

# IHI - LINCOLN CITY

## LINCOLN CITY, OREGON

### DEVELOPMENT REVIEW SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

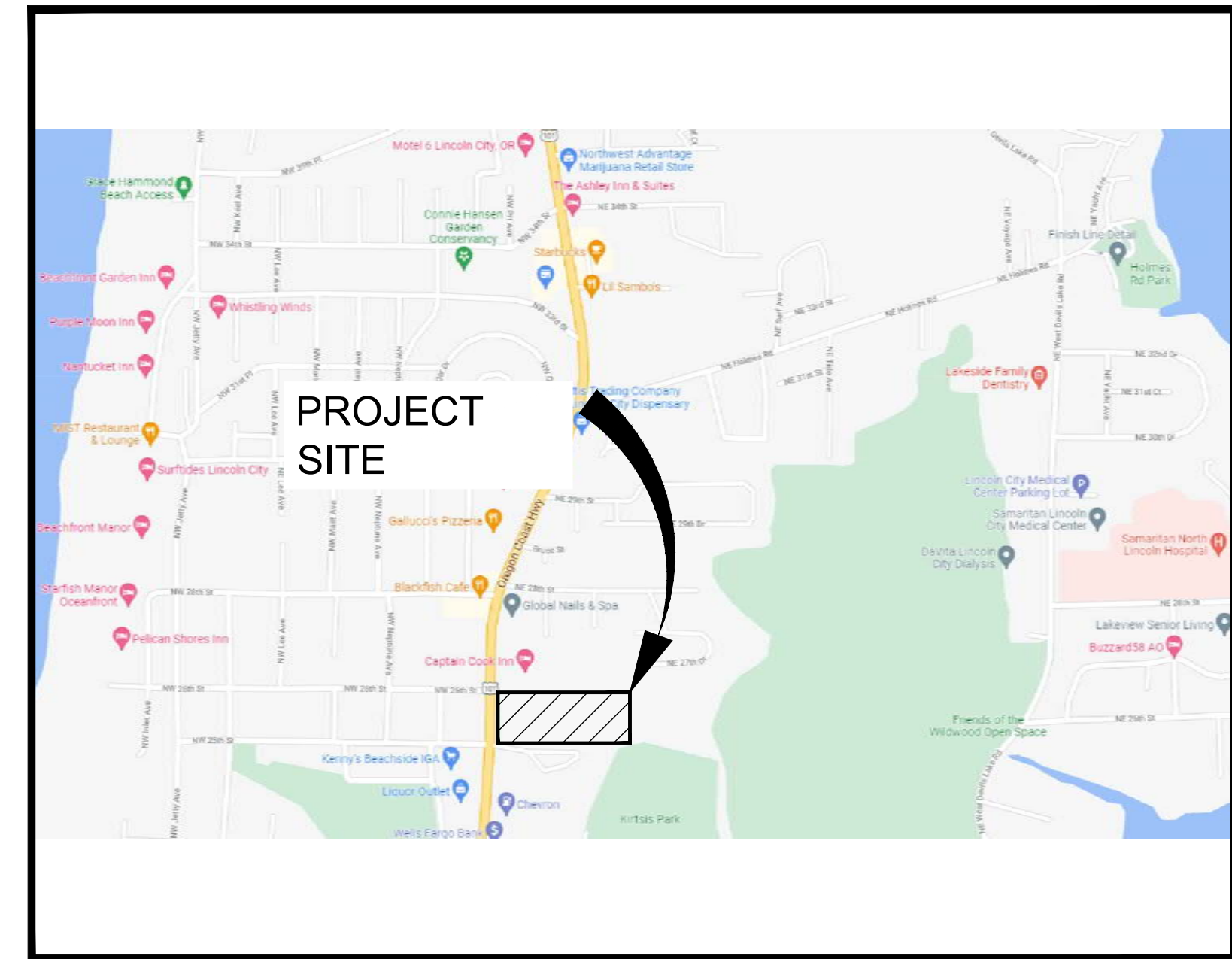
2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**COVER SHEET**

DRAWN BY: Author

SHEET:  
**C100**  
DEVELOPMENT REVIEW  
02/25/2022



MAP FROM: GOOGLE

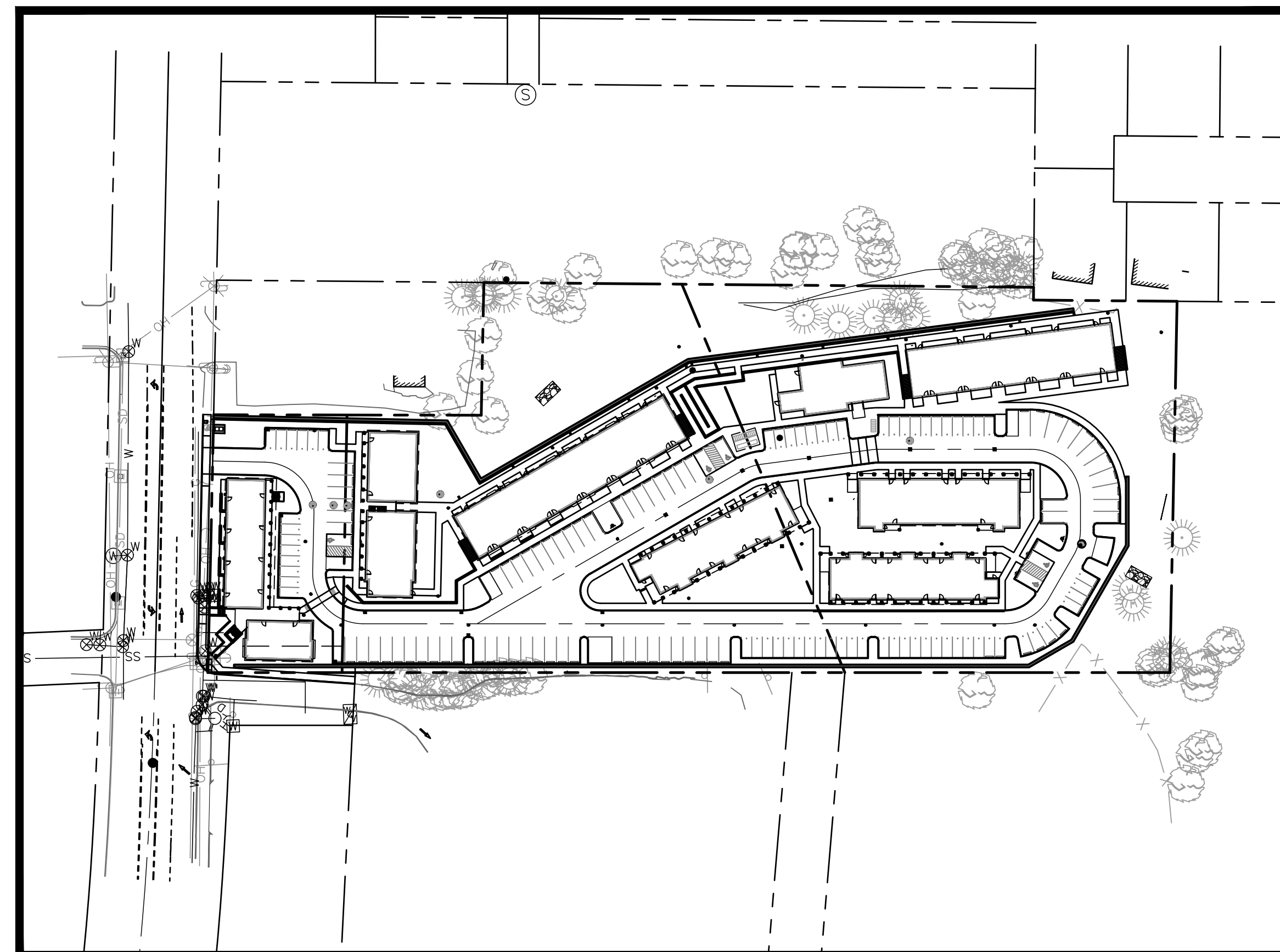
#### PROJECT INFORMATION

{LIST ANY RELEVANT PROJECT INFORMATION HERE IF NECESSARY}

#### SHEET INDEX

SHEET NUMBER	SHEET NUMBER	SHEET TITLE
C100	1	COVER SHEET
C101**	2	NOTES
C102	3	EXISTING CONDITIONS
C103	4	EXISTING CONDITIONS
C200	5	SITE PLAN - WEST
C201	6	SITE PLAN - EAST
C202	7	TYPICAL SECTIONS
C203	8	TYPICAL SECTIONS
C300	9	GRADING PLAN - WEST
C301	10	GRADING PLAN - EAST
C302	11	WALL LAYOUT - KEY MAP
C303	12	GRADING PLAN - WALL PROFILE
C400	13	UTILITY PLAN - WEST - WATER - FIRE - SEWER
C401	14	UTILITY PLAN - EAST - WATER - FIRE - SEWER
C402	15	UTILITY PLAN - WEST - STORM
C403	16	UTILITY PLAN - EAST - STORM
C500	17	ROW - HWY 101
C501	18	ROW - NE 25TH
C502	19	ROW - CURB RAMP ENLARGEMENT
C600**	20	DETAILS
C601**	21	DETAILS
C700	22	ERSC - COVER SHEET
C701	23	ERSC - CLEARING PLAN
C702	24	ERSC - MASS GRADING PLAN
C703	25	ERSC - UTILITY INSTALLATION PLAN
C704	26	ERSC - SITE CONSTRUCTION PLAN
C705	27	ERSC - FINAL STABILIZATION PLAN

\*\* NOT INCLUDED IN DEVELOPMENT REVIEW SUBMITTAL



#### LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	EASEMENT LINE	---
---	CENTERLINE	---
---	BUILDING OUTLINE	---
---	BUILDING OVERHANG	---
---	SIDEWALK/CONCRETE	---
---	CURB	---
---	CURB & GUTTER	---
---	EDGE OF ASPHALT	---
---	GRADE BREAK	---
---	SAWCUT	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	STORM DRAIN	SD
---	SANITARY SEWER	SS
---	FIRE PROTECTION	---
---	WATER MAIN	W
---	TELECOMMUNICATIONS	COM
---	POWER	E
---	GAS MAIN	G
---	SWALE FLOWLINE	---
---	OVERHEAD UTILITY	OH
---	UTILITY TO BE ABANDONED	---
---	UTILITY TO BE REMOVED	---
---	FENCELINE	X
■	CATCH BASIN	■
■	AREA DRAIN	■
□	UTILITY POLE	□
□	LIGHT POLE	□
□	JUNCTION BOX	□
●	CLEANOUT (COTG)	●
●	MANHOLE	●
●	WATER METER	●
●	FIRE HYDRANT	●
●	FDC	●
●	GAS VALVE	●
●	SIGN	●
●	TREE	●

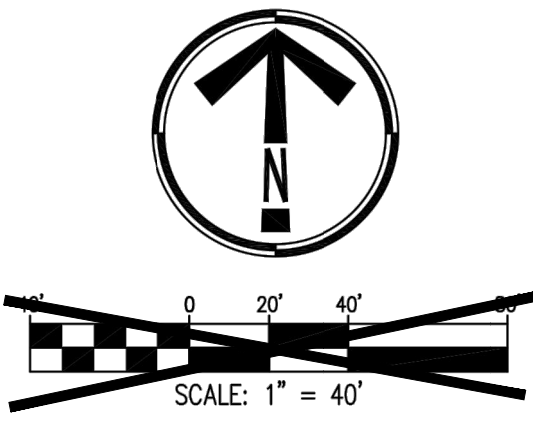
#### ABBREVIATIONS

AC	ASPHALT CONCRETE	OV/HIOH	OVERHEAD
AD	AREA DRAIN	PIL	PROPERTY LINE
APPROX	APPROXIMATE	PC	POINT OF CURVATURE
B	BOLLARD	PCC	POINT OF COMPOUND CURVATURE
BLDG	BUILDING	PCR	POINT OF CURB RETURN
BOW	BACK OF WALK	PED	PEDESTRIAN
BS	BOTTOM OF SWALE	PIV	POST INDICATOR VALVE
	BOTTOM OF STAIR	PM	PARKING METER
	BOTTOM OF WALL	POC	POINT ON CURVE
CB	CATCH BASIN	PP	POWER POLE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENT
CMU	CONCRETE MASONRY UNIT	P.U.E	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	PVMT	PAVEMENT
COTG	CLEANOUT TO GRADE	PVT	PRIVATE
CP	CONTROL POINT	R	RIM
Δ	DELTA	RD	ROOF DRAIN
D/W	DRIVEWAY	R.O.W	RIGHT-OF-WAY
DIA. Ø	DIAMETER	S	SLOPE (FT/FT)
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
E	EASTING	SDMH	STORM DRAIN MANHOLE
EXIST/EX	EXISTING	SHT	SHEET
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	ST	STREET
FH	FIRE HYDRANT	STA	STATION
FL	FLOWLINE	STD	STANDARD
FND	FOUNDATION	S/W	SIDEWALK
G	GUTTER	TC	TOP OF CURB
GB	GRADE BREAK	TD	TRENCH DRAIN
GL	GAS LINE	TG	TOP OF GROUND
GV	GATE VALVE	TP	TOP OF PAVEMENT
H	HEIGHT	TRANS.	TRANSFORMER
HCP	HANDICAP PARKING SPACE	TS	TOP OF STAIR
HP	HIGH POINT	TW	TOP OF WALL
ID	INSIDE DIAMETER		TOP OF WALK
IE	INVERT ELEVATION		TYPICAL
INV	INVERT	UG	UNDERGROUND
IRR.	IRRIGATION	UGE	UNDERGROUND ELECTRIC
LP	LIGHT POLE	W	WATER
MH	MANHOLE	WI	WITH
MIN	MINIMUM	WCR	WHEEL CHAIR RAMP
N	NORTHING	WM	WATER METER
O.D	OUTSIDE DIAMETER	WV	WATER VALVE
OF	OUTFALL		

NOTICE TO EXCAVATORS:  
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.  
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS  
**Dig Safely.**  
Call the Oregon One-Call Center  
1-800-332-2344





**TOPOGRAPHIC NOTES**

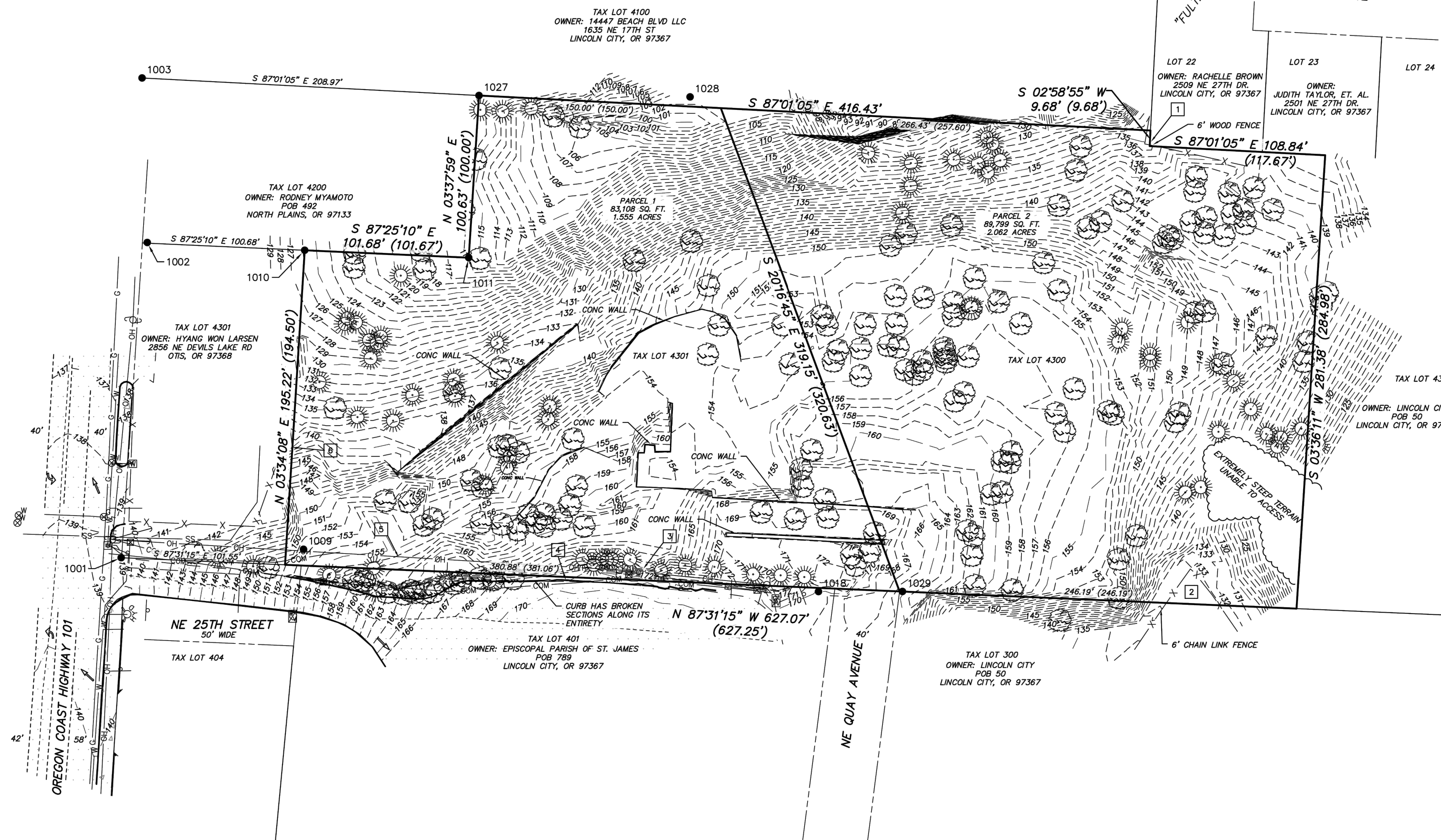
- 1 WOOD FENCE CROSSES PROPERTY LINE
- 2 BASEBALL DIAMOND AND FENCE CROSSES PROPERTY LINE
- 3 UNDERGROUND AND AERIAL UTILITIES ON PROPERTY NO EASEMENT DISCLOSED
- 4 CURB 1.4' SOUTH OF PROPERTY LINE
- 5 OVERHEAD WIRE NO EASEMENT DISCLOSED
- 6 4' CHAIN LINK FENCE ON LINE

