
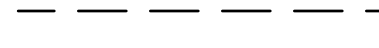
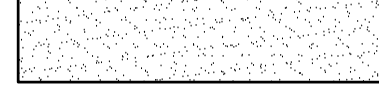
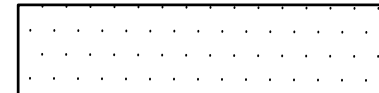
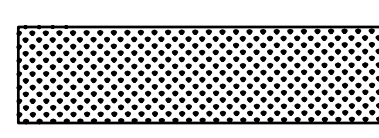
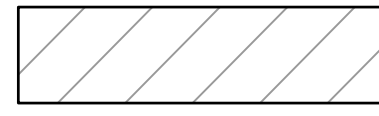





SHEET NOTES

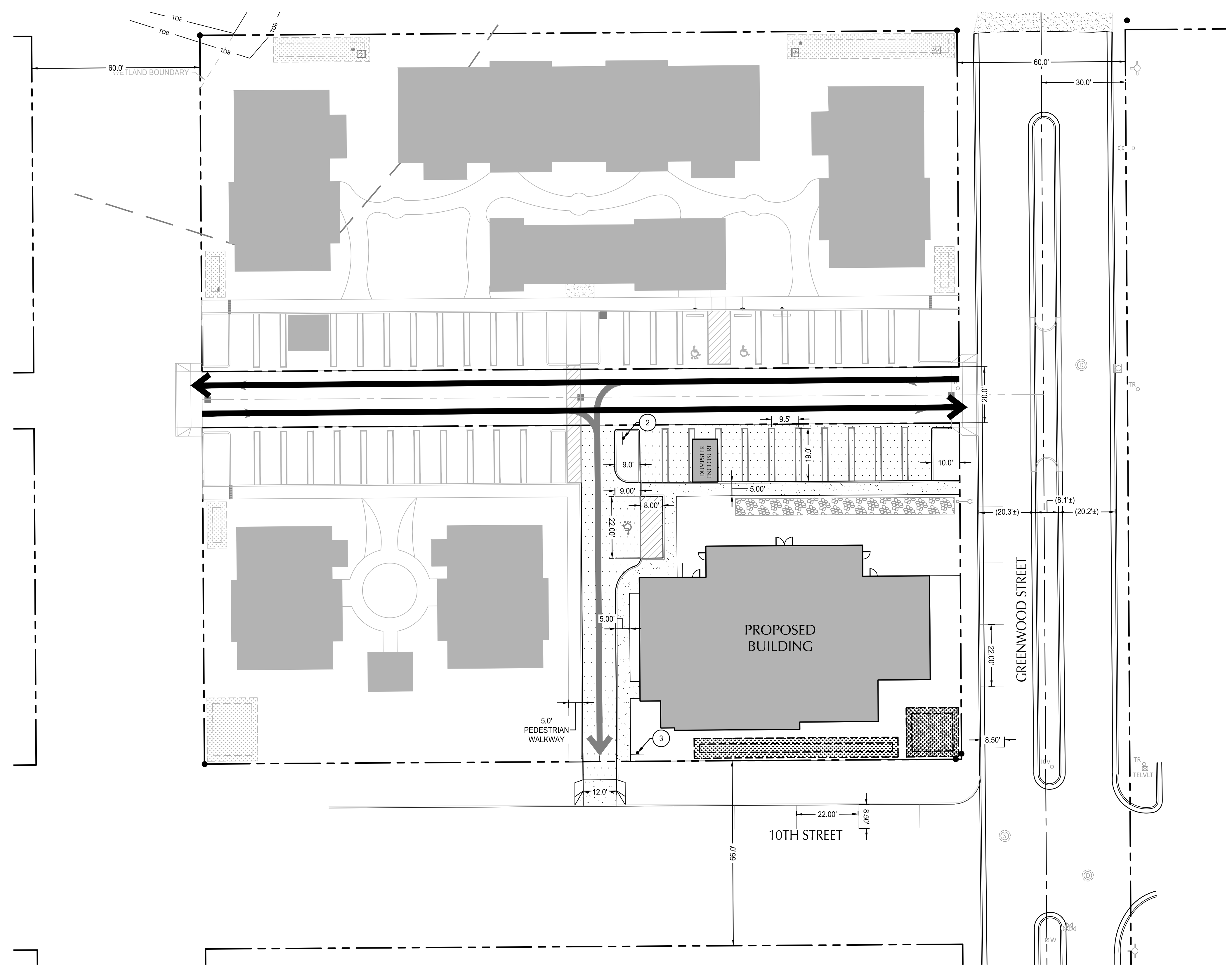
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALKS FOR PEDESTRIAN CIRCULATION ARE CONCEPTUAL ONLY.
3. ALL PUBLIC STREETS ARE CLASSIFIED AS LOCAL STREETS.

SHEET LEGEND

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

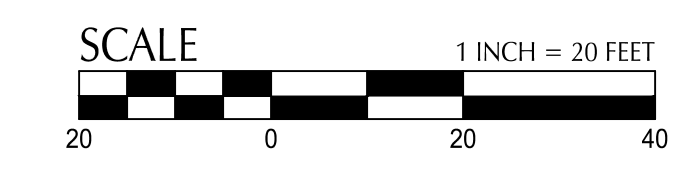
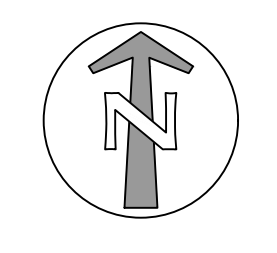
(X) SIGN LEGEND

- # SIGN
- 1 ADA PARKING SIGN. SEE DETAIL 10/C4.0
 - 2 ONE WAY SIGN PER MUTCD R6-1, 36"x12". SEE BELOW
 - 3 DO NOT ENTER SIGN PER MUTCD R5-1, 30"x30". SEE BELOW
- 
- 



File: O:\epi\24\0153-Coastal-Village\CAD\PILOT\PILOT-INFO\240153-02PV.dwg TAB C200
 Plotted: 11/1/24 at 5:11pm By: ABackus

REVISION	DATE	DESCRIPTION	BY



FOR INFORMATION ONLY

JOB No.:	2400153
DESIGNED BY:	JBP
DRAWN BY:	MB
CHECKED BY:	AB
PLOT DATE:	11/1/24 5:11pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-02PV.dwg
TAB NAME:	C200

