTILITY PLAN

SHEET NO.	
C200	
SHEET	OF
2	3
RECORD NO.	XXXXX-XX

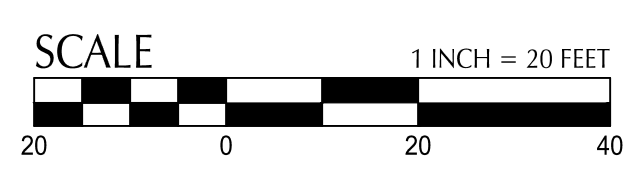
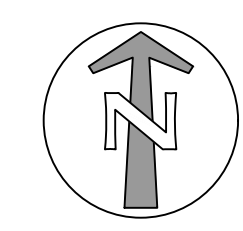
SHEET LEGEND

-  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:\cpl\2400153-Coastal-Village\CAD\PILOT\2400153-ESC.dwg TAB: C300
 Plotted: 9/20/24 at 3:29pm 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 3:29pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-ESC.dwg
TAB NAME:	C300

628 Radar Rd, Yachats, OR 97498

OUR COASTAL VILLAGE FLORENCE
 EARLY LEARNING FACILITY PLANS

EROSION AND SEDIMENT CONTROL PLAN

SHEET NO.

C300

SHEET 3 OF 3
RECORD NO. XXXXX-XX