**MONUMENT TABLE**

- |      |   |
|------|---|
| 1001 | FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP - UNREADABLE HELD FOR NLY RIGHT OF WAY NE 25TH STREET |
| 1002 | FOUND 2" IRON PIPE DOWN 1.1' - NOT USED   |
| 1003 | FOUND 1/2" IRON ROD - HELD FOR EXTENSION OF NORTH LINE  |
| 1009 | FOUND 1" IRON PIPE - N 49°49'26" E 14.92' FROM PROPERTY CORNER                                  |
| 1010 | FOUND 5/8" IRON ROD W/ RED PLASTIC CAP HELD FOR ANGLE POINT IN WEST LINE                        |
| 1011 | FOUND 1/2" IRON ROD - HELD FOR ANGLE POINT IN WEST LINE   |
| 1018 | FOUND 5/8" IRON ROD - 2.3' SOUTH OF LINE, NOT USED  |
| 1027 | FOUND 1/2" IRON ROD - DOWN 0.3' - HELD FOR NORTHWEST CORNER                                     |
| 1028 | FOUND 5/8" IRON ROD - BENT - 5.9' NORTH OF LINE, NOT USED                                       |
| 1029 | FOUND 5/8" IRON ROD - DOWN 1.0' - HELD FOR SOUTHERLY LINE                                       |

**LEGEND**

- INDICATES FOUND PROPERTY CORNER - SEE TABLE
- INDICATES SIGN
- INDICATES DECIDUOUS TREE
- INDICATES EVERGREEN TREE
- INDICATES CATCH BASIN
- INDICATES UTILITY POLE
- INDICATES GUY ANCHOR
- INDICATES ELECTRICAL VAULT
- INDICATES COMMUNICATION PEDESTAL
- INDICATES COMMUNICATION VAULT
- INDICATES GAS VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES WATER VALVE
- INDICATES WATER VAULT
- X - X - INDICATES CHAIN LINK FENCE LINE
- - - - - INDICATES 5 FOOT INTERVAL CONTOUR
- - - - - INDICATES 1 FOOT INTERVAL CONTOUR
- - - - - INDICATES EXISTING ROADWAY PAINT STRIPE
- - - - - INDICATES ROADWAY CENTERLINE
- G - INDICATES EXISTING GAS
- COM - INDICATES EXISTING COMMUNICATIONS
- E - INDICATES EXISTING POWER
- OH - INDICATES OVERHEAD POWER
- W - INDICATES EXISTING WATER MAIN
- - - - - INDICATES EXISTING CONCRETE
- - - - - INDICATES EXISTING ASPHALT
- ▣ SEE TOPOGRAPHIC NOTE TABLE

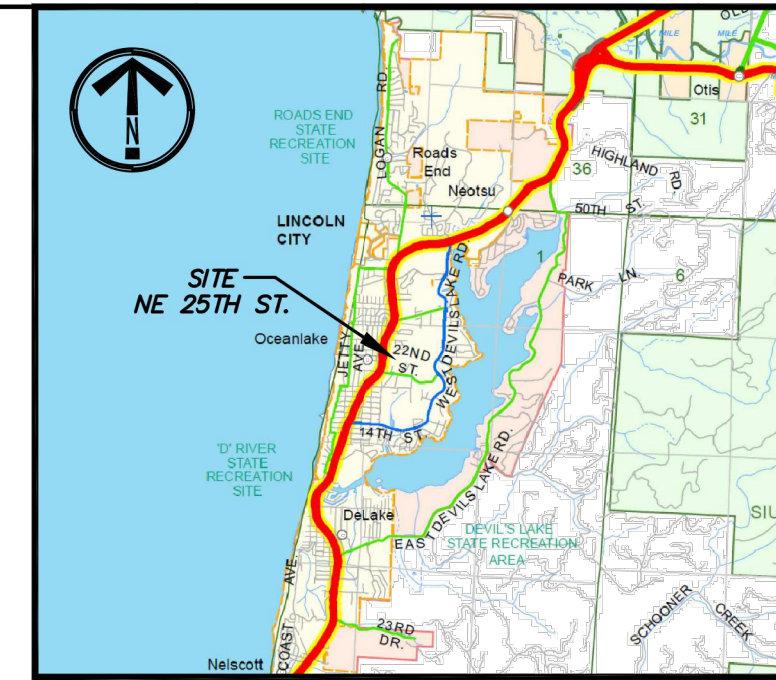


**BASIS OF BEARINGS AND DATUM**

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON OREGON STATE PLANE NORTH ZONE NAD83. THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NAVD88.

**BOUNDARY NOTE**

THE NORTHEAST CORNER OF THE SUBJECT PROPERTY ABUTTING THE SUBMISSION OF "FULTZ ADDITION" DIFFERS FROM THE RECORD, DATA FROM RECORDED SURVEYS AND THE REMAINDER OF THE DEED CALLS ALONG THE SOUTHERLY LINE WERE USED TO ESTABLISH THE PROPERTY LINES IN THAT AREA AND THE LOCATION OF THE EASTERLY BOUNDARY LINE.



VICINITY MAP

PREPARED BY:	EDL
DATE:	
REVISIONS:	
NO.	
DRAWN:	NNA
CHECKED:	ASJ
DATE:	04/10/2020

**EMERIO ALTA/NSPS LAND TITLE SURVEY**

INNOVATIVE HOUSING INC.  
219 NW SECOND AVENUE  
PORTLAND, OR 97209  
ERIC@EMERIODSIGN.COM

6445 SW FALLBROOK PLACE, STE. 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 746-8812  
WWW.EMERIODSIGN.COM

2510 NE Hwy 101, LINCOLN CITY, OREGON  
LOCATED IN  
NW 1/4 OF NW 1/4 SECTION 11, T.7S., R.11W., W.M.  
CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR  
**PRELIMINARY**  
OREGON JULY 12, 2005  
ERIC D. LYNCH  
56544  
EXPIRES 12-31-20

JOB: 0698-003  
SHEET 1 OF 2



PRELIMINARY  
NOT FOR  
CONSTRUCTION



PROJECT NUMBER: XXXXXX  
**LINCOLN CITY AFFORDABLE HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:  
**EXISTING CONDITIONS**

DRAWN BY: Author

SHEET:  
**C102**  
DEVELOPMENT REVIEW  
02/25/2022



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**NOTES RELATED TO TABLE "A"**

- NO SITE ADDRESS WAS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK AREA AS SHOWN HEREON.
- THIS SITE APPEARS TO LIE IN "UNSHADED ZONE X", "AREA OF MINIMAL FLOOD HAZARD" PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 41041C0107E, DATED 10/18/2019.
- GROSS LAND AREA 172,887 SQ. FT. OR 3.969 ACRES.
- CONTOURS WERE DERIVED FROM ON THE GROUND SURVEY EFFORTS WITH A CONTOUR INTERVAL OF 1 FOOT.
- NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
- NO BUILDINGS EXIST ON THE SUBJECT PROPERTY.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN HEREON.
- THE ARE NO DEVELOPED PARKING SPACES ON THE SUBJECT PROPERTY.
- THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST, UTILITY LOCATE REQUESTS WERE SUBMITTED ON 03/01/2020 AND THE MARKS APPEAR TO BE COMPLETE AND ARE AS SHOWN HEREON.
- THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE AS SHOWN HEREON.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PLOTTABLE OFFSITE EASEMENTS AND / OR SERVITUDES WERE DISCLOSED TO THE SURVEYOR.

**GENERAL NOTES:**

- THE LEGAL DESCRIPTION AND EXCEPTIONS SHOWN HEREON ARE BASED ON A PRELIMINARY TITLE REPORT - REVISED ISSUED BY FRONTIER TITLE AND ESCROW OF OREGON LLC ORDER NO. 20-012330, EFFECTIVE DATE 3/24/2020 AT 8:00 AM.
- THE PROPERTY HAS LIMITED BUT DIRECT ACCESS TO NE 25TH STREET BEING A DEDICATED PUBLIC STREET 50 FEET IN WIDTH.
- THE WORD "CERTIFY" AND/OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY.
- MANHOLES SHOWN HEREON ARE TO CENTER OF MANHOLE LID, NOT CENTER OF STRUCTURE.
- THERE ARE NO GAPS OR GORES FROM OR ONTO ADJOINING PROPERTIES.
- TRIMBLE S6 & R10 SERIES ROBOTIC INSTRUMENTS WERE USED TO COMPLETE THIS SURVEY.
- NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUISCEENCE, ETC.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

**TITLE REPORT EXCEPTIONS: (PER NOTED TITLE REPORT)**

- STATUTORY POWERS AND REGULATIONS, INCLUDING LEVES, ASSESSMENTS, DRAINAGE RIGHTS AND EASEMENTS OF DEVILS LAKE WATER DISTRICT. (NOT A SURVEY LOCATION ITEM)
- SAID PROPERTY LIES WITHIN THE BOUNDARIES OF THE LINCOLN CITY URBAN RENEWAL PLAN AND IS SUBJECT TO THE TERMS AND PROVISIONS THEREOF. (NOT A SURVEY LOCATION ITEM)
- THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS, AND HIGHWAYS. (NOT A SURVEY LOCATION ITEM)
- THE SUBJECT PROPERTY IS UNDER PUBLIC, CHARITABLE, FRATERNAL, OR RELIGIOUS ORGANIZATION OWNERSHIP AND IS EXEMPT FROM AD VALOREM TAXATION. ANY CHANGE IN OWNERSHIP PRIOR TO DELIVERY OF THE ASSESSMENT ROLL MAY RESULT IN TAX LIABILITY. TAX IDENTIFICATION: R208560 PARCEL 1 (NOT A SURVEY LOCATION ITEM)
- THE SUBJECT PROPERTY IS UNDER PUBLIC, CHARITABLE, FRATERNAL, OR RELIGIOUS ORGANIZATION OWNERSHIP AND IS EXEMPT FROM AD VALOREM TAXATION. ANY CHANGE IN OWNERSHIP PRIOR TO DELIVERY OF THE ASSESSMENT ROLL MAY RESULT IN TAX LIABILITY. TAX IDENTIFICATION: R203656 PARCEL 2 (NOT A SURVEY LOCATION ITEM)
- ORDINANCE FILED IN LINCOLN COUNTY RECORDED: MARCH 4, 2003 RECORDING NO.: 200303423 PARCEL 2 (ANNEXING OF PROPERTY TO LINCOLN CITY, NOT A SURVEY LOCATION ITEM)
- ORDINANCE FILED IN LINCOLN COUNTY RECORDED: APRIL 25, 2003 RECORDING NO.: 200306443 PARCEL 2 (ANNEXING OF PROPERTY TO LINCOLN CITY, NOT A SURVEY LOCATION ITEM)
- DELIVERY TO AND APPROVAL BY THE COMPANY OF DOCUMENTATION AUTHORIZING TRANSACTION AND SETTING FORTH PARTIES AUTHORIZED TO EXECUTE DOCUMENTS ON BEHALF OF CITY OF LINCOLN CITY. (NOT A SURVEY LOCATION ITEM)

**LEGAL DESCRIPTION: PER NOTED TITLE REPORT**

PARCEL 1:  
A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE; THENCE FROM SAID POINT OF BEGINNING SOUTH 89° 59' EAST 141.43 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; SAID TRUE POINT OF BEGINNING BEING ALSO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 222, PAGE 343, DEED RECORDS OF LINCOLN COUNTY; THENCE NORTH 01° 02' 30" EAST 194.50 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 222, PAGE 343, TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 204, PAGE 405, DEED RECORDS; THENCE EAST 101.67 FEET; THENCE NORTH 00° 25' 30" WEST 100 FEET TO THE SOUTH LINE OF THE NEAL TRACT DESCRIBED IN BOOK 102, PAGE 563, DEED RECORDS OF LINCOLN COUNTY; THENCE EAST 150 FEET ALONG THE SOUTH LINE OF SAID NEAL TRACT; THENCE SOUTH 23° 15' 21" EAST 320.63 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE; THENCE NORTH 89° 59' WEST 381.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:  
A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE; THENCE FROM SAID POINT OF BEGINNING SOUTH 89° 59' EAST 522.49 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 23° 15' 21" WEST 320.63 FEET TO THE SOUTH LINE OF THE NEAL TRACT DESCRIBED IN BOOK 102, PAGE 563, DEED RECORDS OF LINCOLN COUNTY; THENCE EAST 257.60 FEET ALONG THE SOUTH LINE OF SAID NEAL TRACT TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO WILBUR L. AND MARIAN V. ROGERS, HUSBAND AND WIFE, BY JERRY EMERY AND MARGARET HANNAH PAGE HOLMES EMERY, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 159, PAGE 470, DEED RECORDS OF LINCOLN COUNTY; THENCE SOUTH ALONG SAID TRACT 8.8 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EAST 117.67 FEET ALONG THE SOUTH LINE OF SAID ROGERS TRACT; THENCE SOUTH 00° 30' WEST 284.89 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89° 59' WEST 246.19 FEET TO THE TRUE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE:**

TO: INNOVATIVE HOUSING INC.  
FRONTIER TITLE AND ESCROW OF OREGON LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7A, 7(B)1, 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 1, 2020.

DATE OF PLAT OR MAP: APRIL 10, 2020.

ERIC D. LYNCH  
PLS 56544

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY  
OREGON  
JULY 12, 2009  
ERIC D. LYNCH  
56544  
EXPIRES 12-31-20

**EMERIO**  
*Design*

6445 SW FALLBROOK PLACE, STE. 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 668-5912  
www.emeriodesign.com

ERIC@EMERIODSIGN.COM  
JOB: 0698-003  
SHEET 2 OF 2

**EMERIO ALTA/NSPS LAND TITLE SURVEY**  
LINCOLN CITY IH  
2510 NE HWY 101, LINCOLN CITY, OREGON  
LOCATED IN  
NW 1/4 OF NW 1/4 SECTION 11, T.7S., R.11W., W.M.  
CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON

NO.	REVISIONS	DATE	PREPARED BY:
			EDL
			DRAWN: NNA
			CHECKED: ASJ
			DATE: 04/10/2020

SURVEYED FOR:

INNOVATIVE HOUSING INC.  
219 NW SECOND AVENUE  
PORTLAND, OR 97209



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**EXISTING  
CONDITIONS**

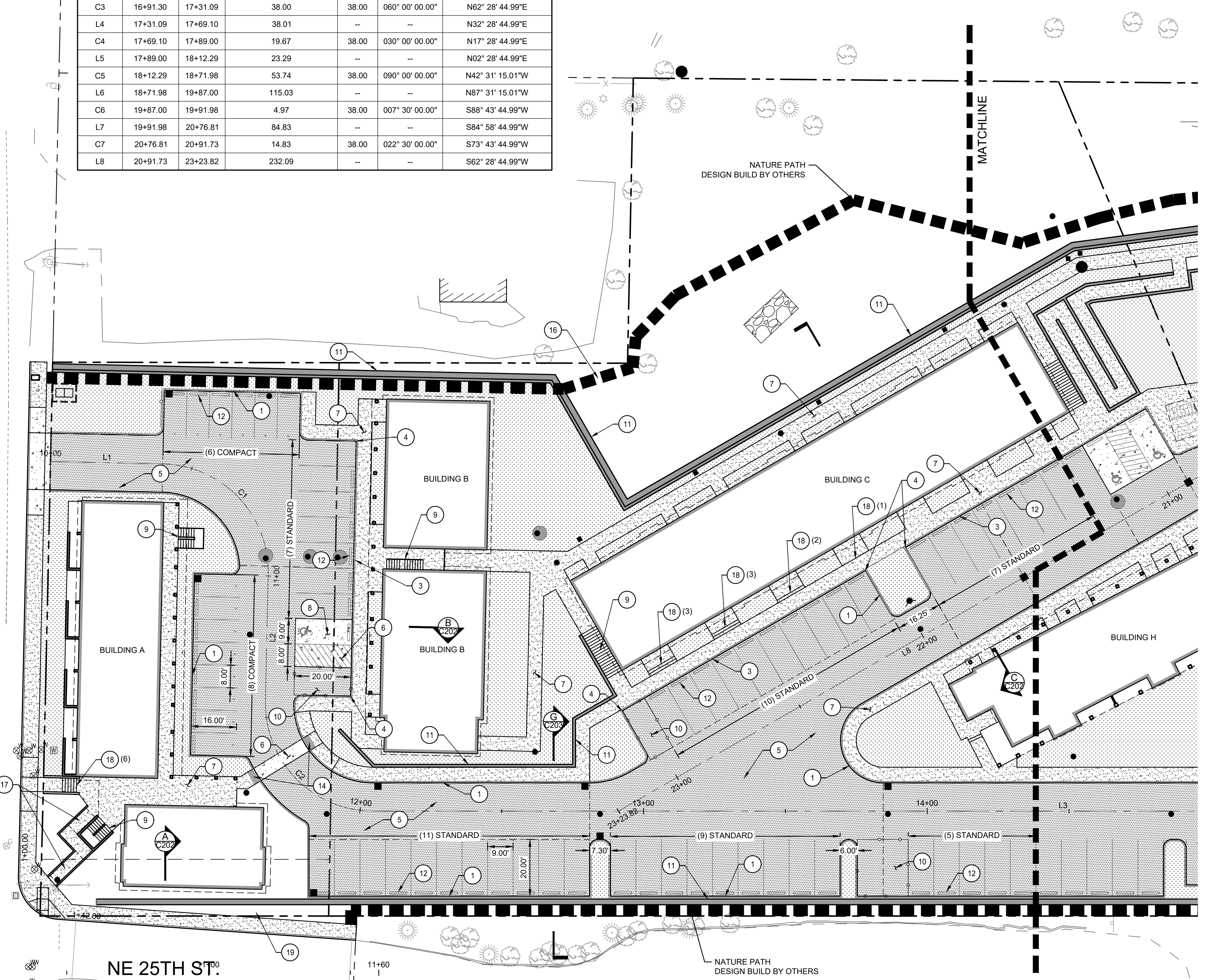
DRAWN BY: Author

SHEET:  
**C103**  
DEVELOPMENT REVIEW  
02/25/2022



P:\2021\21-C018 (H) - Lincoln City\300 Document Development - Froelich\302 CAD\PL0121-C018-C200\_SITE.dwg  
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DRIVEWAY ALIGNMENT TABLE						
NUMBER	START STA.	END STA.	LENGTH / CHORD LENGTH	RADIUS	DELTA ANGLE	LINE / CHORD DIRECTION
L1	10+00.00	10+39.59	39.59	--	--	S86° 16' 28.67"E
C1	10+39.59	10+99.28	53.74	38.00	090° 00' 00.00"	S41° 16' 28.67"E
L2	10+99.28	11+44.13	44.85	--	--	S03° 43' 31.33"W
C2	11+44.13	12+04.65	54.32	38.00	091° 14' 46.34"	S41° 53' 51.84"E
L3	12+04.65	16+91.30	486.65	--	--	S87° 31' 15.01"E
C3	16+91.30	17+31.09	38.00	38.00	060° 00' 00.00"	N62° 28' 44.99"E
L4	17+31.09	17+69.10	38.01	--	--	N32° 28' 44.99"E
C4	17+69.10	17+89.00	19.67	38.00	030° 00' 00.00"	N17° 28' 44.99"E
L5	17+89.00	18+12.29	23.29	--	--	N02° 28' 44.99"E
C5	18+12.29	18+71.98	53.74	38.00	090° 00' 00.00"	N42° 31' 15.01"W
L6	18+71.98	19+87.00	115.03	--	--	N87° 31' 15.01"W
C6	19+87.00	19+91.98	4.97	38.00	007° 30' 00.00"	S88° 43' 44.99"W
L7	19+91.98	20+76.81	84.83	--	--	S84° 58' 44.99"W
C7	20+76.81	20+91.73	14.83	38.00	022° 30' 00.00"	S73° 43' 44.99"W
L8	20+91.73	23+23.82	232.09	--	--	S62° 28' 44.99"W