628 RADAR RD, YACHTS, OR 97498

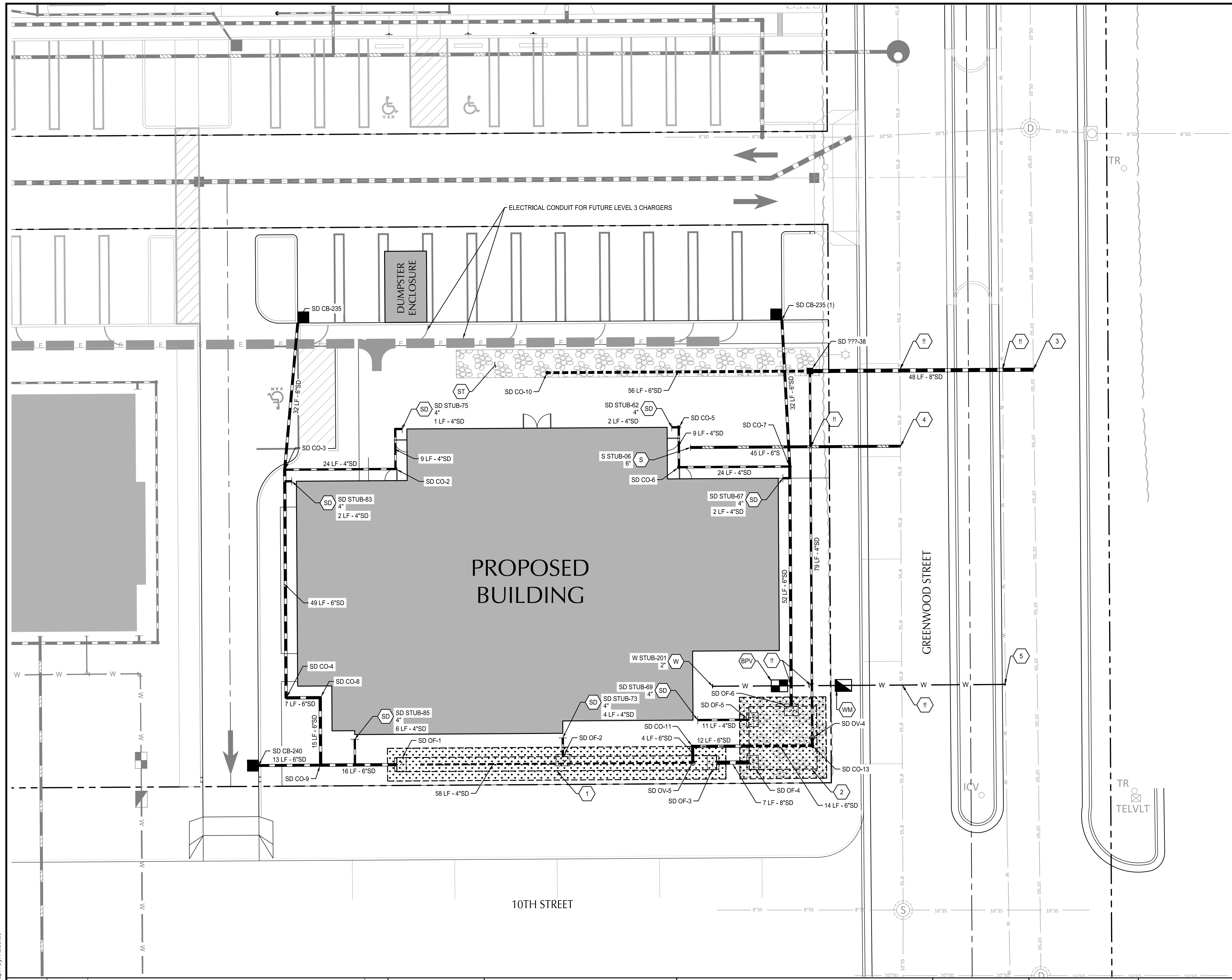
OUR COASTAL VILLAGE FLORENCE
EARLY LEARNING CENTER

ACCESS AND CIRCULATION PLAN

SHEET NO.

C200

SHEET 1 OF XX
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	PROPOSED INFILTRATION RAN GARDEN.	
3	CONNECT TO EXISTING 10" STORM MAIN.	
4	CONNECT TO EXISTING 8" SANITARY MAIN.	
5	CONNECT TO EXISTING WATER MAIN.	
ST	PROPOSED INFILTRATION SOAKAGE TRENCH. SOAKAGE TRENCH TO BE DESIGNED PER UIC RULE AUTHORIZATION STANDARDS.	
WM	INSTALL WATER METER.	
BPV	BACKFLOW PREVENTION VAULT	
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SLOPE CONNECTING TO LEADER PIPE AT 2% MIN.	
S	CONNECT TO BUILDING WASTE LINE.	
W	CONNECT TO BUILDING COLD WATER SYSTEM.	
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.	

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)

LOCATION (WHERE APPLICABLE)

STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH

UTILITY SIZE

UTILITY TYPE

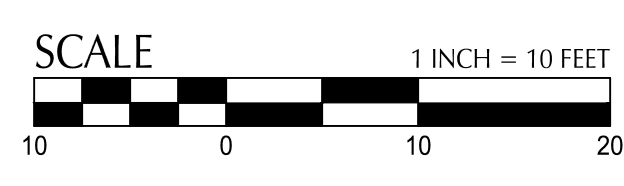
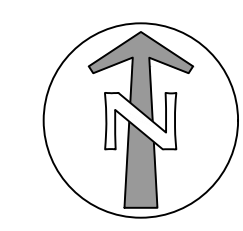
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AD	AREA DRAIN	
BPV	BACKFLOW PREVENTION VAULT	
CO	CLEANOUT TO GRADE	
OF	OUTFALL	
OV	OVERFLOW INLET	
STUB	STUB	
WM	WATER METER	

File: O:\c\p\2024\0153-Coastal-Village\CAD\PL\OTEL\PL\UD-INFO\240153-03UT.dwg TAB C300
 Plotted: 11/1/24 at 5:12pm By: ABackus
 24x36

REVISION	DATE	DESCRIPTION	BY



FOR INFORMATION ONLY

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DESIGNED BY:	JBP
DRAWN BY:	MB
CHECKED BY:	AB
PLOT DATE:	11/1/24 5:12pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-03UT.dwg
TAB NAME:	C300

628 RADAR RD, YACHATS, OR 97498

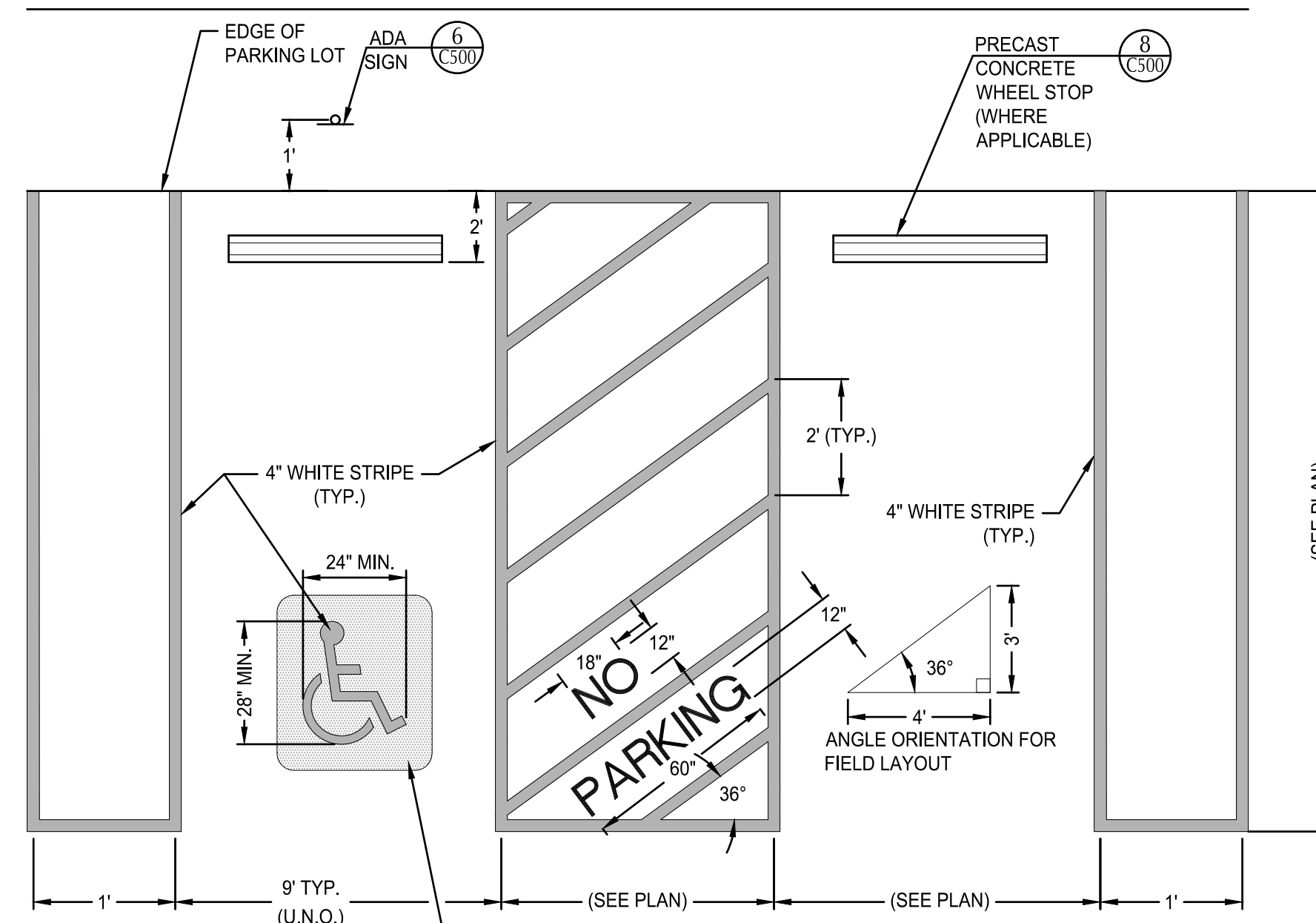
OUR COASTAL VILLAGE FLORENCE
EARLY LEARNING CENTER

STORM & UTILITY PLAN

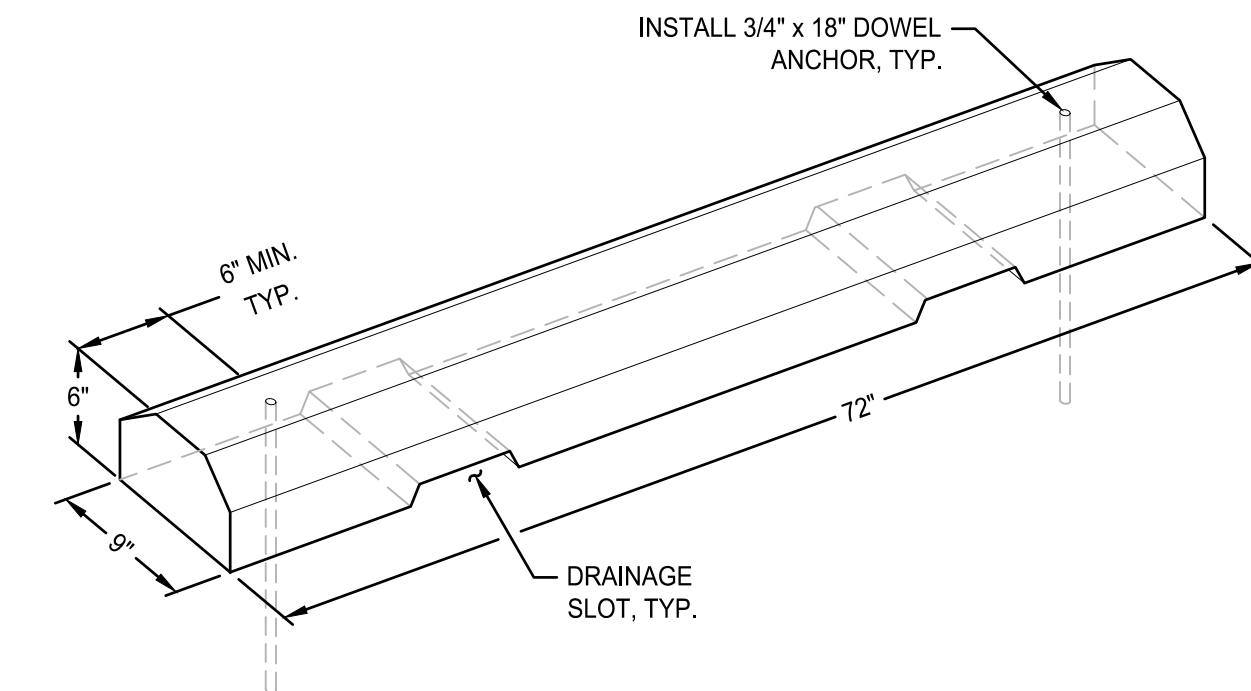
SHEET 1 OF XX
RECORD NO. XXXXX-XX

C300

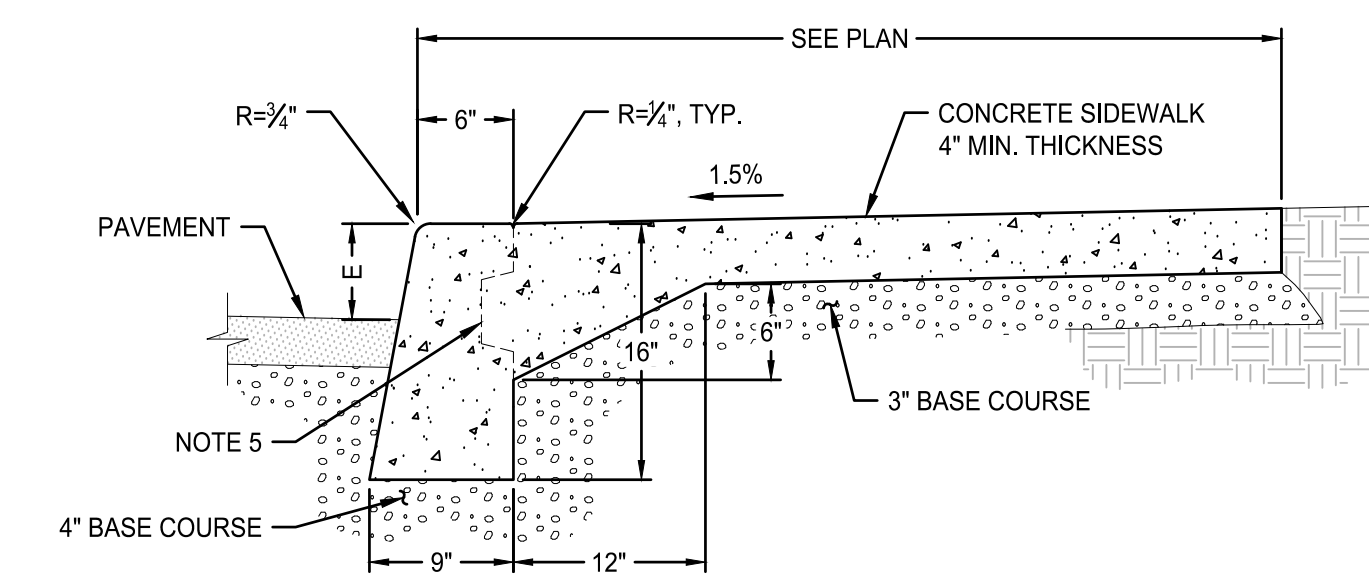
SHEET NO.



7 TYPICAL PARKING STRIPING AND LAYOUT
SCALE: NTS

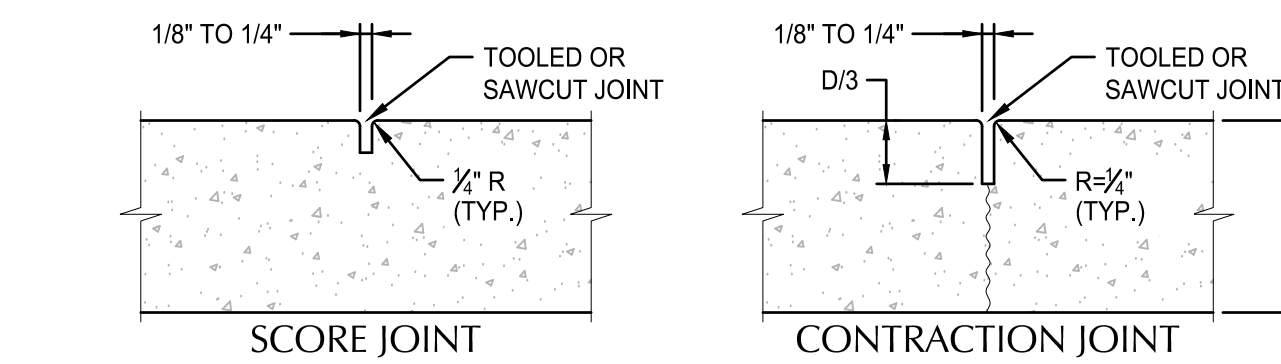


8 PRECAST CONCRETE WHEEL STOP
SCALE: NTS



- NOTES:**
- CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
 - CONSTRUCT JOINTS PER TYP. SIDEWALK JOINTS DETAIL ON THIS SHEET.
 - TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
 - DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.
 - IF NEEDED, CURB AND SIDEWALK CAN BE CONSTRUCTED SEPARATELY USING TAPERED 2"x4" KEYWAY FORMED IN CURB AS SHOWN.