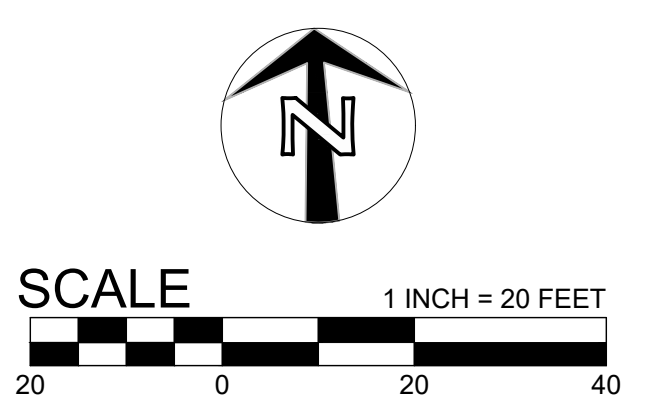
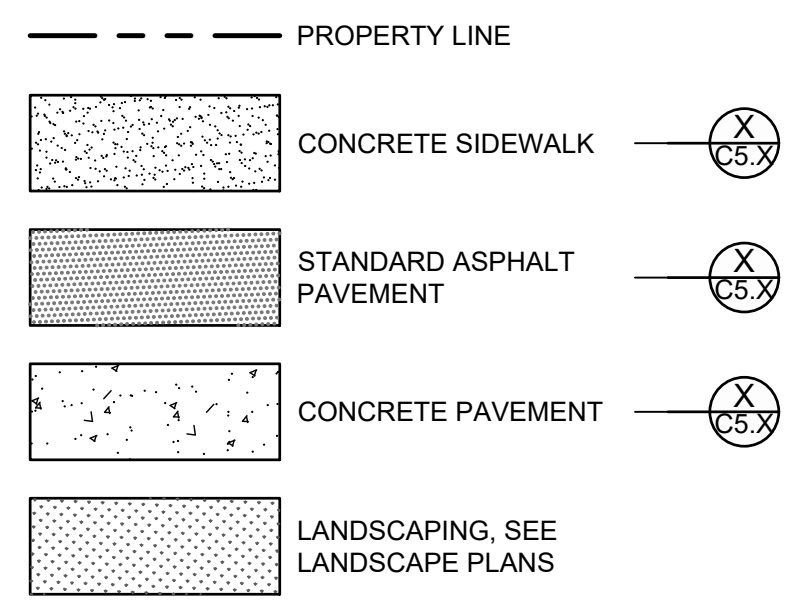
**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL X/C5.X.
3. CURB RADIUS TO BE 3.0' UNLESS NOTED OTHERWISE.

**KEY NOTES**

- 1 STANDARD CURB
- 3 FLUSH CURB
- 4 CURB ENDING
- 5 ASPHALT PAVEMENT
- 6 CONCRETE PAVEMENT
- 7 CONCRETE SIDEWALK
- 8 ADA PARKING STALL
- 9 STAIRWAY, SEE ARCHITECTURAL PLANS
- 10 TRASH ENCLOSURE
- 11 RETAINING WALL
- 12 WHEEL STOP
- 13 CROSSWALK STRIPING
- 14 DETECTABLE WARNING
- 16 WALL MOUNTED STAIRS
- 17 ADA RAMP
- 18 SITE STEPS (# OF STEPS)
- 19 SIDEWALK EASEMENT

**SHEET LEGEND**



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:  
**SITE PLAN -  
WEST**

DRAWN BY: Author

SHEET:  
**C200**  
DEVELOPMENT REVIEW  
02/25/2022



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**SITE PLAN -  
EAST**

DRAWN BY: Author

SHEET:  
**C201**  
DEVELOPMENT REVIEW  
02/25/2022

**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL X/C5.X.
3. CURB RADIUS TO BE 3.0' UNLESS NOTED OTHERWISE.

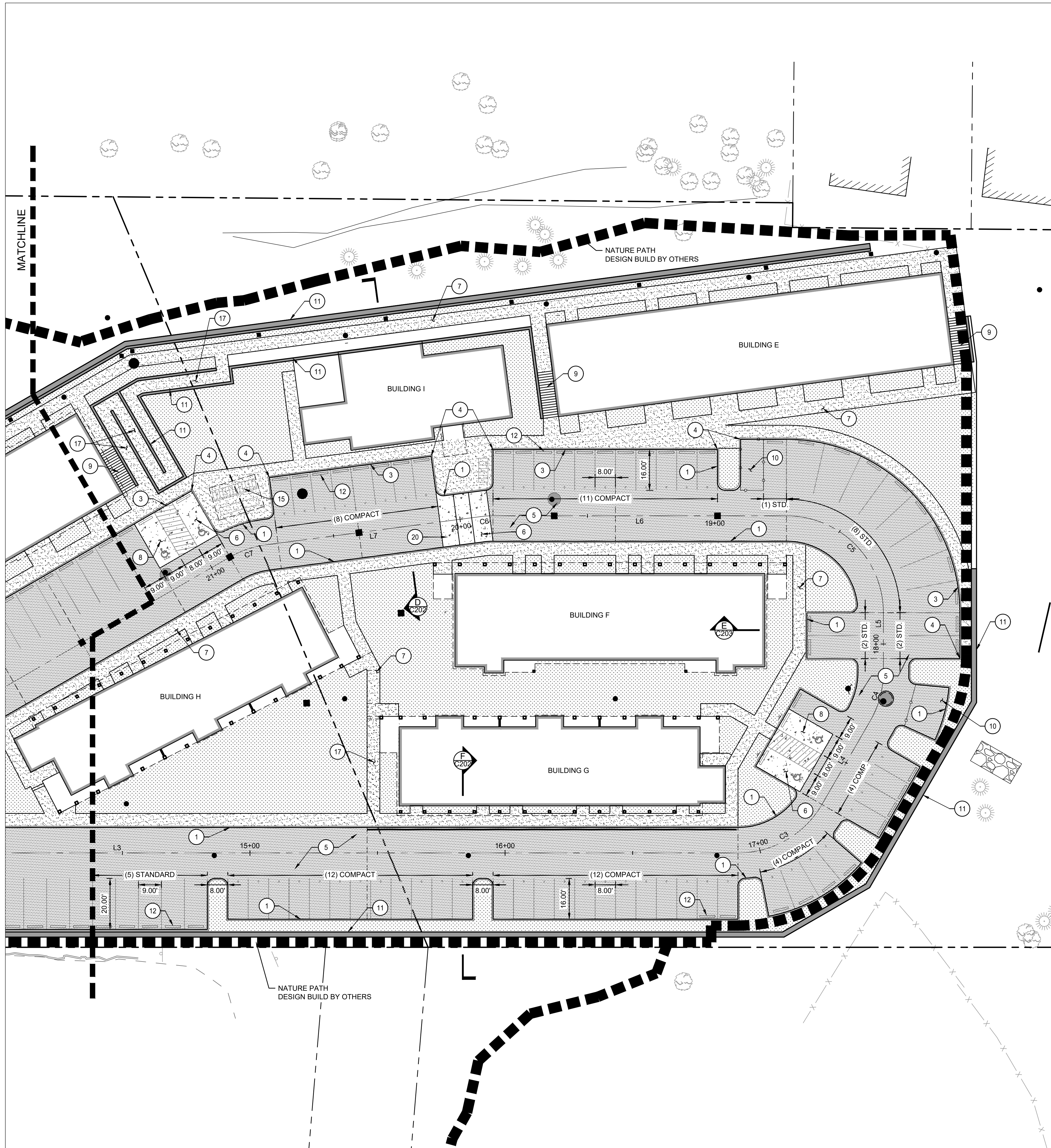
**KEY NOTES**

- 1 STANDARD CURB
- 3 FLUSH CURB
- 4 CURB ENDING
- 5 ASPHALT PAVEMENT
- 6 CONCRETE PAVEMENT
- 7 CONCRETE SIDEWALK
- 8 ADA PARKING STALL
- 9 STAIRWAY, SEE ARCHITECTURAL PLANS
- 10 TRASH ENCLOSURE
- 11 RETAINING WALL
- 12 WHEEL STOP
- 13 CROSSWALK STRIPING
- 14 DETECTABLE WARNING
- 15 MAILBOX
- 17 ADA RAMP
- 20 ELEVATED CROSSWALK

**SHEET LEGEND**

- PROPERTY LINE
- CONCRETE SIDEWALK
- STANDARD ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LANDSCAPING, SEE LANDSCAPE PLANS

DRIVEWAY ALIGNMENT TABLE						
NUMBER	START STA.	END STA.	LENGTH / CHORD LENGTH	RADIUS	DELTA ANGLE	LINE / CHORD DIRECTION
L1	10+00.00	10+39.59	39.59	--	--	S86° 16' 28.67"E
C1	10+39.59	10+99.28	53.74	38.00	090° 00' 00.00"	S41° 16' 28.67"E
L2	10+99.28	11+44.13	44.85	--	--	S03° 43' 31.33"W
C2	11+44.13	12+04.65	54.32	38.00	091° 14' 46.34"	S41° 53' 51.84"E
L3	12+04.65	16+91.30	486.65	--	--	S87° 31' 15.01"E
C3	16+91.30	17+31.09	38.00	38.00	060° 00' 00.00"	N62° 28' 44.99"E
L4	17+31.09	17+69.10	38.01	--	--	N32° 28' 44.99"E
C4	17+69.10	17+89.00	19.67	38.00	030° 00' 00.00"	N17° 28' 44.99"E
L5	17+89.00	18+12.29	23.29	--	--	N02° 28' 44.99"E
C5	18+12.29	18+71.98	53.74	38.00	090° 00' 00.00"	N42° 31' 15.01"W
L6	18+71.98	19+87.00	115.03	--	--	N87° 31' 15.01"W
C6	19+87.00	19+91.98	4.97	38.00	007° 30' 00.00"	S88° 43' 44.99"W
L7	19+91.98	20+76.81	84.83	--	--	S84° 58' 44.99"W
C7	20+76.81	20+91.73	14.83	38.00	022° 30' 00.00"	S73° 43' 44.99"W
L8	20+91.73	23+23.82	232.09	--	--	S62° 28' 44.99"W



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2/25/2022 11:32:50 AM



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NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

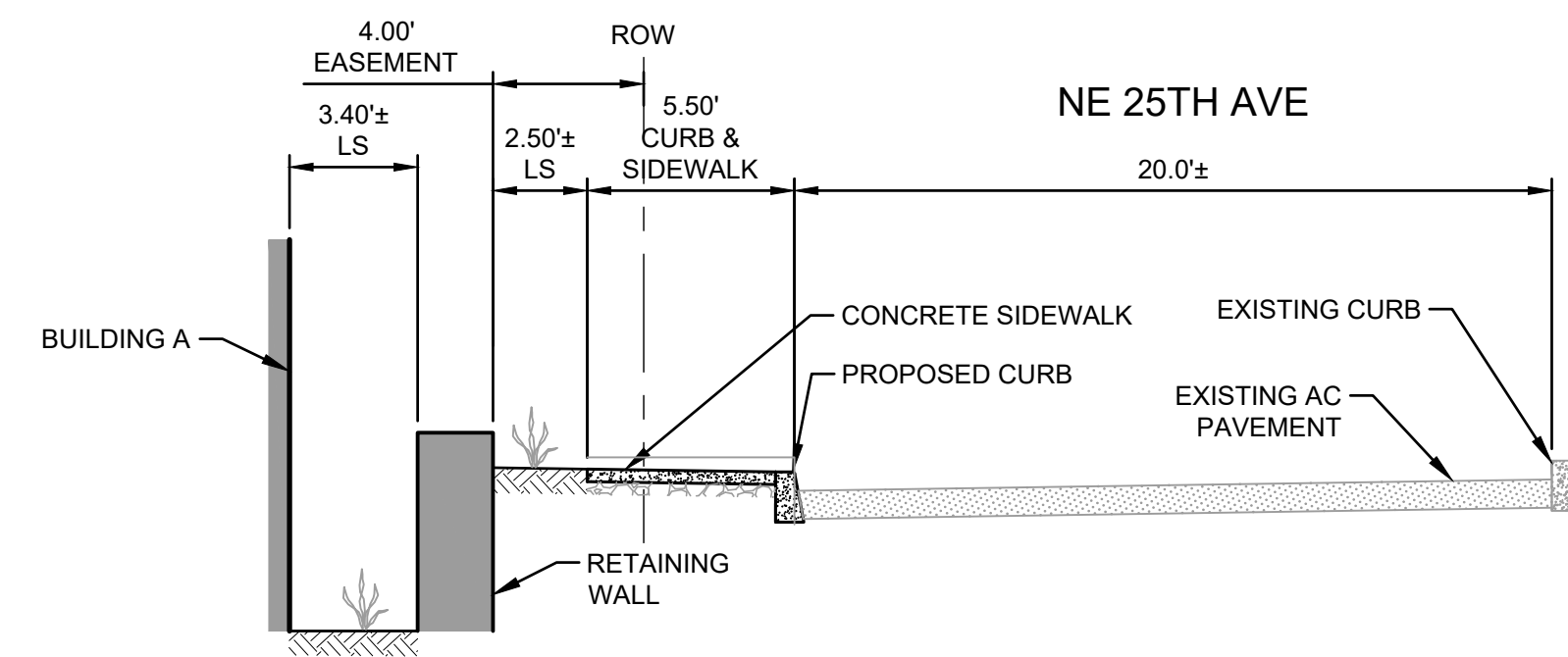
**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

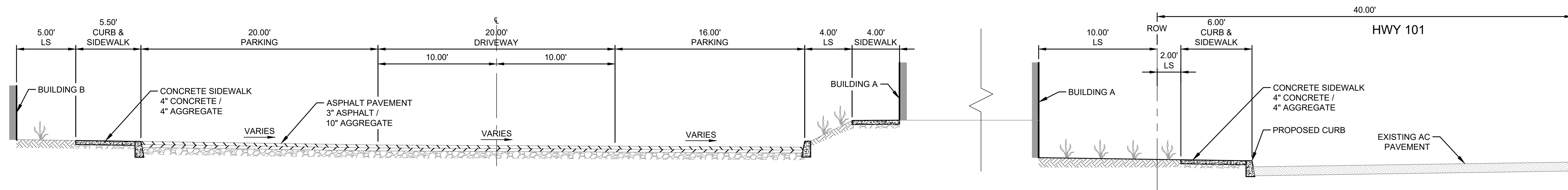
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**TYPICAL  
SECTIONS**

DRAWN BY: Author

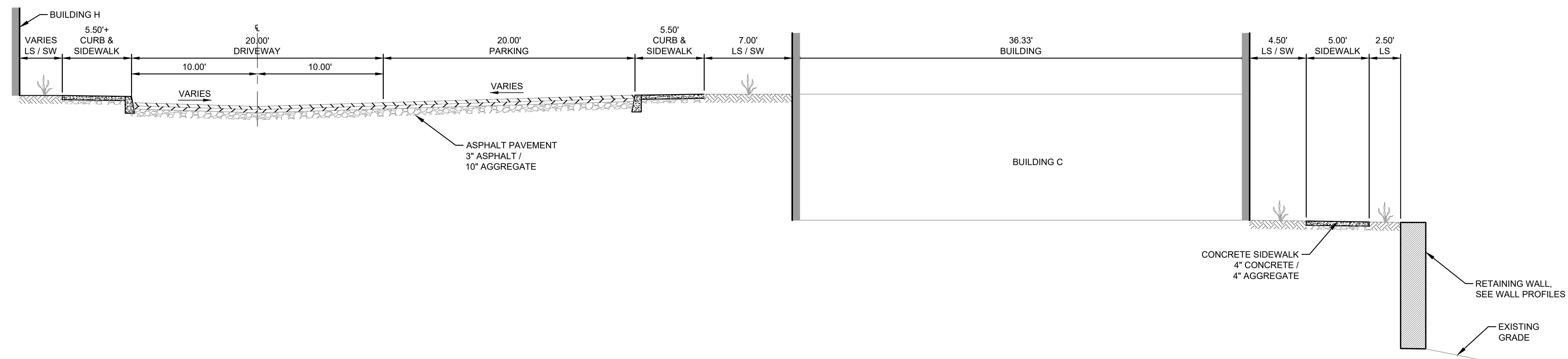
SHEET:  
**C202**  
DEVELOPMENT REVIEW  
02/25/2022