4 CURB & SIDEWALK - MONOLITHIC
SCALE: NTS



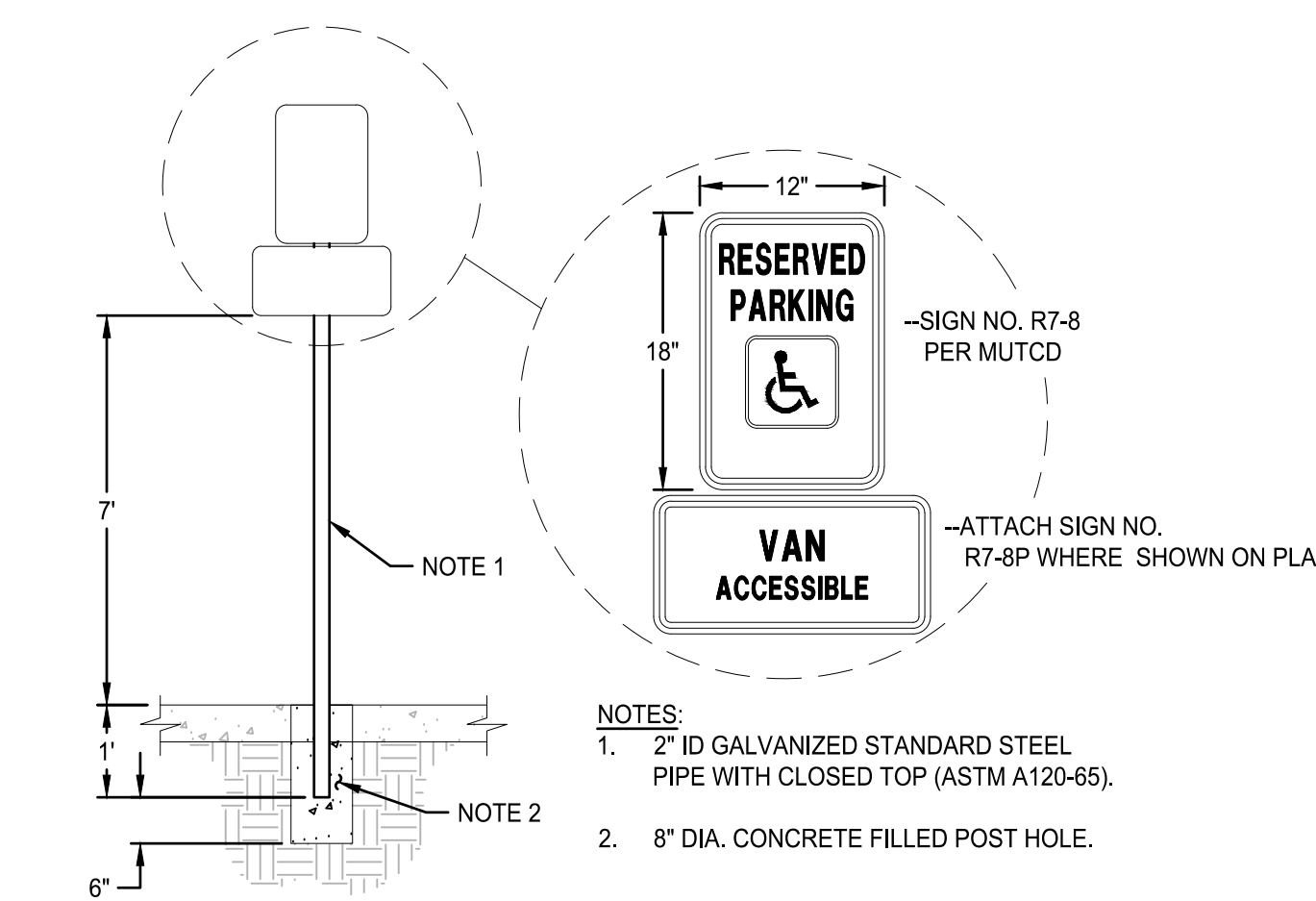
JOINT INTERVALS TABLE

TYPE	SPACING	OR AT...
SCORE	5' TYP.	LOCATIONS SHOWN ON PLANS
CONTRACTION	15' MAX.	END OF RAMPS AND DRIVEWAYS
EXPANSION/ISOLATION	200'*	POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY OR OTHER FIXED OBJECTS

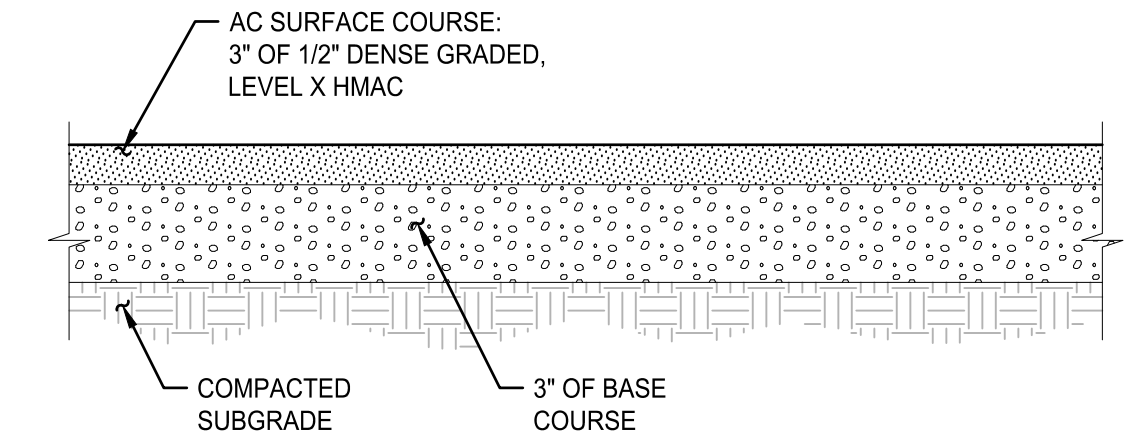
*MONOLITHIC CURB AND SIDEWALK SHALL BE 45' MAX.

- NOTES:**
- CONTRACTION JOINTS MAY BE USED IN PLACE OF SCORE JOINTS.
 - CONSTRUCTION COLD JOINTS MAY BE USED IN PLACE OF CONTRACTION JOINTS.
 - PROVIDE MEDIUM BROOM FINISH WITH NO TOOL MARKS.

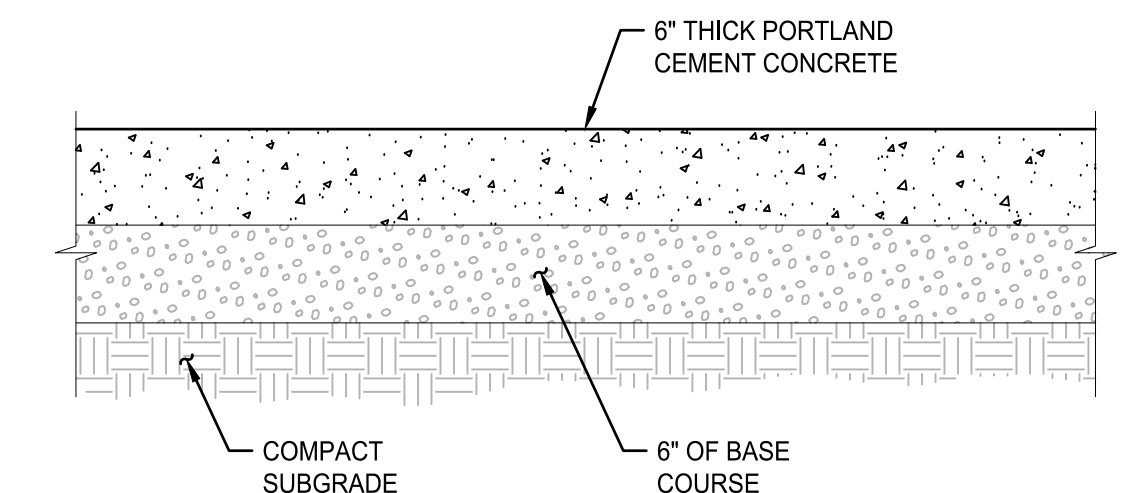
5 TYP. SIDEWALK JOINTS
SCALE: NTS



6 ADA PARKING SIGN - TYPE 1
SCALE: NTS

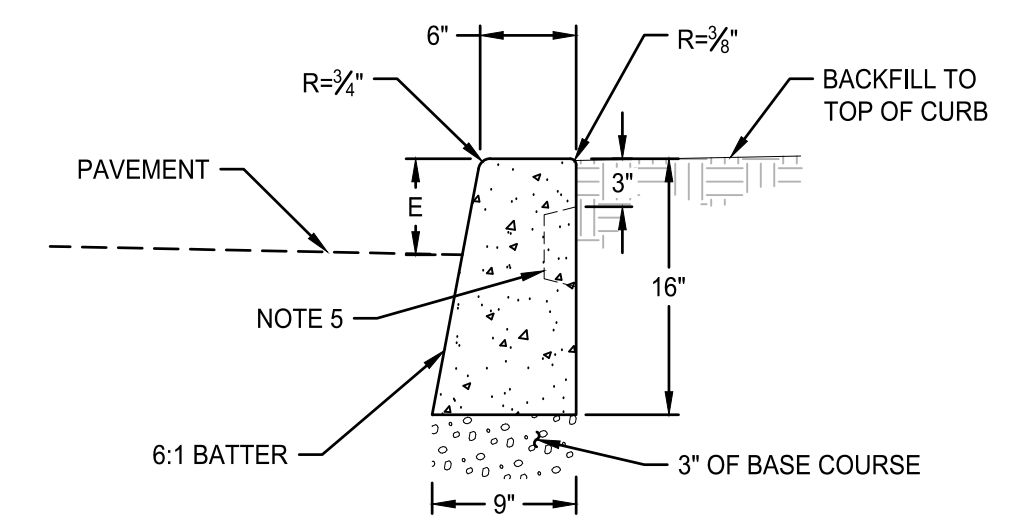


1 ASPHALT PAVEMENT SECTION
SCALE: NTS



- NOTES:**
- CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS.
 - CONSTRUCT EXPANSION JOINTS AT 200' MAX. SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
 - PROVIDE MEDIUM TO COARSE BROOM FINISH.

2 CONCRETE PAVEMENT SECTION
SCALE: NTS



- NOTES:**
- CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
 - CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
 - TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
 - DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.
 - WHERE CONCRETE SIDEWALK IS USED, INSTALL KEYWAY INTO CURB AS SHOWN.

3 CONCRETE CURB - STANDARD
SCALE: NTS

File: O:\cpl\2024\0153-Coastal-Village\CAD\PL\LOT\ELP\UD-INFO\240153-05DT.dwg TAB C500
24x36
Plotted: 11/2/24 at 2:11pm By: ABackus

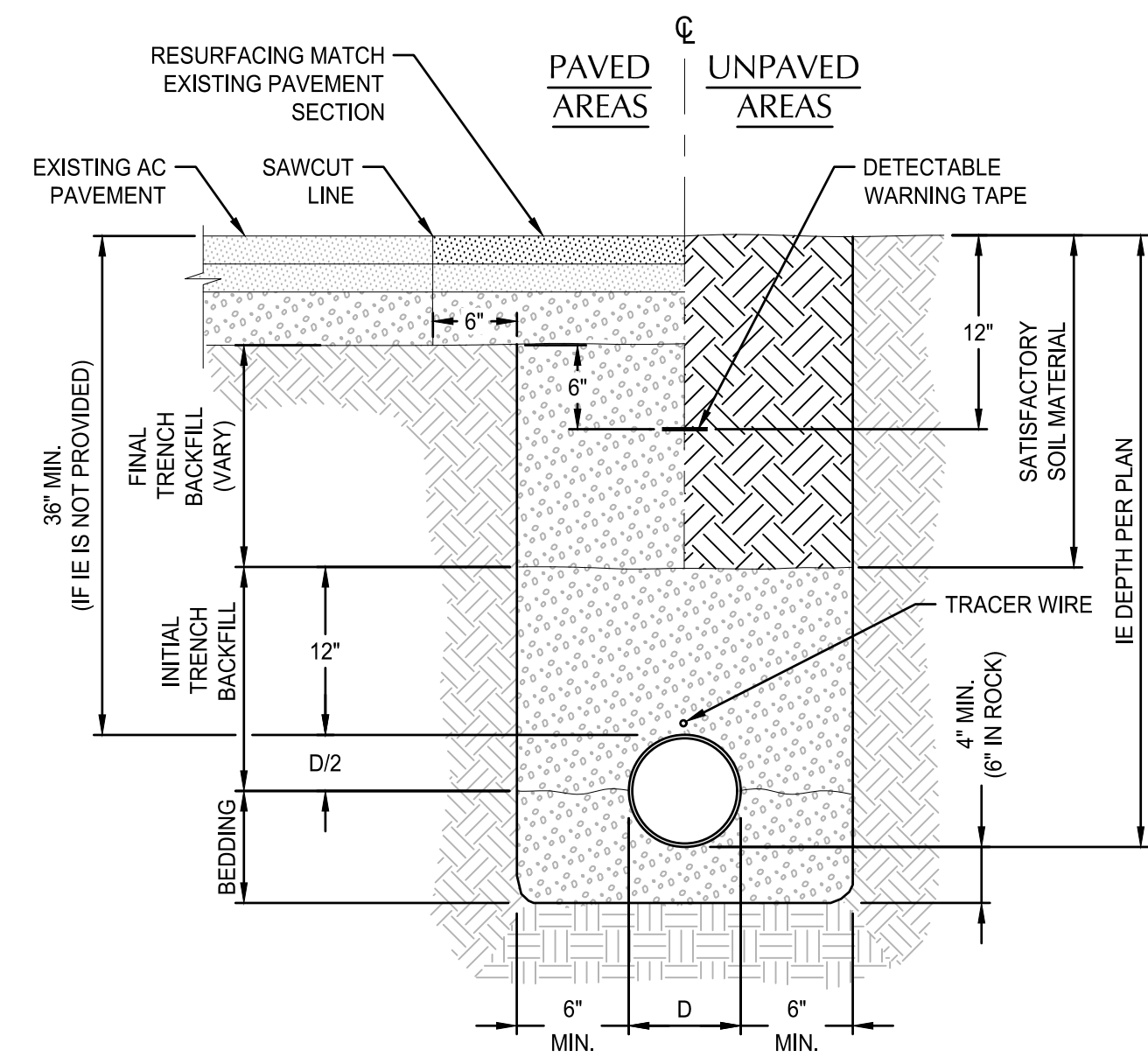
REVISION	DATE	DESCRIPTION	BY

FOR INFORMATION ONLY

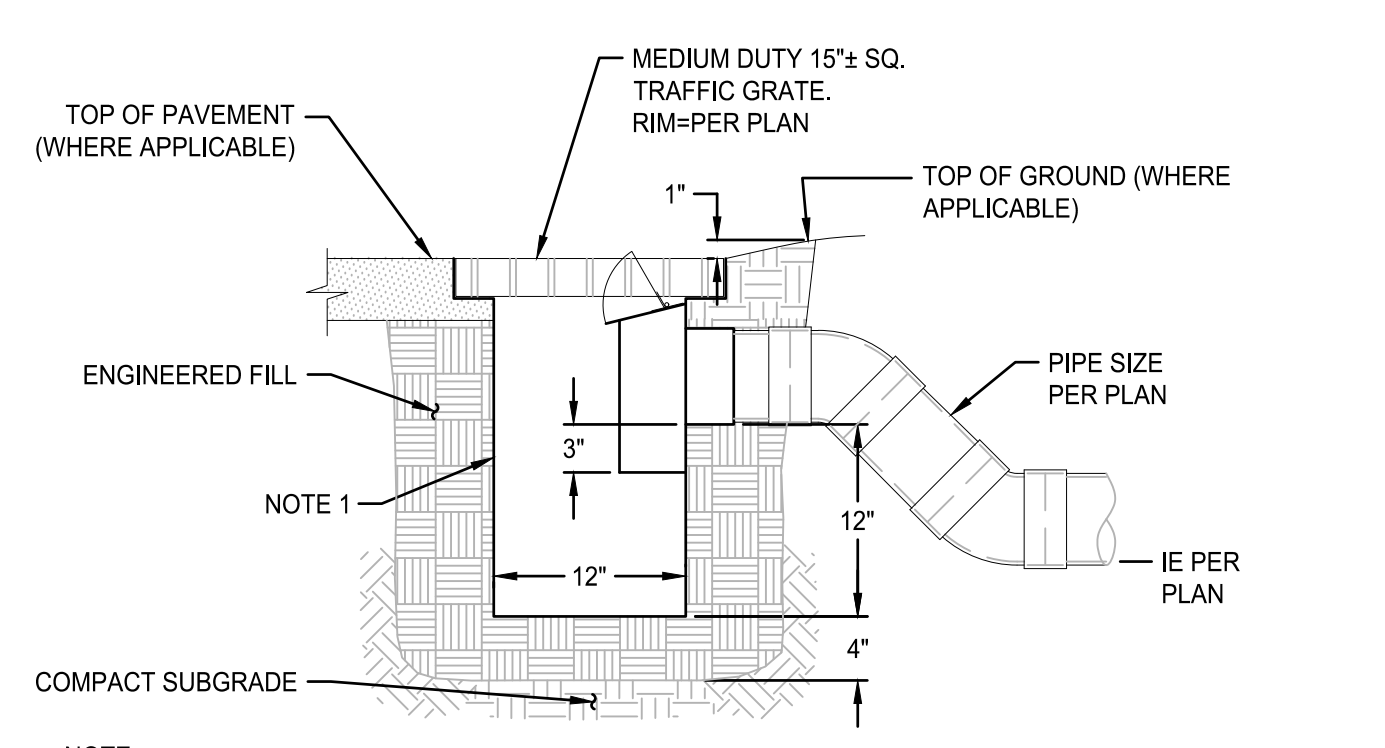
JOB No.:	2400153
DESIGNED BY:	JBP
DRAWN BY:	MB
CHECKED BY:	AB
PLOT DATE:	11/2/24 2:11pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-05DT.dwg
TAB NAME:	C500