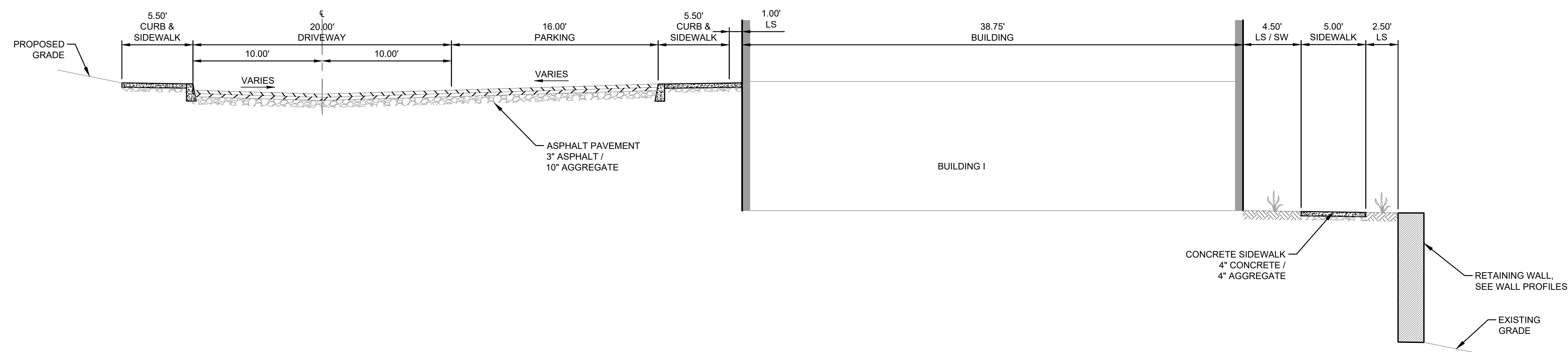
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SCALE: NTS



**B** TYP. SECTION - BUILDING A AND BUILDING B  
SCALE: NTS



**C** TYP. SECTION - BUILDING C  
SCALE: NTS



**D** TYP. SECTION - BUILDING I  
SCALE: NTS

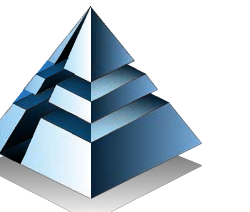
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NOT FOR  
CONSTRUCTION

CONSULTANT:



**FROELICH**  
ENGINEERS  
CIVIL · STRUCTURAL  
Portland, OR | Bend, OR | Denver, CO  
(503) 624-7005

PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

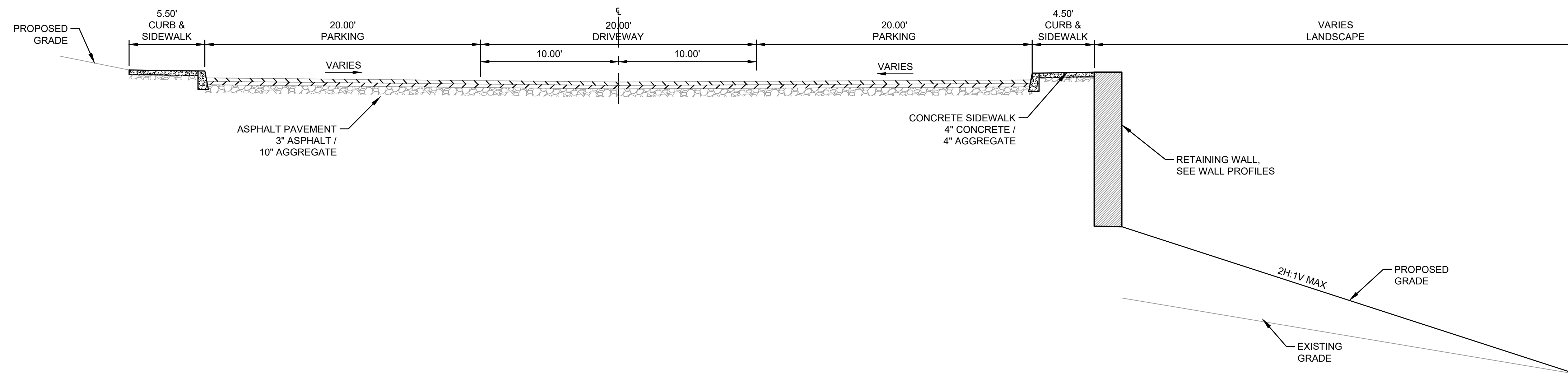
2510 NE HWY 101  
LINCOLN CITY, OR  
97367

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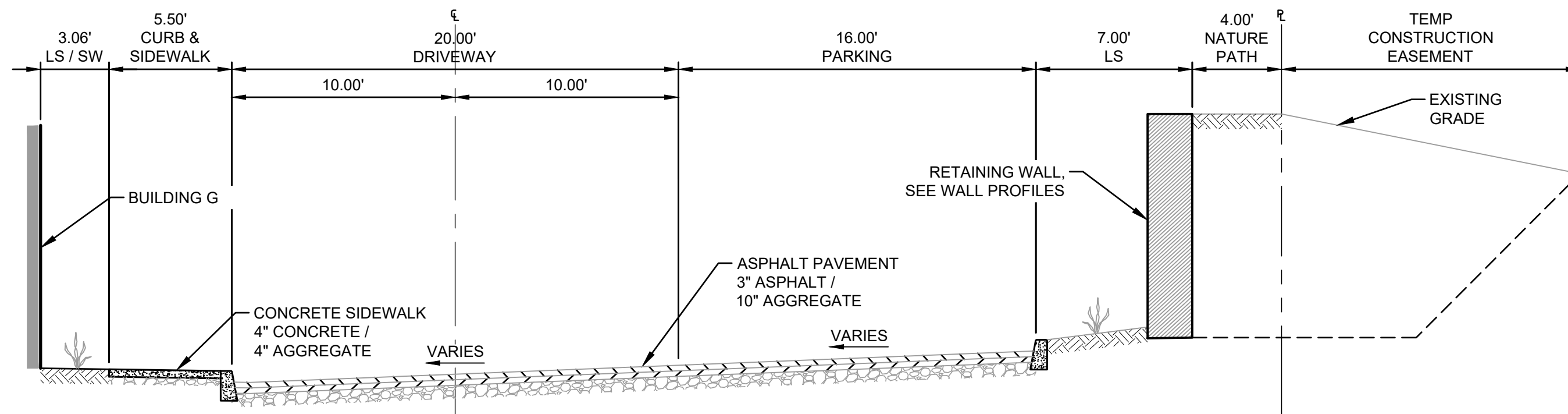
**TYPICAL  
SECTIONS**

DRAWN BY: Author

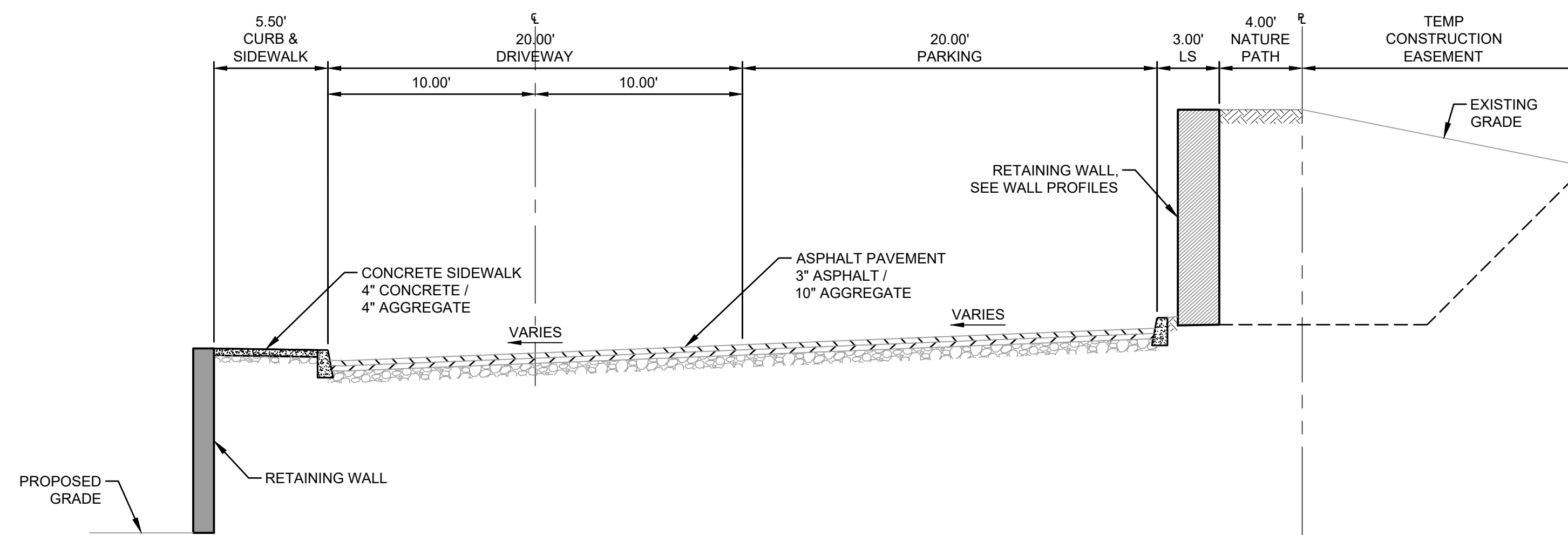
SHEET:  
**C203**  
DEVELOPMENT REVIEW  
02/25/2022



**E** TYP. SECTION - EAST PROPERTY LINE  
SCALE: NTS



**F** TYP. SECTION - BUILDING G  
SCALE: NTS



**G** TYP. SECTION - SOUTH PROPERTY LINE  
SCALE: NTS

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**GRADING  
PLAN - WEST**

DRAWN BY: Author

SHEET:  
**C300**  
DEVELOPMENT REVIEW  
02/25/2022

**SHEET NOTES**

- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
- BLDG PORCH/PATIO CONCRETE PAD, TYP. GRADING IS: TOP OF CONCRETE OUTSIDE DOOR = FF ELEV. MINUS 0.02'. SLOPE PORCH/PATIO 1.5% AWAY FROM BLDG (SEE ARCH. PLANS).

**KEY NOTES**

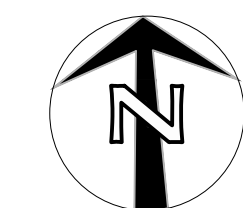
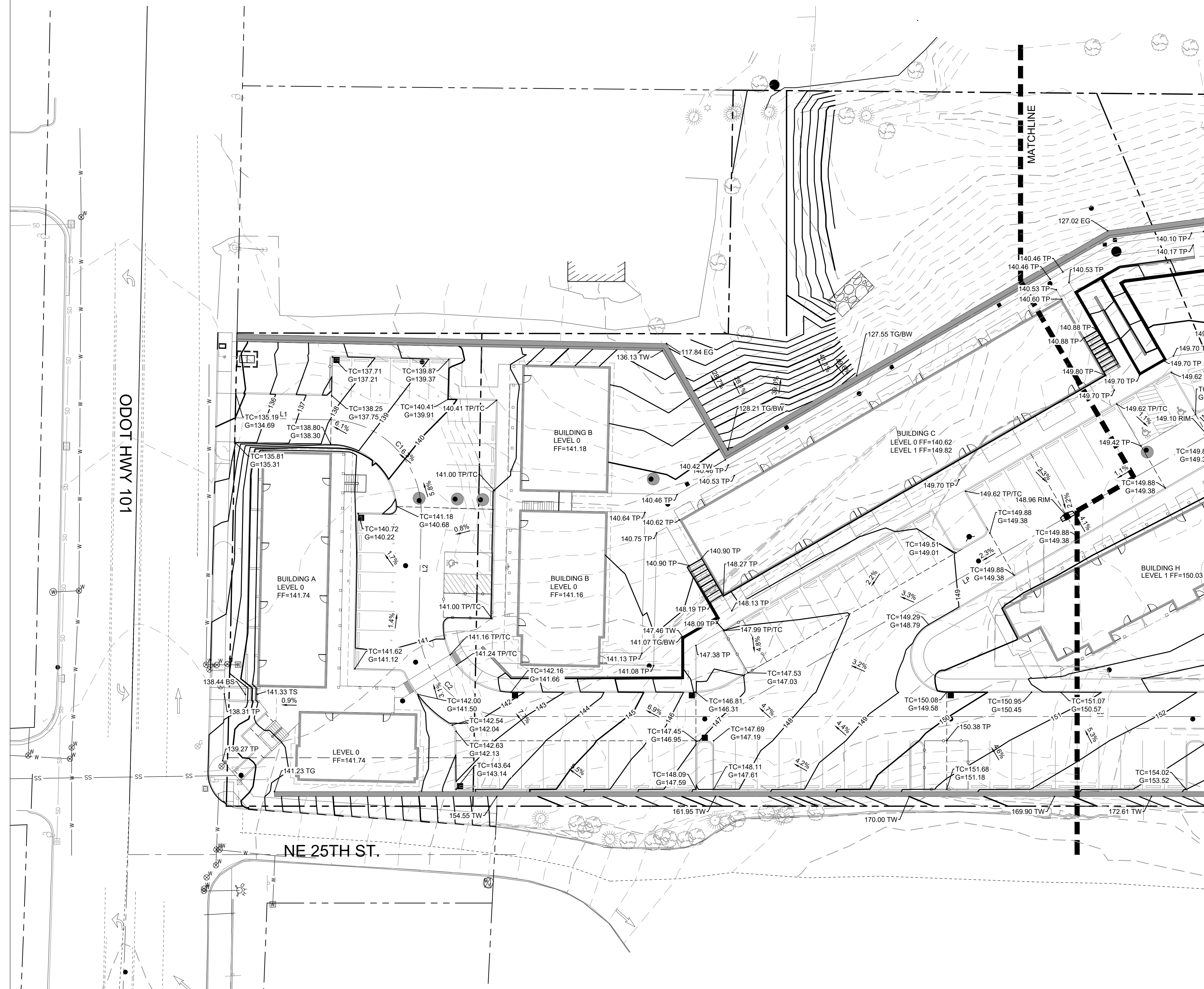
- XXXXXXXXXX

**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL

**SHEET LEGEND**

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
48	EX. CONTOUR MINOR
50	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)

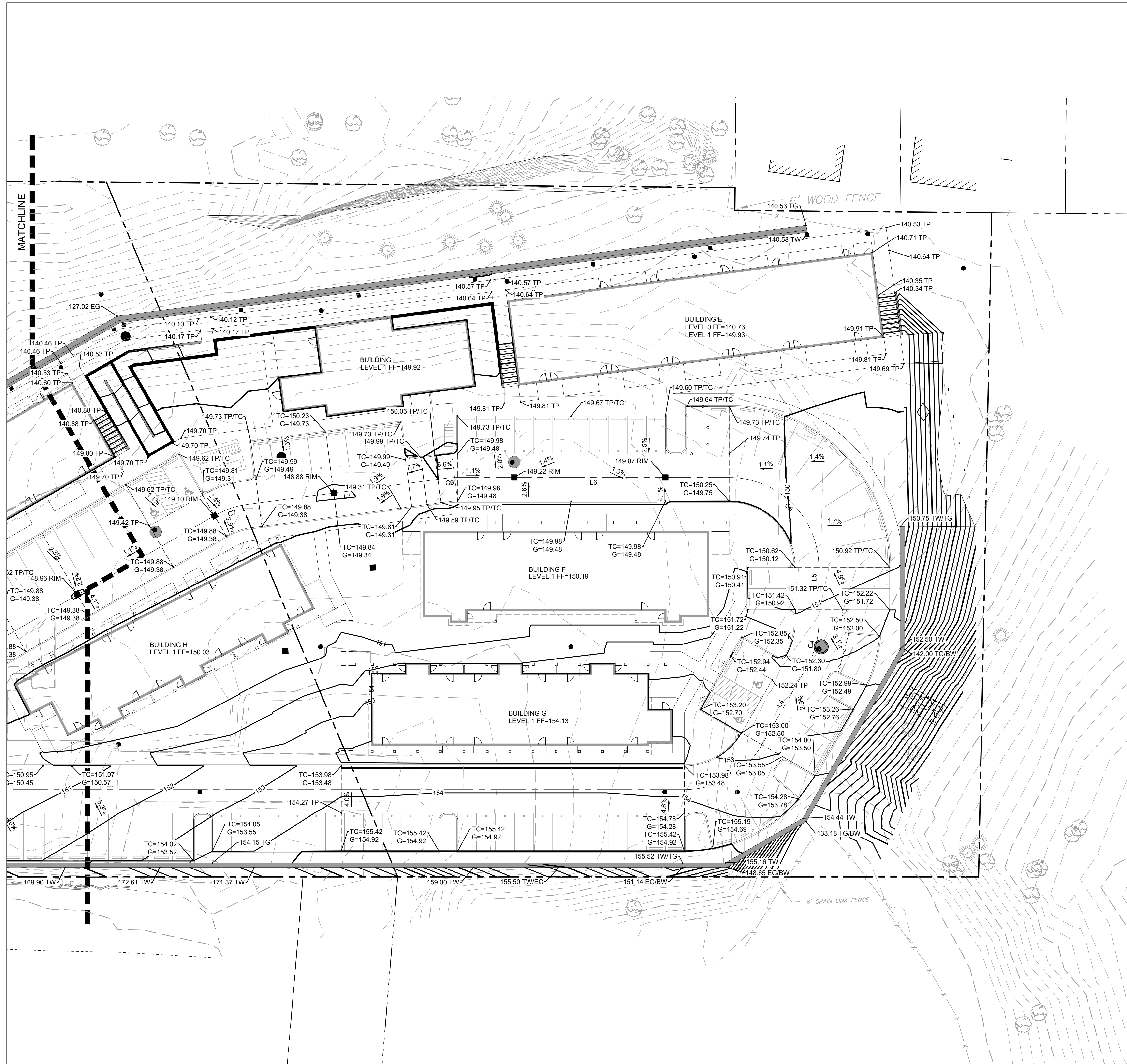


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**SHEET NOTES**

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
5. BLDG PORCH/PATIO CONCRETE PAD. TYP. GRADING IS: TOP OF CONCRETE OUTSIDE DOOR = FF ELEV. MINUS 0.02'. SLOPE PORCH/PATIO 1.5% AWAY FROM BLDG (SEE ARCH. PLANS).