628 RADAR RD, YACHTS, OR 97498
OUR COASTAL VILLAGE FLORENCE EARLY LEARNING CENTER
CIVIL DETAILS

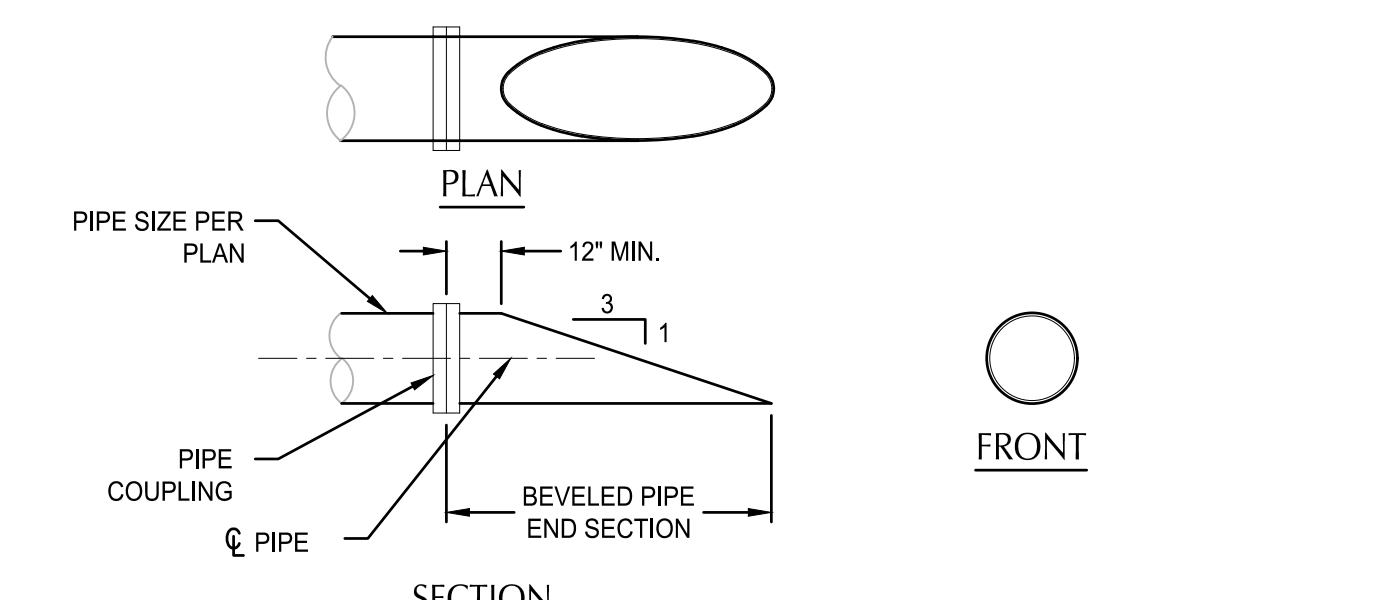
SHEET NO.	C500
SHEET 1 OF XX	
RECORD NO.	XXXXX-XX



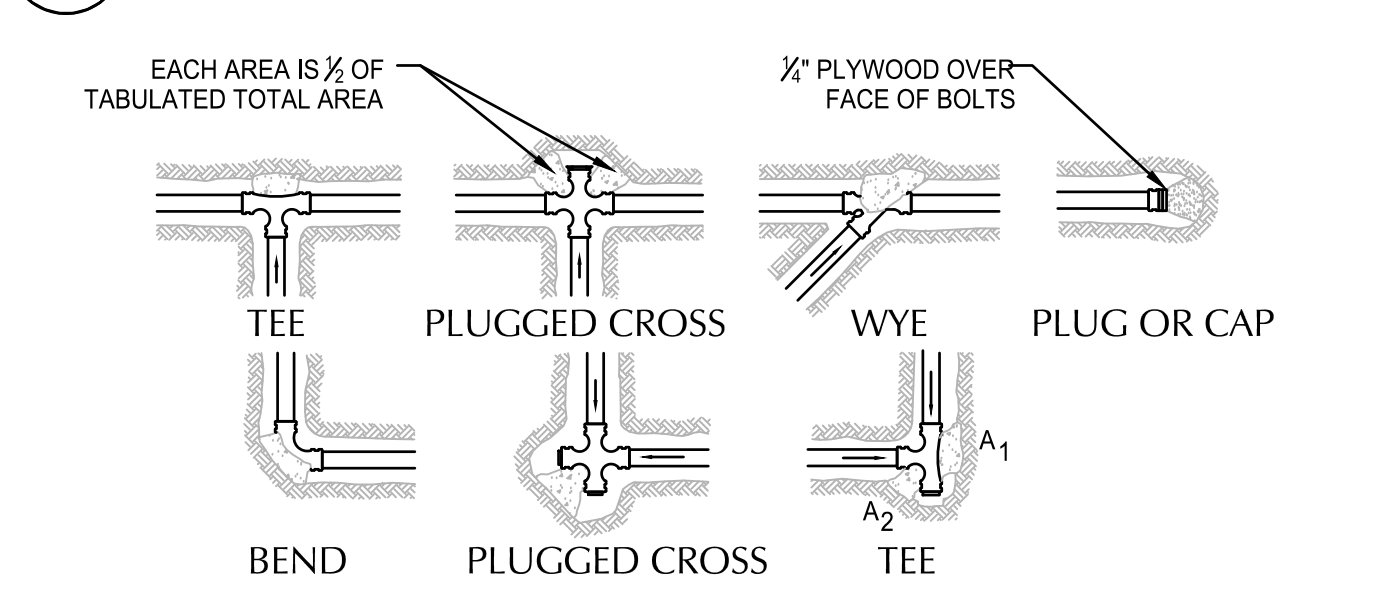
8 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



5 TRAPPED AREA DRAIN
SCALE: NTS



6 MITERED OUTFALL
SCALE: NTS



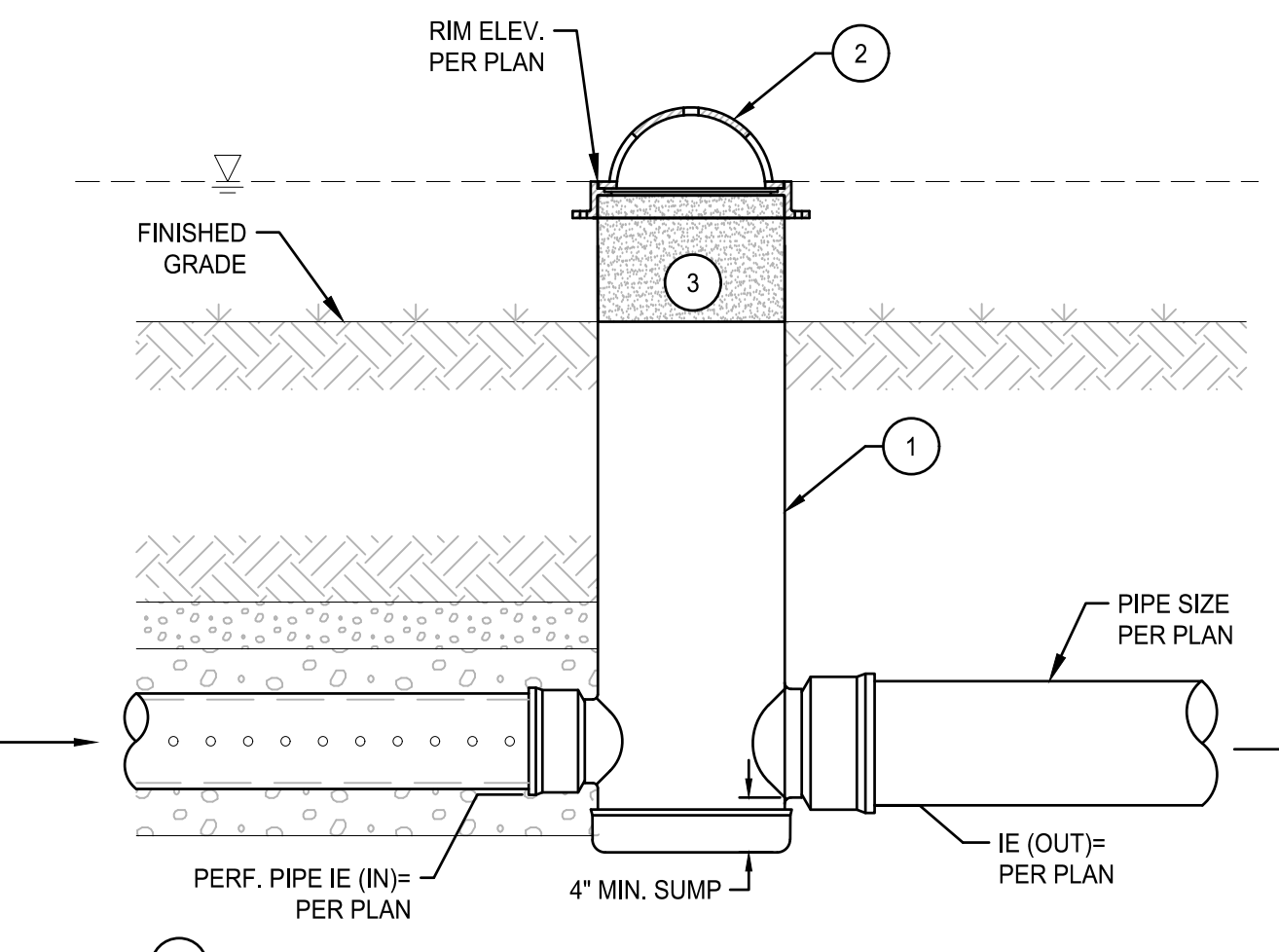
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. THE REQUIRED THRUST BEARING AREAS FOR SPECIAL CONNECTIONS ARE SHOWN ENCIRCLED ON THE PLAN; e.g. (15) INDICATES 15 SQUARE FEET BEARING AREA REQUIRED.
4. IF NOT SHOWN ON PLANS REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW, ADJUST IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS (ES) STATED IN THE SPECIAL SPECIFICATIONS.
5. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.

BEARING AREA OF THRUST BLOCK IN SQUARE FOOT

FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22 1/2° BEND	1 1/2° BEND
			A1	A2			
4	1.0	1.4	1.9	1.4	1.0		
6	2.1	3.0	4.3	3.0	1.6	1.0	
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4	1.2

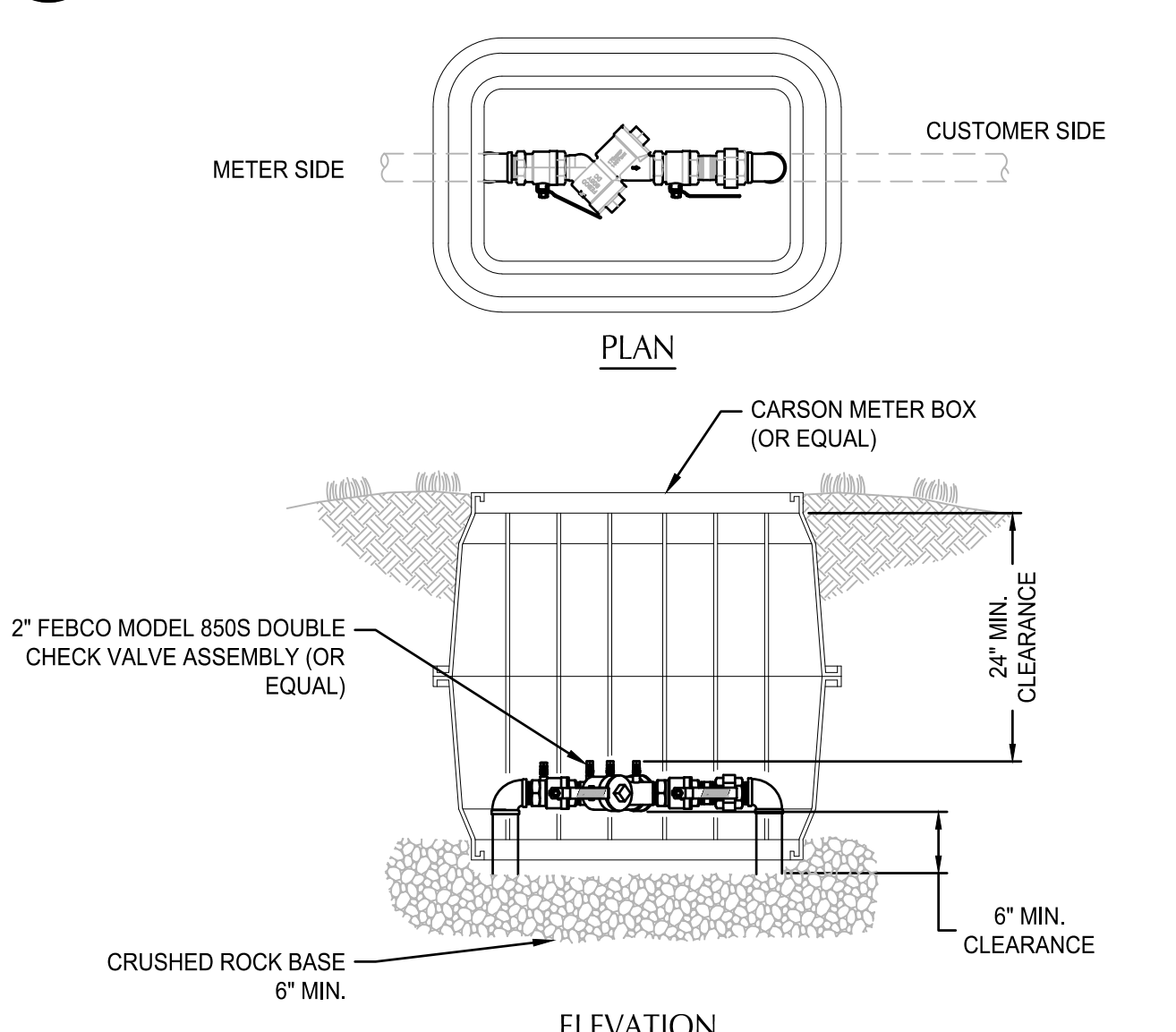
NOTE: ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 p.s.i. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 p.s.i.. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURE AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150)(X)/2000/ SOIL BEARING STRESS)(TABLE VALUE).

7 THRUST BLOCK
SCALE: NTS



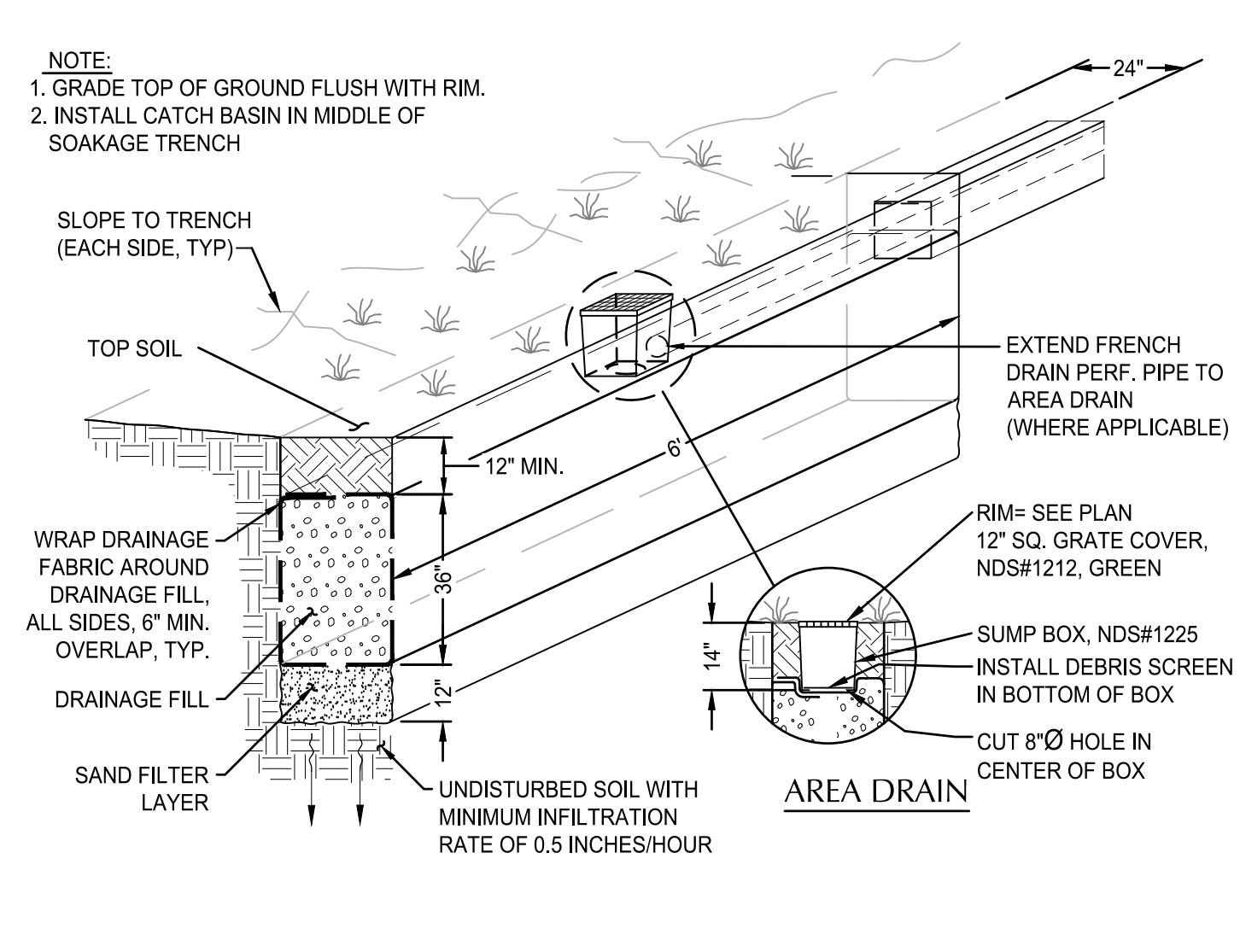
- KEY NOTES**
- 1 12" DIA. PVC DRAIN BASIN STRUCTURE BY NYLOPLAST, HARCO OR APPROVED EQUAL.
 - 2 12" DIA. LIGHT DUTY DUCTILE IRON DOMED GRATE BY NYLOPLAST, HARCO OR APPROVED EQUAL.
 - 3 "FLAT" BLACK RUBBERIZED COATING APPLIED TO EXPOSED PVC OUTER SURFACE. NO EXPOSED PVC SHOULD BE VISIBLE.