**KEY NOTES**

1. XXXXXXXXX

**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL

**SHEET LEGEND**

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

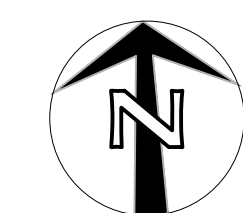
**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**GRADING  
PLAN - EAST**

DRAWN BY: Author

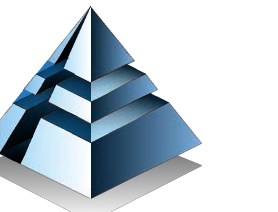


SHEET:  
**C301**  
DEVELOPMENT REVIEW  
02/25/2022



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



**FROELICH**  
ENGINEERS  
CIVIL · STRUCTURAL  
Portland, OR | Bend, OR | Denver, CO  
(503) 624-7005

PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

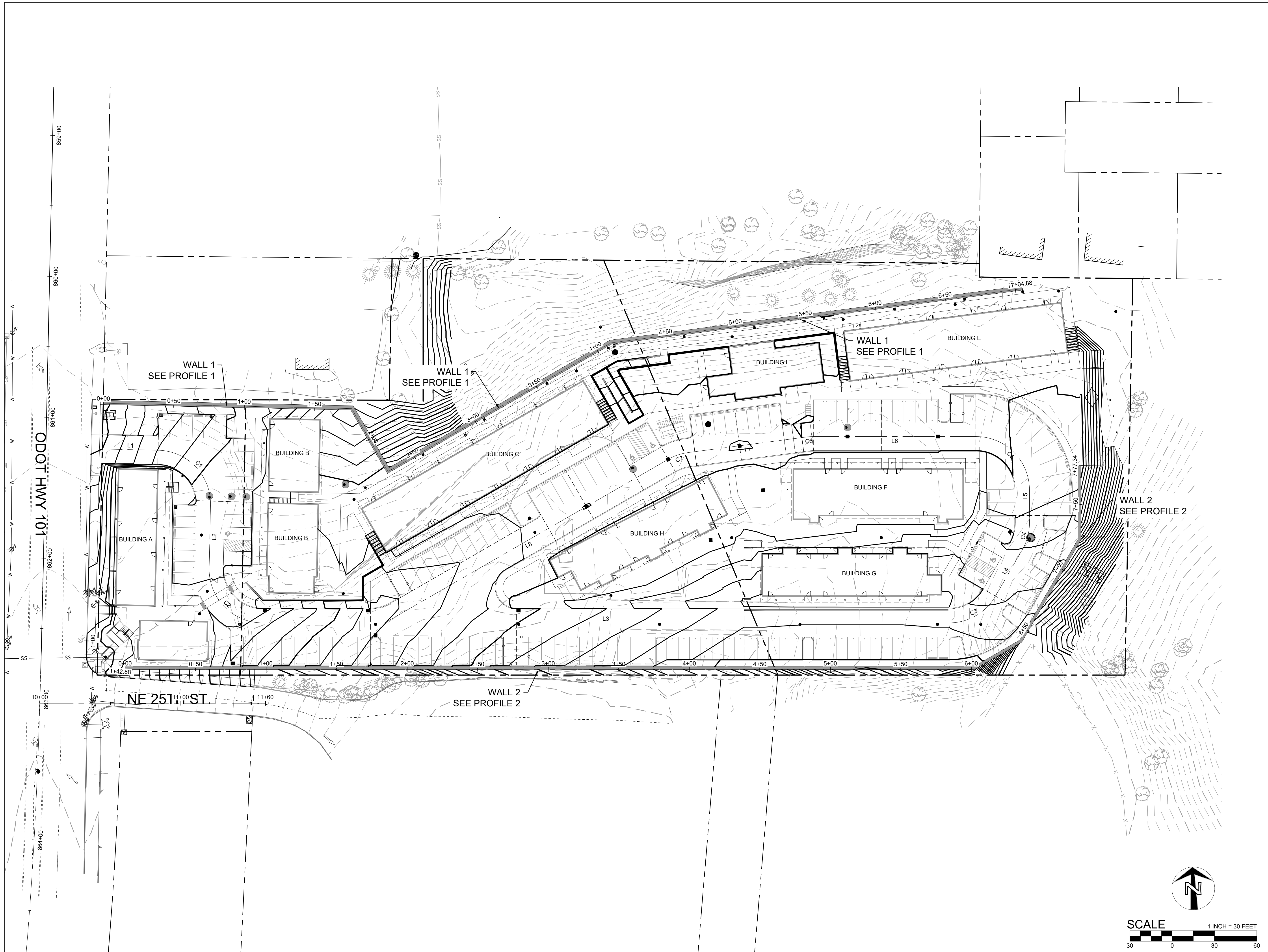
2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**WALL LAYOUT  
- KEY MAP**

DRAWN BY: Author

SHEET:  
**C302**  
DEVELOPMENT REVIEW  
02/25/2022





PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

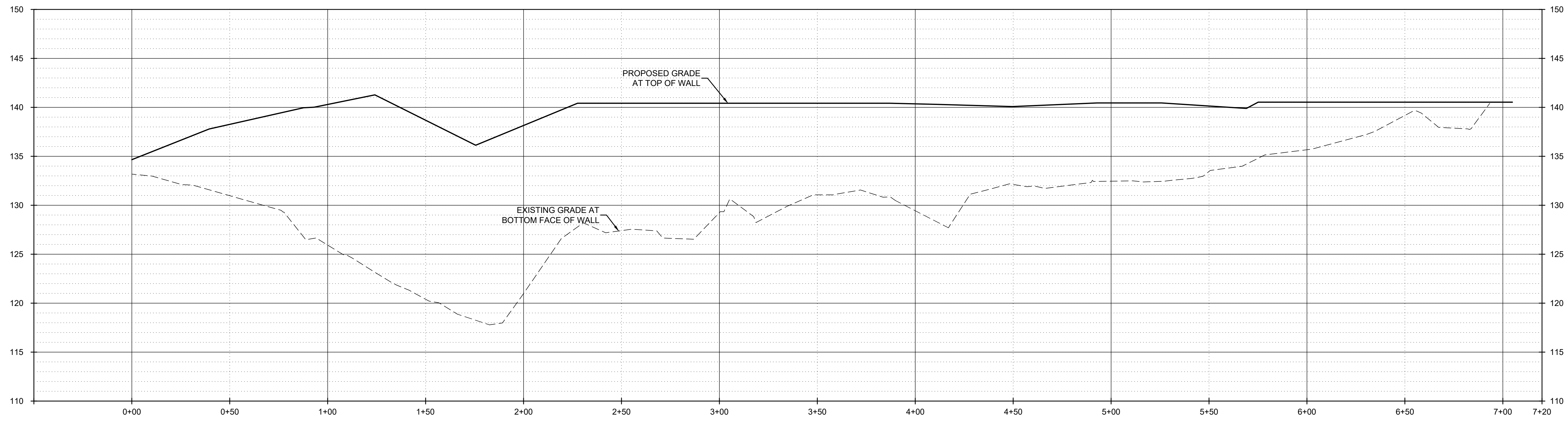
2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**GRADING  
PLAN - WALL  
PROFILE**

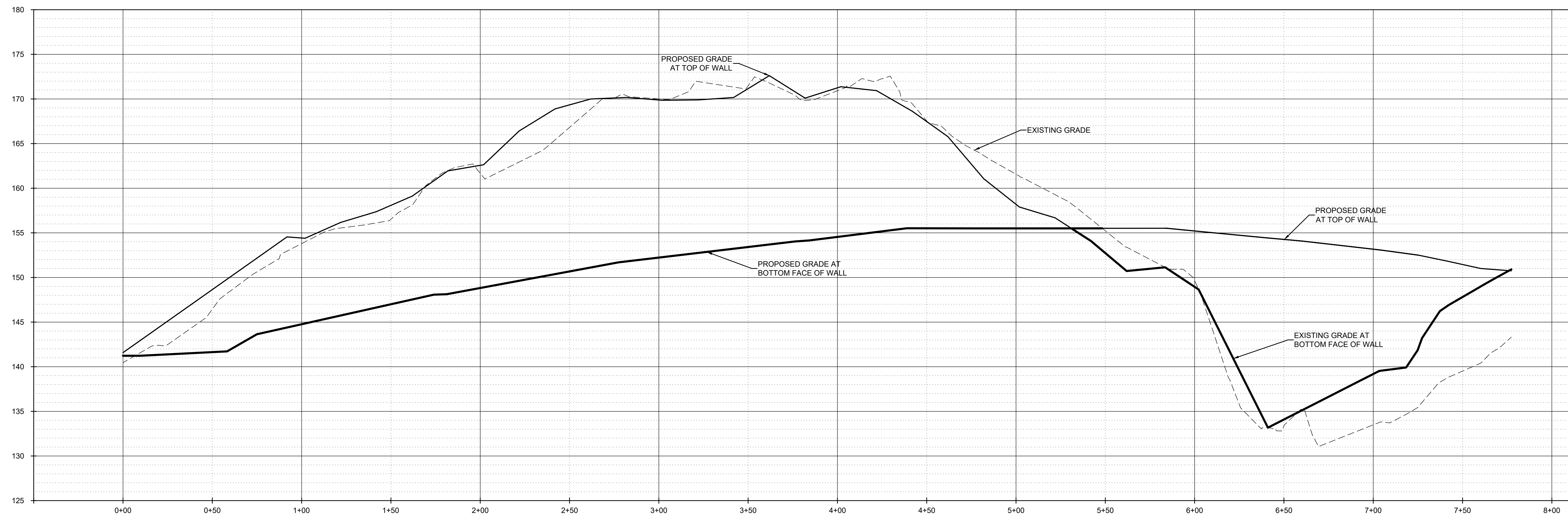
DRAWN BY: Author

SHEET:  
**C303**  
DEVELOPMENT REVIEW  
02/25/2022



**WALL PROFILE - 1**

SCALE: HORIZ: 1" = 30'  
VERT: 1" = 6'

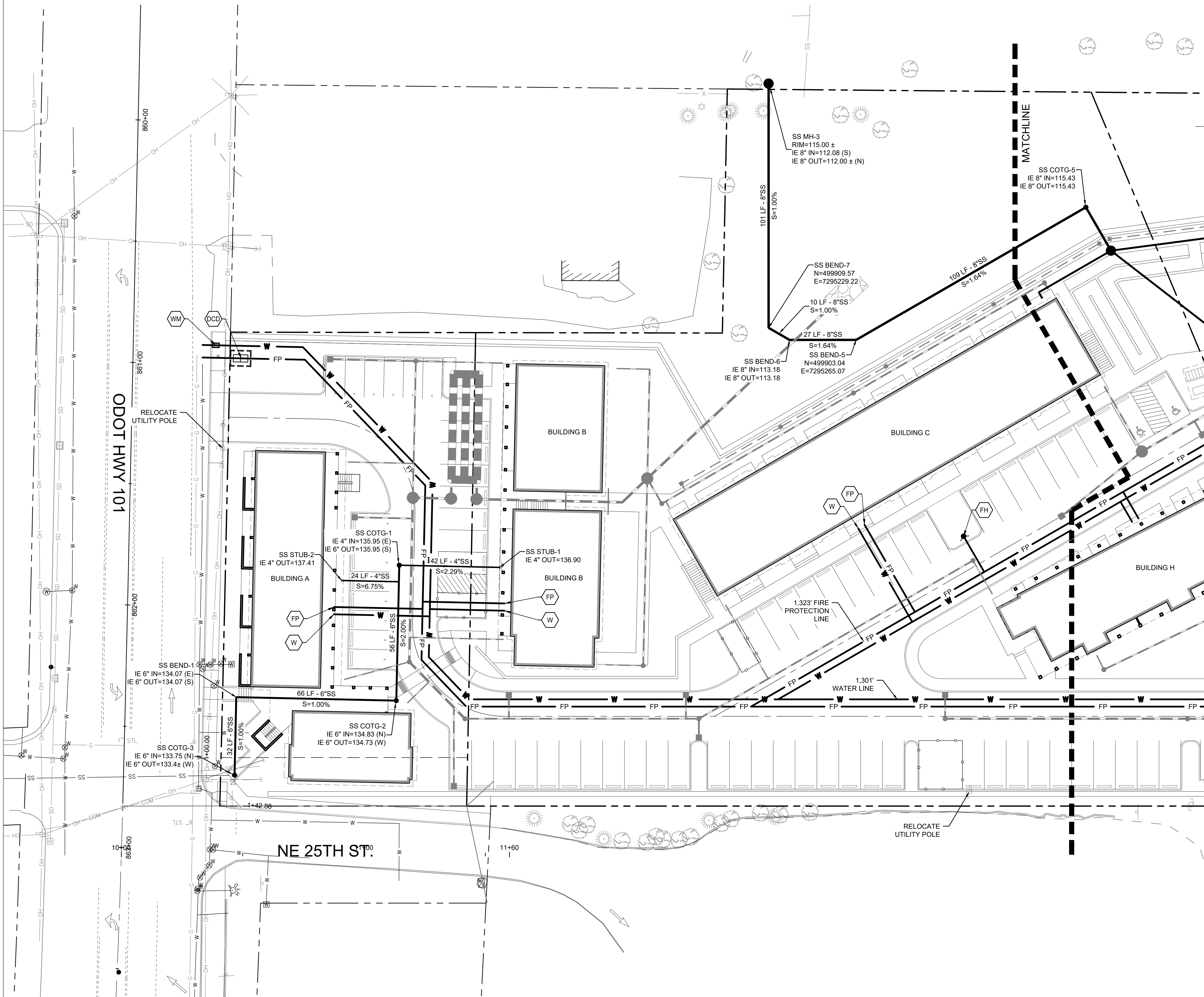


**WALL PROFILE - 2**

SCALE: HORIZ: 1" = 30'  
VERT: 1" = 6'



WATER AND FIRE PROTECTION SYSTEM IS SHOWN FOR REFERENCE ONLY. SYSTEM REQUIRES BOOSTER PUMP THAT HAS NOT YET BEEN DESIGNED



**SHEET NOTES**

1. ALL MANHOLES ARE 48" DIAMETER U.N.O.
2. PIPE SIZE SHOWN ARE BASED ON PRELIMINARY SIZING ANALYSIS. FINAL SIZES TO BE PROVIDED BY MEP DESIGN BUILD CONTRACTOR.
3. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/CX.X.
4. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
5. ALL PRESSURE PIPES SHALL BE FULLY RESTRAINED.
6. ASSUME 6" FIRE PROTECTION LINE
7. ASSUME 4" DOMESTIC WATER LINE

**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  
 X+XX.X RT X.X' — LOCATION (WHERE APPLICABLE)  
 RIM= — STRUCTURE INFO (WHERE APPLICABLE)  
 IE IN = XX.X  
 IE OUT = XX.X

**PIPE LABEL**

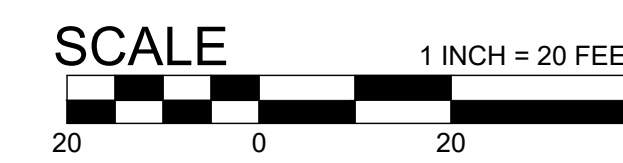
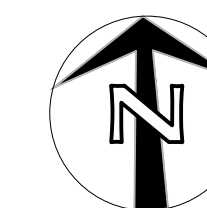
UTILITY LENGTH  
 UTILITY SIZE  
 UTILITY TYPE  
 XXLF - XX" XX  
 S=X.XX% — SLOPE (WHERE APPLICABLE)

**STRUCTURE TYPE**

CALLOUT	DESCRIPTION
BEND	BEND, USE FITTING IF APPLICABLE
COTG	CLEANOUT TO GRADE
CONN	CONNECTION
GV	GATE VALVE
MH	48" DIA. MH
STUB	BUILDING STUB-OUT
TEE	TEE CONNECTION
WYE	WYE CONNECTION

**SHEET LEGEND**

- 3" WATER METER
- FIRE HYDRANT
- COMBINED DOUBLE CHECK DETECTOR VAULT
- CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**UTILITY PLAN -  
WEST - WATER  
- FIRE - SEWER**

DRAWN BY:

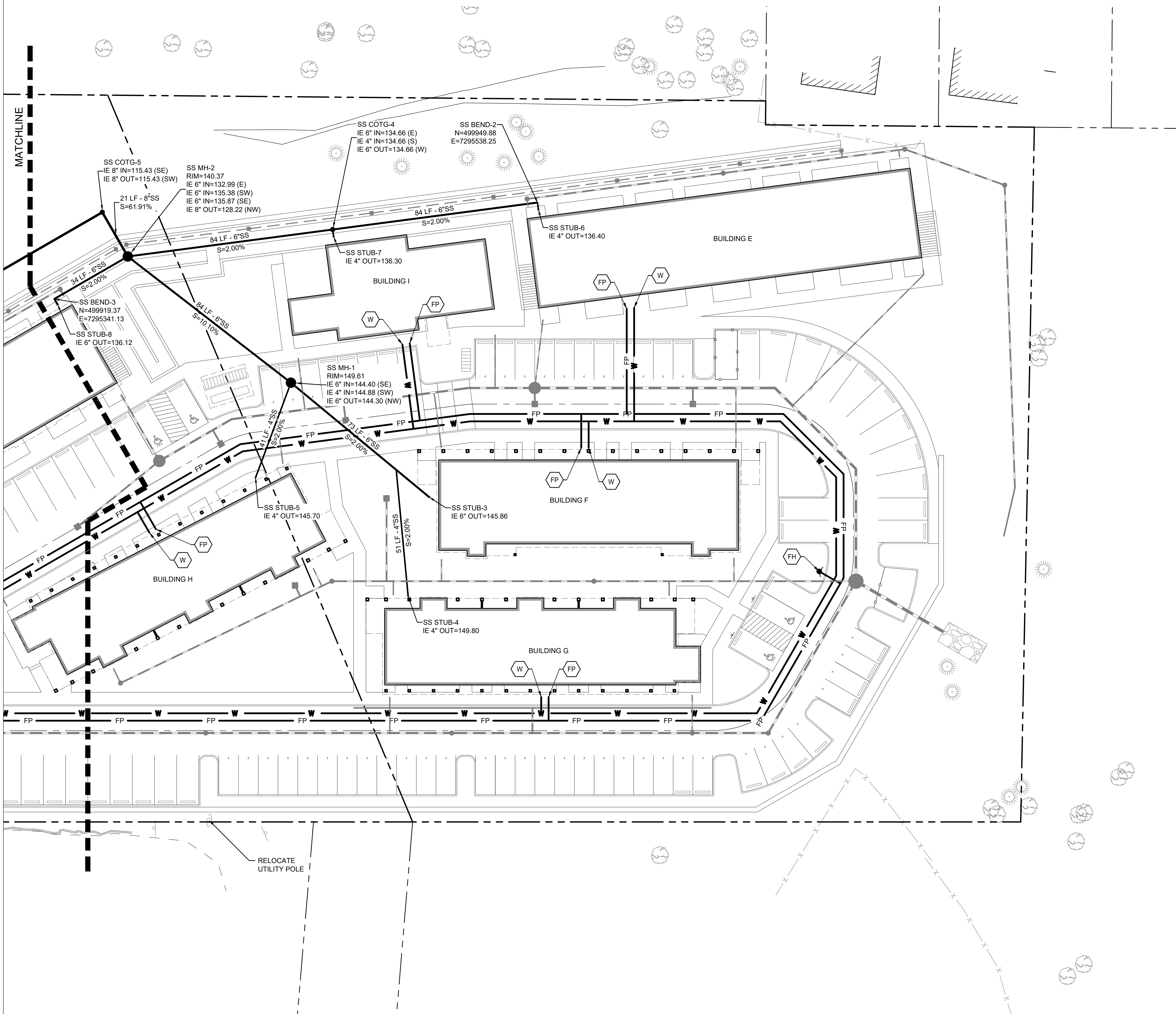
Author

SHEET:

**C400**  
DEVELOPMENT REVIEW  
02/25/2022



WATER AND FIRE PROTECTION SYSTEM IS SHOWN FOR REFERENCE ONLY. SYSTEM REQUIRES BOOSTER PUMP THAT HAS NOT YET BEEN DESIGNED



**SHEET NOTES**

- ALL MANHOLES ARE 48" DIAMETER U.N.O.
- PIPE SIZE SHOWN ARE BASED ON PRELIMINARY SIZING ANALYSIS. FINAL SIZES TO BE PROVIDED BY MEP DESIGN BUILD CONTRACTOR.
- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/CX.X.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- ALL PRESSURE PIPES SHALL BE FULLY RESTRAINED.
- ASSUME 6" FIRE PROTECTION LINE
- ASSUME 4" DOMESTIC WATER LINE

**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  
 X+XX.X RT X.X' ← LOCATION (WHERE APPLICABLE)  
 RIM= ← STRUCTURE INFO (WHERE APPLICABLE)  
 IE IN = XX.X  
 IE OUT = XX.X

**PIPE LABEL**

UTILITY LENGTH  
 UTILITY SIZE  
 UTILITY TYPE

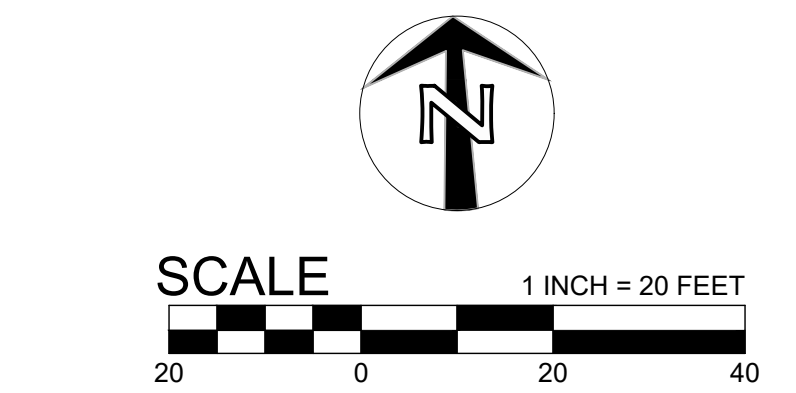
XXLF - XX" XX  
 S=X.XX% ← SLOPE (WHERE APPLICABLE)

**STRUCTURE TYPE**

CALLOUT	DESCRIPTION
BEND	BEND, USE FITTING IF APPLICABLE
COTG	CLEANOUT TO GRADE
CONN	CONNECTION
GV	GATE VALVE
MH	48" DIA. MH
STUB	BUILDING STUB-OUT
TEE	TEE CONNECTION
WYE	WYE CONNECTION

**SHEET LEGEND**

- 3" WATER METER
- FIRE HYDRANT
- COMBINED DOUBLE CHECK DETECTOR VAULT
- CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:  
**UTILITY PLAN -  
EAST - WATER  
- FIRE - SEWER**

DRAWN BY: Author

SHEET:  
**C401**  
DEVELOPMENT REVIEW  
02/25/2022

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NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:  
**UTILITY PLAN -  
WEST - STORM**

DRAWN BY: Author

SHEET:  
**C402**  
DEVELOPMENT REVIEW  
02/25/2022

**SHEET NOTES**

- ALL MANHOLES ARE 48" DIAMETER U.N.O.
- CATCH BASINS SHALL BE ODOT TYPE G2 W/ ACF ENVIRONMENTAL TRASH GUARD PLUS.
- STORMWATER OUTFALLS WILL INCLUDE CONCRETE WING WALLS AND BASE SLAB AS WELL AS RIP RAP ENERGY DISSIPATER.
- PIPE SIZE SHOWN ARE BASED ON PRELIMINARY SIZING ANALYSIS.
- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/CX.X.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

**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
- X+XX.X RT X.X' LOCATION (WHERE APPLICABLE)
- RIM= STRUCTURE INFO (WHERE APPLICABLE)
- IE IN = XX.X
- IE OUT = XX.X

**PIPE LABEL**

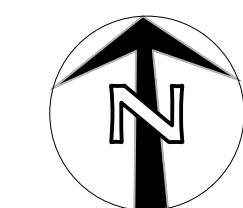
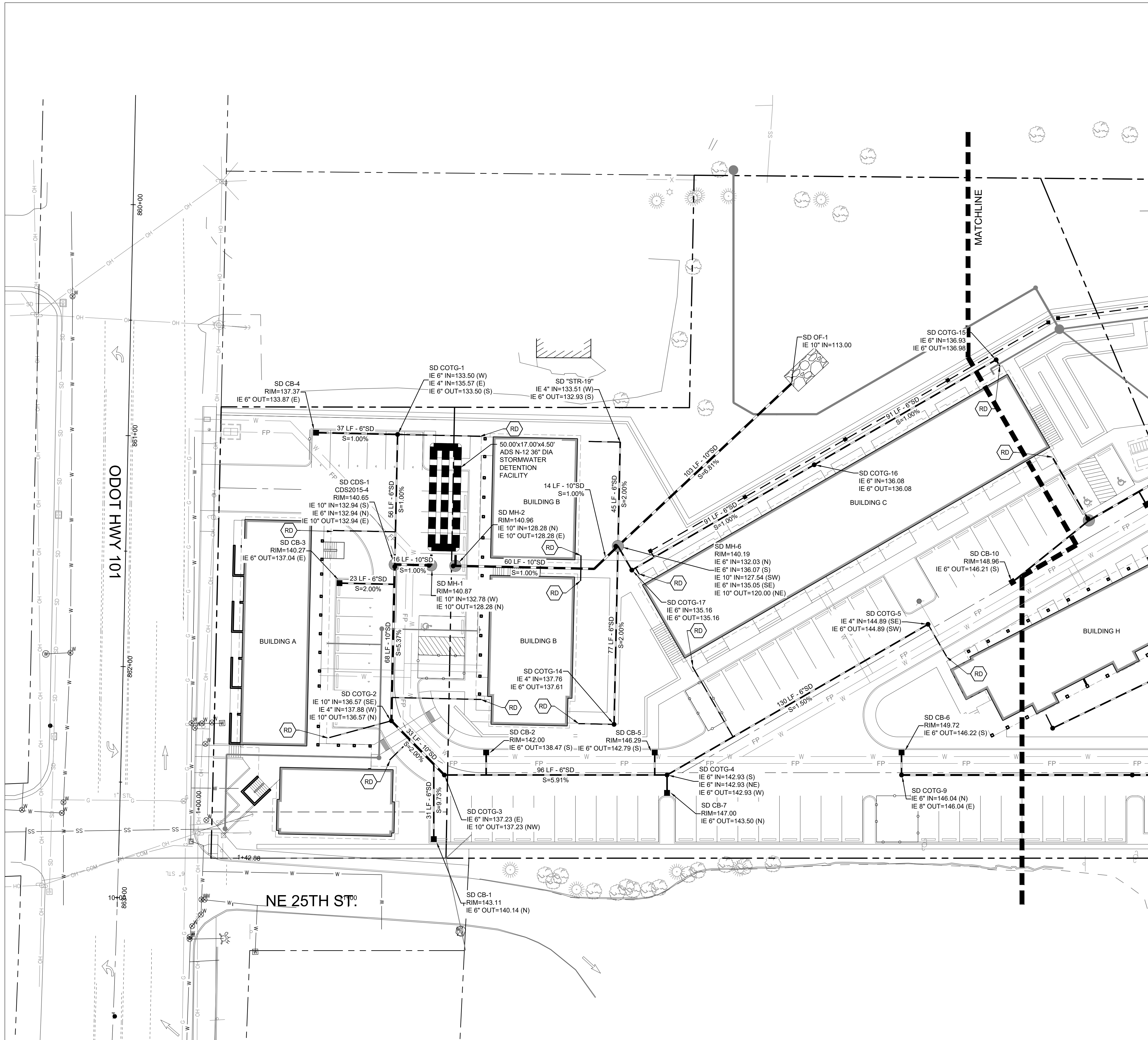
- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- XXLF - XX' XX
- S=X.XX% SLOPE (WHERE APPLICABLE)

**STRUCTURE TYPE**

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BEND	BEND, USE FITTING IF APPLICABLE
CB	TRAPPED CATCH BASIN (ODOT TYPE G2)
CB2	INLINE CATCH BASIN
CDS	CONTECH CONTINUOUS DEFLECTIVE SEPARATOR
COTG	CLEANOUT TO GRADE
FCMH	FLOW CONTROL MANHOLE
FD	FOUNDATION DRAINAGE
GV	GATE VALVE
OF	OUTFALL
MH	48" DIA. MH
RD	ROOF DRAIN
TEE	TEE CONNECTION
WYE	WYE CONNECTION

**SHEET LEGEND**

- RD ROOF DRAIN, COORDINATE CONNECTION, SIZE, AND LOCATION WITH ARCHITECTURAL PLANS





PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:  
**UTILITY PLAN -  
EAST - STORM**

DRAWN BY: Author

SHEET:  
**C403**  
DEVELOPMENT REVIEW  
02/25/2022

**SHEET NOTES**

1. ALL MANHOLES ARE 48" DIAMETER U.N.O.
2. CATCH BASINS SHALL BE ODOT TYPE G2 W/ ACF ENVIRONMENTAL TRASH GUARD PLUS.
3. STORMWATER OUTFALLS WILL INCLUDE CONCRETE WING WALLS AND BASE SLAB AND RIP RAP ENERGY DISSIPATER.
4. PIPE SIZE SHOWN ARE BASED ON PRELIMINARY SIZING ANALYSIS.
5. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/CX.X.
6. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

**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
- X+XXX RT X.X' LOCATION (WHERE APPLICABLE)
- RIM= STRUCTURE INFO (WHERE APPLICABLE)
- IE IN = XX.X
- IE OUT = XX.X

**PIPE LABEL**

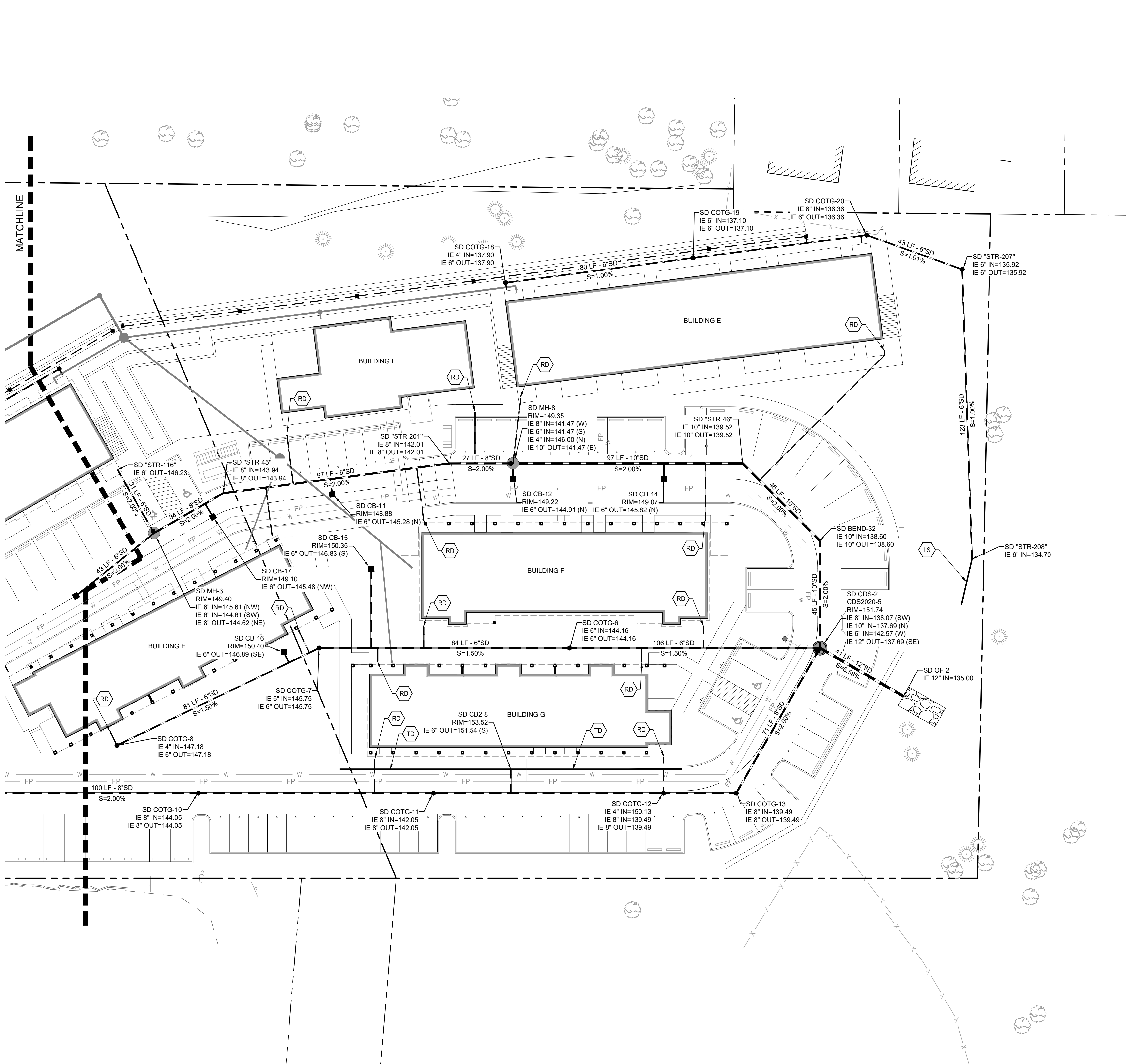
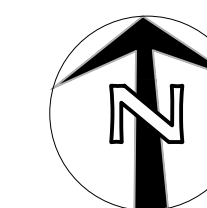
- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- XXLF - XX' XX
- S=X.XX% SLOPE (WHERE APPLICABLE)

**STRUCTURE TYPE**

CALLOUT	DESCRIPTION
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GV	GATE VALVE
OF	OUTFALL
MH	48" DIA. MH
RD	ROOF DRAIN
TEE	TEE CONNECTION
WYE	WYE CONNECTION

**SHEET LEGEND**

- TD TRENCH DRAIN
- LS LEVEL SPREADER
- RD ROOF DRAIN, COORDINATE CONNECTION, SIZE, AND LOCATION WITH ARCHITECTURAL PLANS



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PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

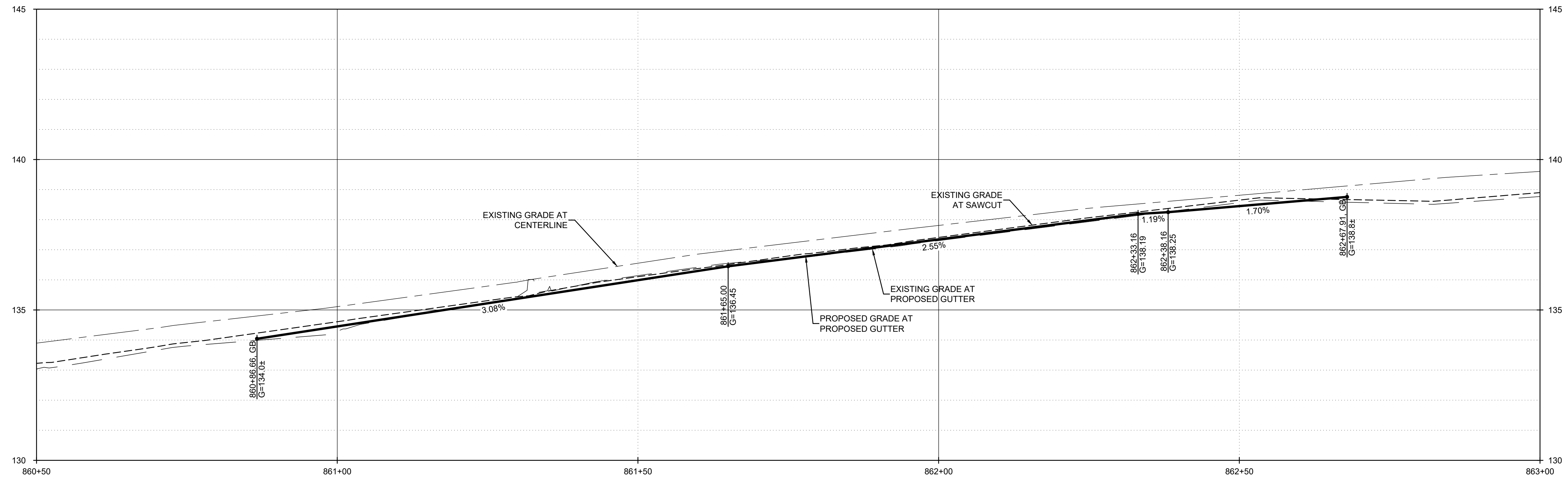
**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:  
**ROW - HWY 101**