3 OVERFLOW INLET - TYPE D2
SCALE: NTS

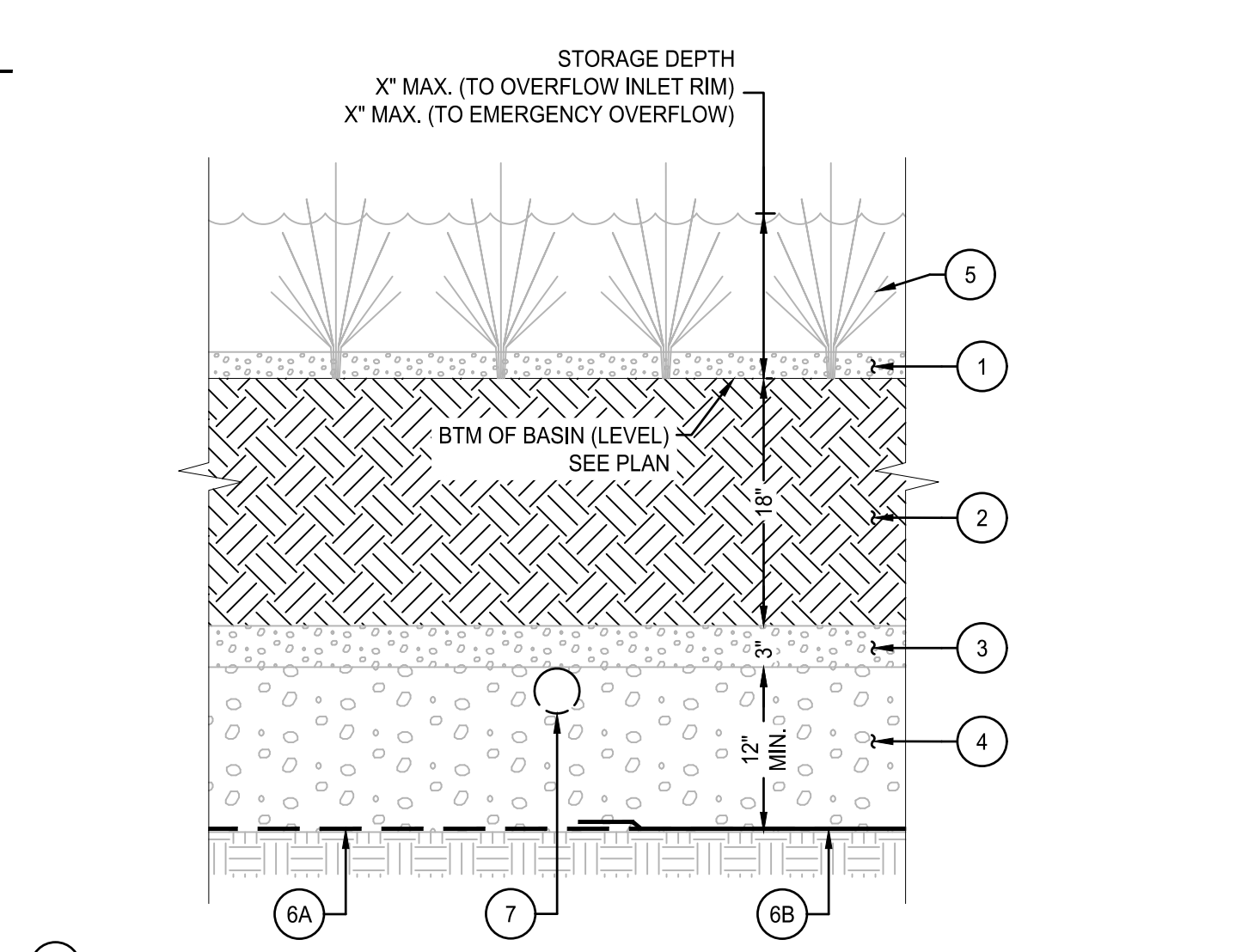


NOTE: INSTALLATION SHOWN IS ONLY A SUGGESTION. THE DISTANCE FROM BOTTOM OF DEVICE TO FINISH GRADE, FREEZE PROTECTION, AND CLEARANCE FOR TESTING & REPAIR ARE THE MAJOR CONSIDERATIONS FOR INSTALLATION. PLUGS TO BE INSTALLED IN TEST COCKS OF BELOW GROUND INSTALLATIONS (NO DISSIMILAR METALS). IF FREEZE PROTECTION IS PROVIDED, THE 24" MIN CLEARANCE MAY BE REDUCED.

4 DOUBLE CHECK BACKFLOW ASSEMBLY
SCALE: NTS



1 SOAKAGE TRENCH
SCALE: NTS



- KEY NOTES**
- 1 INSTALL 2" THICK LAYER OF PEA GRAVEL OR OTHER NON-FLOATING MULCH.
 - 2 STORMWATER FACILITY GROWING MEDIA PER SPECS.
 - 3 DRAINAGE LENS COURSE (1/2" - NO. 4 OPEN GRADED AGGREGATE).
 - 4 DRAINAGE FILL PER SPECS.
 - 5 PLANTING SEE LANDSCAPE PLANS.
 - 6A DRAINAGE FABRIC, FACILITIES ONLY. WRAP UP SIDES AND OVERLAP TOP DRAINAGE LENS 12" MIN.
 - 6B 30 MIL IMPERMEABLE LINER FOR FILTRATION FACILITIES ONLY.
 - 7 4" PVC PERF. PIPE, ORIENT WITH HOLES FACING DOWN.

2 RAIN GARDEN
SCALE: NTS

File: O:\cpl\2024\0153-Coastal-Village\CAD\PL\OT\EL\PL\UD-INFO\240153-05DT.dwg TAB.C501
24x36 Plotted: 11/1/24 at 4:11pm By: ABackus

REVISION	DATE	DESCRIPTION	BY

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FOR INFORMATION ONLY

JOB No.:	2400153
DESIGNED BY:	JBP
DRAWN BY:	MB
CHECKED BY:	AB
PLOT DATE:	11/1/24 4:11pm
PLOTTED BY:	ABackus
DWG NAME:	2400153-05DT.dwg
TAB NAME:	C501

628 RADAR RD, YACHTS, OR 97498
OUR COASTAL VILLAGE FLORENCE EARLY LEARNING CENTER
CIVIL DETAILS

SHEET NO.	C501
SHEET 1 OF XX	
RECORD NO.	XXXXX-XX