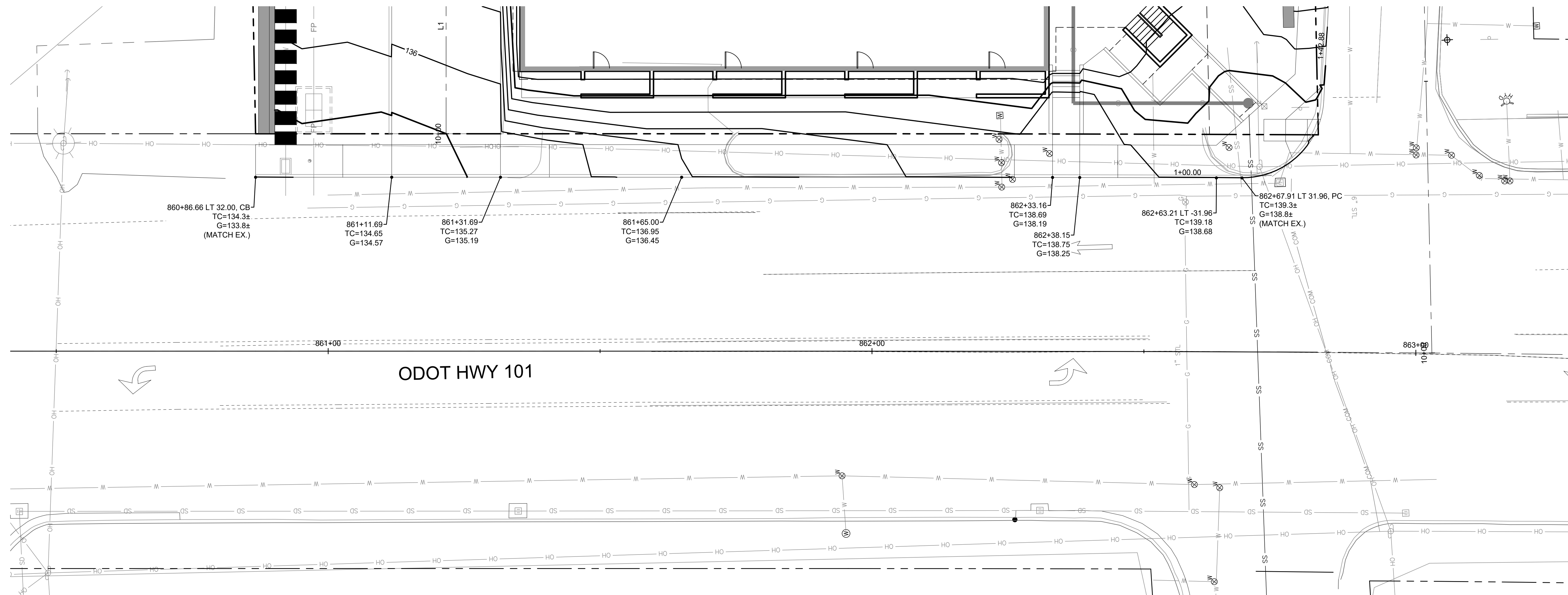
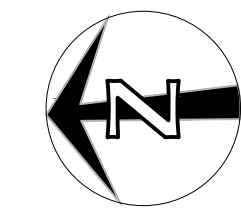
DRAWN BY: Author

SHEET:  
**C500**  
DEVELOPMENT REVIEW  
02/25/2022



**PROFILE - ODOT HWY 101**

SCALE: HORZ: 1" = 10'  
VERT: 1" = 2'



**PLAN - ODOT HWY 101**

SCALE: 1" = 10'



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

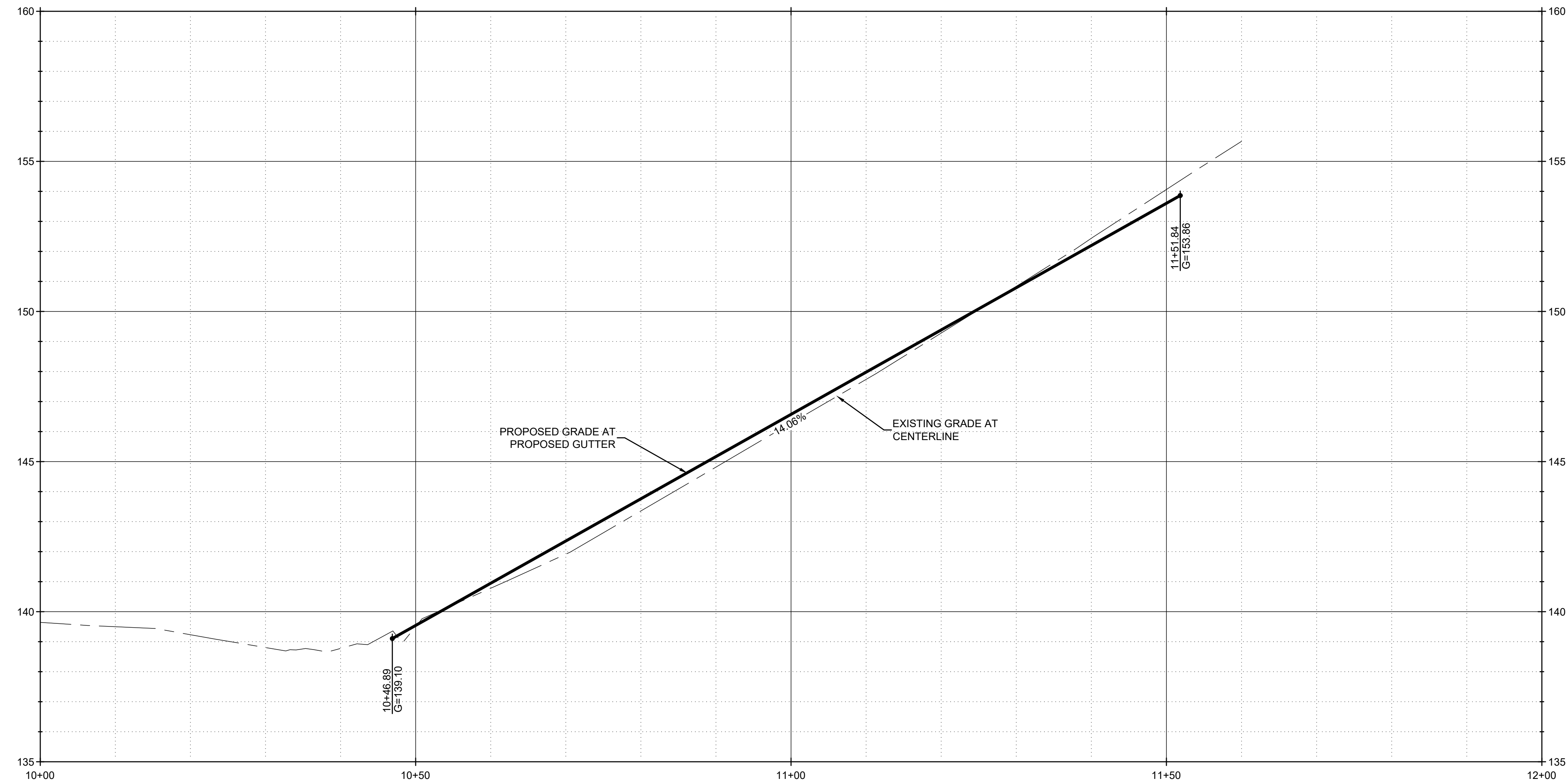
**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:  
**ROW - NE 25TH**

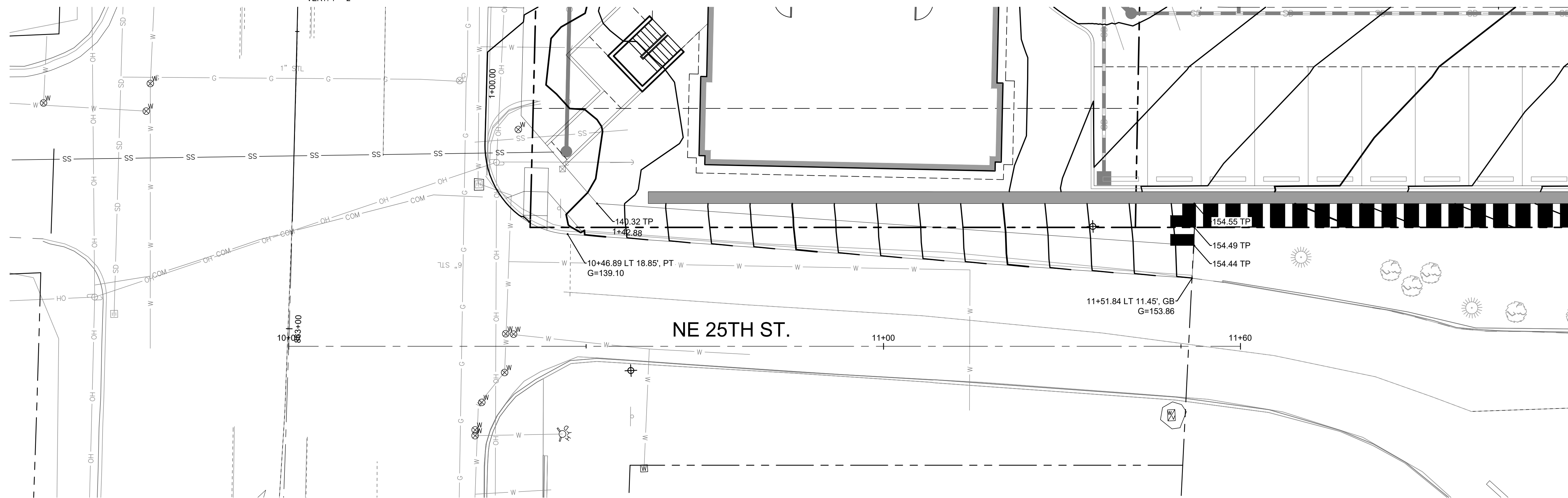
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SHEET:  
**C501**  
DEVELOPMENT REVIEW  
02/25/2022



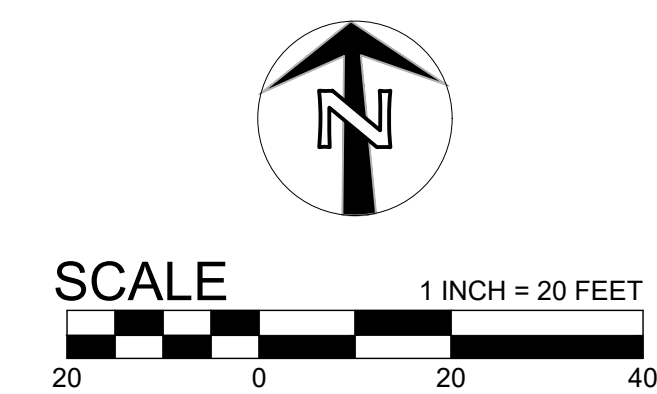
**PROFILE - NE 25TH STREET**

SCALE: HORZ: 1" = 10'  
VERT: 1" = 2'



**PLAN - NE 25TH STREET**

SCALE: 1" = 10'





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2/25/2022 11:34:14 AM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

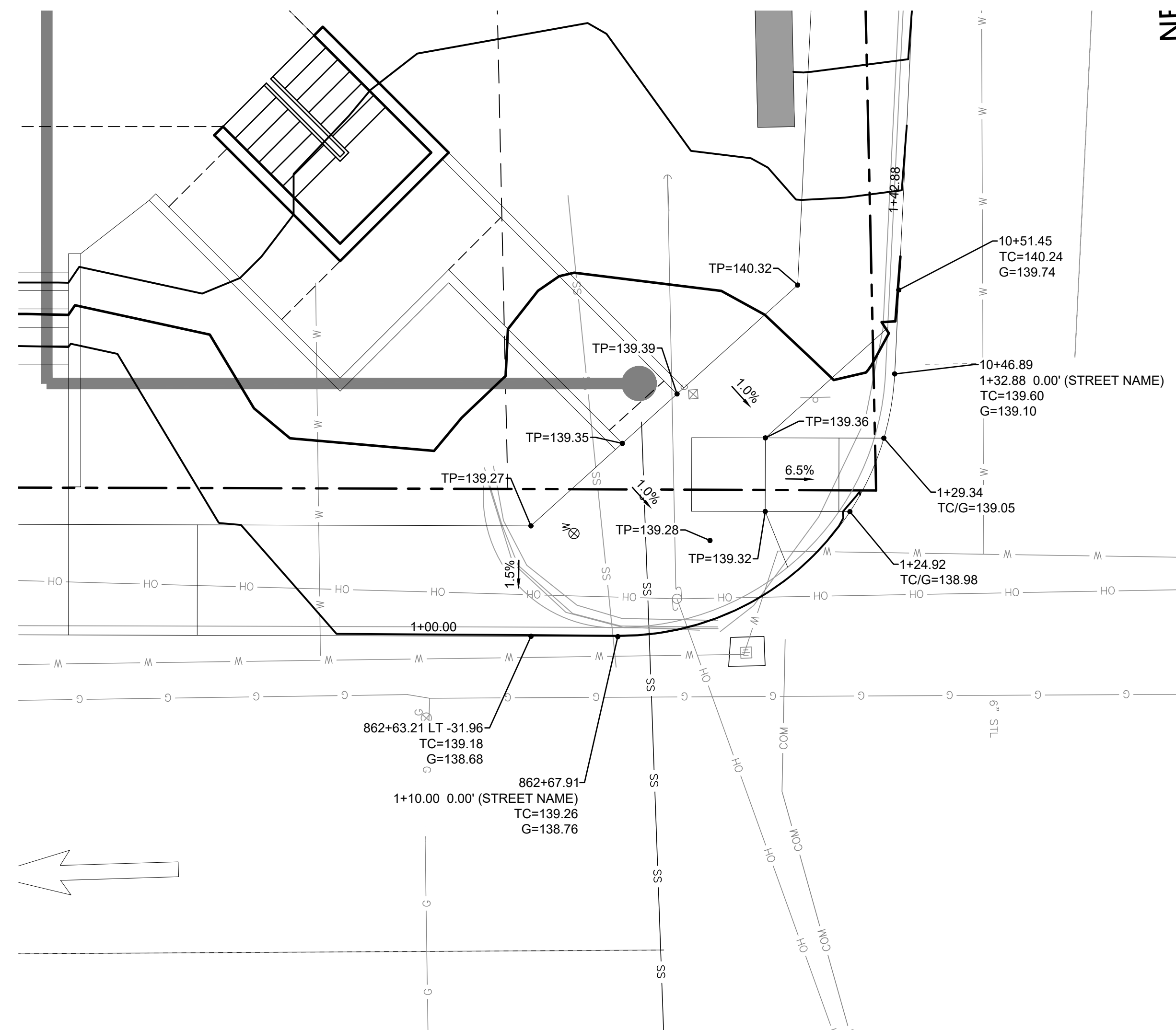
2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**ROW - CURB  
RAMP  
ENLARGEMENT**

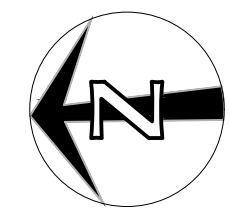
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SHEET:  
**C502**  
DEVELOPMENT REVIEW  
02/25/2022



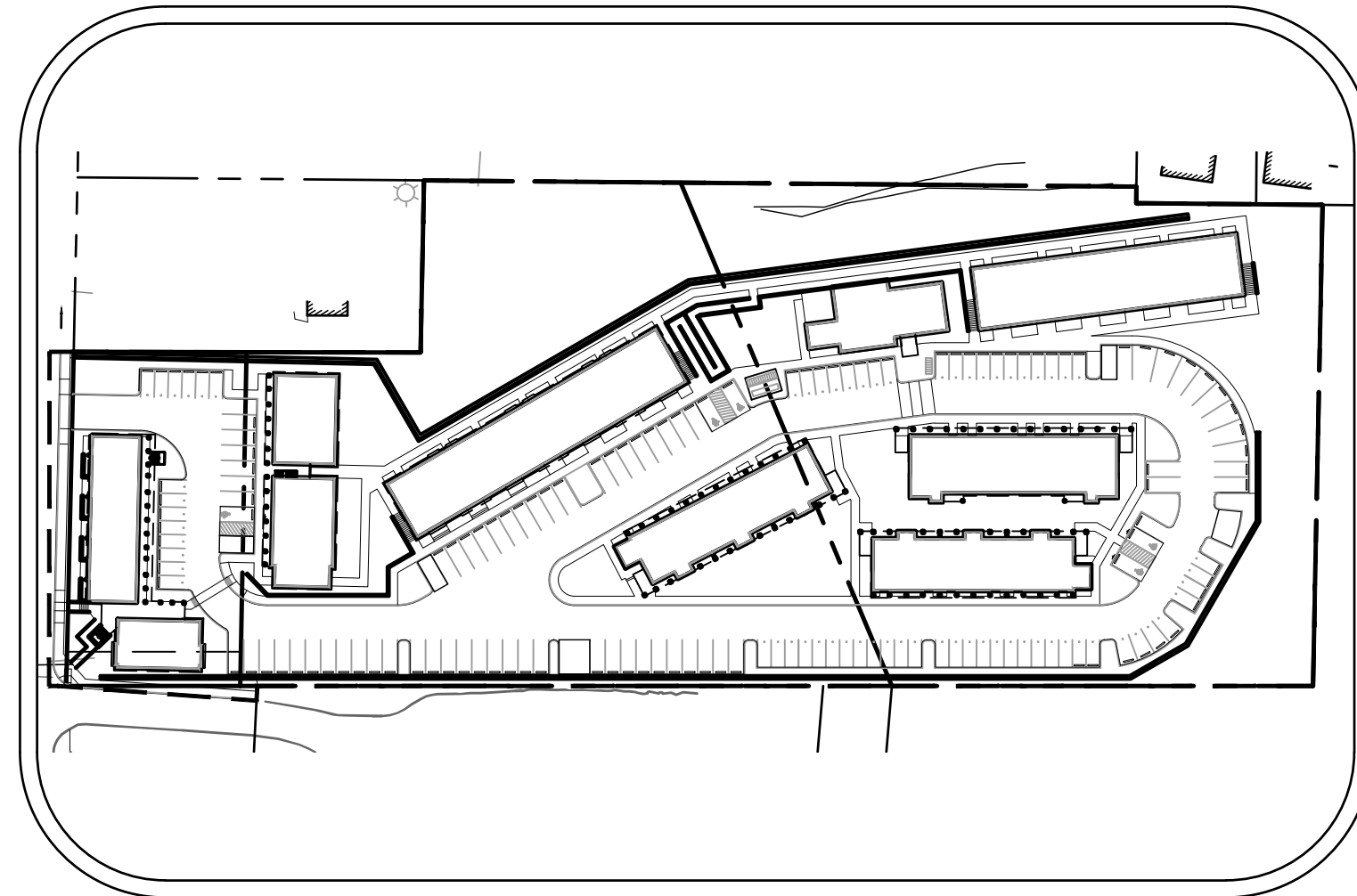
**PLAN - CURB RAMP**

SCALE: 1" = 5'

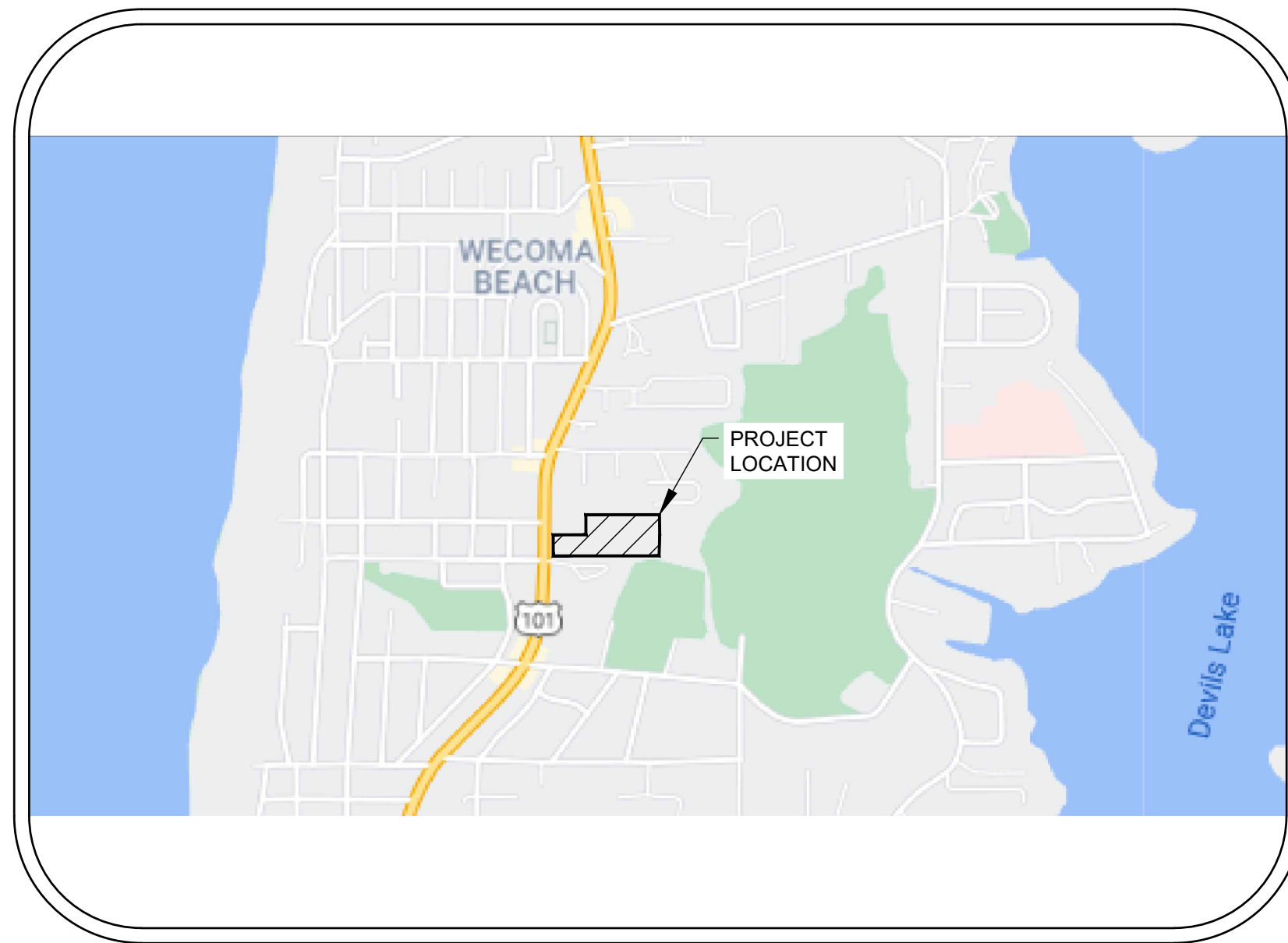




# ESC PLAN FOR SITES 1 TO 5 ACRES



**SITE MAP**  
NOT TO SCALE



**VICINITY MAP**  
NOT TO SCALE

**APPLICANT**

INNOVATIVE HOUSING INC  
CONTACT: XXX  
219 NW SECOND AVE.  
PORTLAND, OR 97209  
PHONE: 503-226-2509

**ENGINEERING FIRM**

FROELICH ENGINEERS  
CONTACT: EVAN EYKELBOSCH, PE  
17700 SW UPPER BOONES FERRY RD  
SUITE 115  
PORTLAND, OR 97224  
PHONE: 503-624-7005

**NARRATIVE DESCRIPTIONS**

**EXISTING SITE CONDITIONS**

\* WOODED AREA. THE SITE SLOPES FROM WEST TO EAST AND NORTH TO SOUTH

**DEVELOPED CONDITIONS**

\* LOW INCOME HOUSING APARTMENT COMPLEX AND ONSITE PARKING.

**NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE**

- \* CLEARING (DATES, FROM & TO: MMM 202X - MMM 202X)
- \* MASS GRADING (DATES, FROM & TO: MMM 202X - MMM 202X)
- \* UTILITY INSTALLATION (DATES, FROM & TO: MMM 202X - MMM 202X)
- \* SITE CONSTRUCTION (DATES, FROM & TO: MMM 202X - MMM 202X)
- \* FINAL STABILIZATION (DATES, FROM & TO: MMM 202X - MMM 202X)

**ESTIMATE OF TOTAL PERMITTED PROJECT AREA**

TOTAL ESTIMATED PERMITTED SITE AREA = 193,000 SF = 4.43 ACRES

**TOTAL DISTURBED AREA**

DISTURBED AREA = 193,000 SF = 4.43 ACRES

**SITE SOIL CLASSIFICATION:**

- \* 0-71 PERCENT SLOPES
- \* HYDROLOGIC SOIL GROUP C

**RECEIVING WATER BODIES:**

COLLECTED SITE RUNOFF: ONSITE DETENTION AND DISCHARGE TO DRAINAGE WAY

MAJOR DRAINAGE BASIN:

**INSPECTION FREQUENCY:**

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING. AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY MONTH.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
5. PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS.	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

- \* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.(3))
- \* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SCHEDULE A.12.B AND SCHEDULE B.1)
- \* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SCHEDULE B.1.C AND B.2)
- \* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE PERMIT REGISTRANT BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE. (SCHEDULE B.2.C)

**STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:**

- WHEN RAINFALL AND RUNOFF OCCURS DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOME ONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
- DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
- SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
- ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS.
- SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
- SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
- SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3RD THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
- CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
- ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
- THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT.  
NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPS THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPS MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
- WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPS; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
- ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
- THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
- THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS DURING THE CONSTRUCTION PERIOD. THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
- WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
- IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPS MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
- ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.

**BMP MATRIX FOR CONSTRUCTION PHASES**

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	SITE CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31)
<b>EROSION PREVENTION</b>						
PRESERVE NATURAL VEGETATION	** X	X	X	X	X	X
GROUND COVER	X	X			X	X
HYDRAULIC APPLICATIONS						
PLASTIC SHEETING	X	X				X
MATTING			X		X	X
DUST CONTROL	X	X	X	X	X	X
TEMPORARY/PERMANENT SEEDING		X	X	X	X	X
BUFFER ZONE	** X	X	X	X	X	X
OTHER:						
<b>SEDIMENT CONTROL</b>						
SEDIMENT FENCE (PERIMETER)	** X	X	X	X	X	X
SEDIMENT FENCE (INTERIOR)			X	X	X	X
STRAW WATTLES	X	X	X	X	X	X
FILTER BERM			X	X	X	X
INLET PROTECTION	** X	X	X	X	X	X
DEWATERING			X	X	X	X
SEDIMENT TRAP						
NATURAL BUFFER ENCROACHMENT						
OTHER:						
<b>RUN OFF CONTROL</b>						
CONSTRUCTION ENTRANCE	** X	X	X	X	X	X
PIPE SLOPE DRAIN						
OUTLET PROTECTION	X	X	X	X	X	X
SURFACE ROUGHENING						
CHECK DAMS	** X	X	X	X	X	X
OTHER:						
<b>POLLUTION PREVENTION</b>						
PROPER SIGNAGE	X	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X	X
CONCRETE WASHOUT AREA	X	X	X	X	X	X
OTHER:						

- \* SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE.
- \*\* SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

PERMITTEE'S SITE INSPECTOR: \_\_\_\_\_  
COMPANY/AGENCY: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
E-MAIL: \_\_\_\_\_  
DESCRIPTION OF EXPERIENCE: \_\_\_\_\_

**RATIONALE STATEMENT**

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS. AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

**SHEET INDEX**

SHEET NUMBER	SHEET DESCRIPTION
C700	ERSC - COVER SHEET
C701	ERSC - CLEARING PLAN
C702	ERSC - MASS GRADING PLAN
C703	ERSC - UTILITY INSTALLATION PLAN
C704	ERSC - SITE CONSTRUCTION PLAN
C705	ERSC - FINAL STABILIZATION PLAN

**PROJECT LOCATION:**

NEAR THE CORNER OF HWY 101 AND 25TH ST., LINCOLN COUNTY, OREGON  
LATITUDE = 44°59'1.38"N, LONGITUDE = 122°00'24.50"W

**PROPERTY DESCRIPTION:**

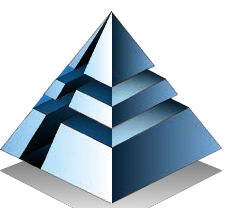
TAX LOTS 4300-4302 (LINCOLN COUNTY OREGON WEBMAPS) LOCATED IN THE NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON

**ATTENTION EXCAVATORS:**

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 THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



**FROELICH**  
ENGINEERS  
CIVIL · STRUCTURAL  
Portland, OR | Bend, OR | Denver, CO  
(503) 624-7005

PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

INITIAL

SHEET TITLE:

**ERSC - COVER  
SHEET**

DRAWN BY: Author

SHEET:  
**C700**  
DEVELOPMENT REVIEW  
02/25/2022



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**ERSC -  
CLEARING PLAN**

DRAWN BY: Author

SHEET:  
**C701**  
DEVELOPMENT REVIEW  
02/25/2022

PRE-CONSTRUCTION, CLEARING AND DEMOLITION NOTES:

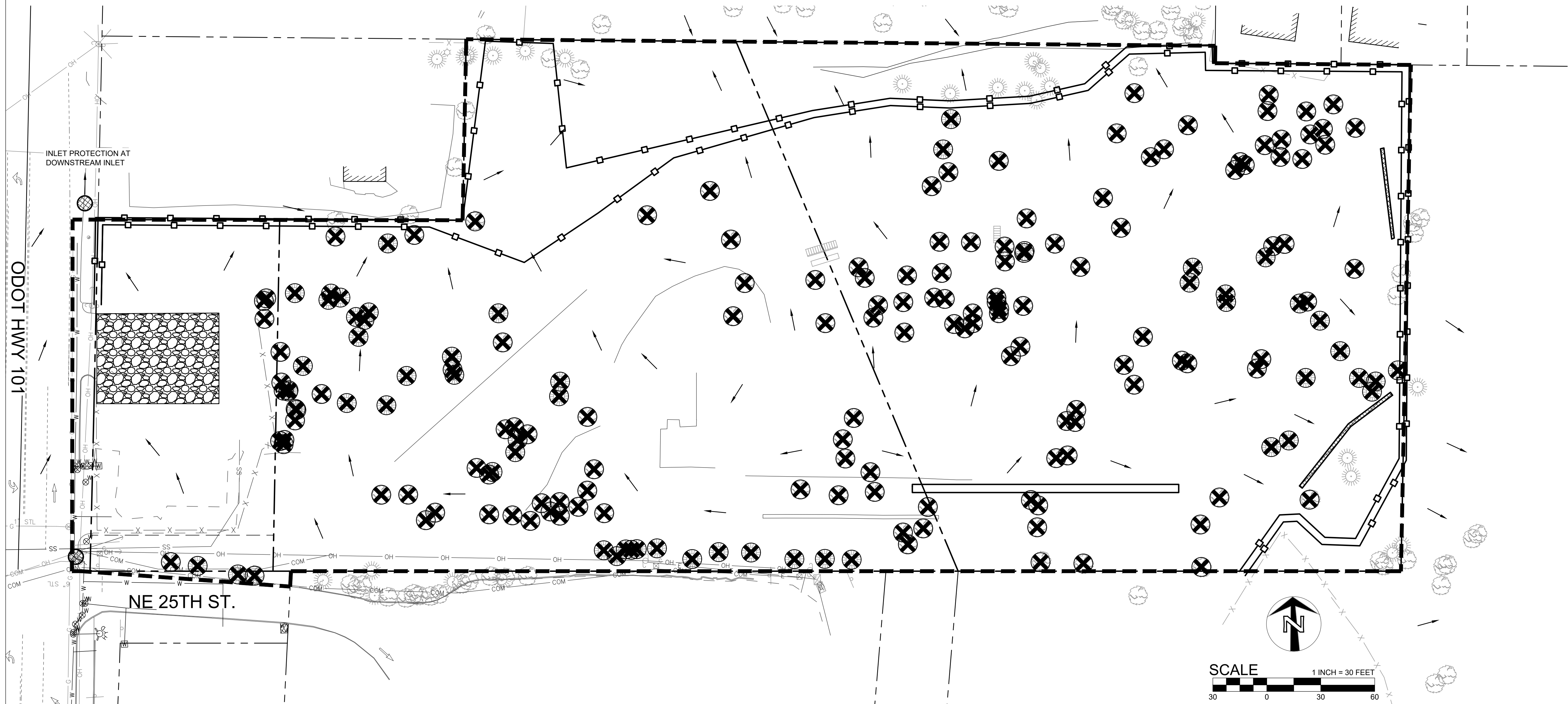
1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

SHEET NOTES

1. THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
2. PROVIDE COMBINATION INLET PROTECTION AND BIOBAGS AT ALL CATCH BASINS AND STORM INLETS ONSITE.
3. PROVIDE INLET PROTECTION FILTER SACK ONLY AT ALL OFFSITE CATCH BASINS.

SHEET LEGEND

- PROPERTY LINE
- - - - - 49 ----- EX. CONTOUR MINOR
- - - - - 50 ----- EX. CONTOUR MAJOR
- EXTENT OF WORK
- SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY).
- ⊗ INLET PROTECTION
- ▨ STRAW WATTLE
- SURFACE FLOW DIRECTION
- ▨ CONSTRUCTION ENTRANCE
- ⊗ TREE TO BE REMOVED (UNDER SEPARATE DEMO PLAN)



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**GRADING, SITE AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:**

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
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  - DWARF GRASS MIX (MIN. 100 LB./AC.)
    - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
    - CREeping RED FESCUE (20% BY WEIGHT)
  - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
    - ANNUAL RYEGRASS (40% BY WEIGHT)
    - TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.

- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
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- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
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- PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.

- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
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  - LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
  - THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
  - INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

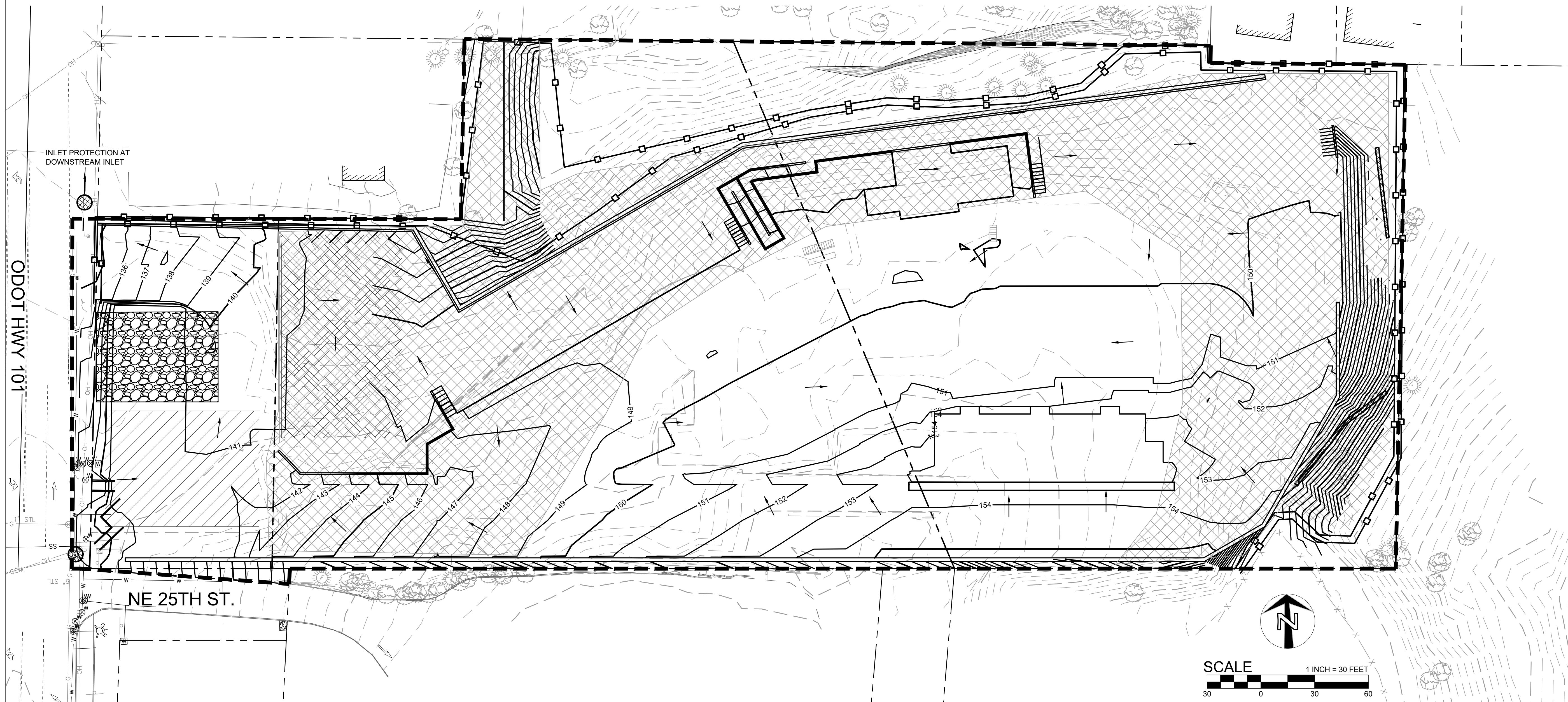
**SHEET LEGEND**

	PROPERTY LINE
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	EX. CONTOUR MAJOR
	PROP. CONTOUR MINOR
	PROP. CONTOUR MAJOR
	EXTENT OF WORK
	SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY).
	INLET PROTECTION
	STRAW WATTLE
	TEMPORARY SLOPE STABILIZATION
	PROPOSED SURFACE FLOW DIRECTION
	SOIL STOCKPILE AREA
	CONSTRUCTION ENTRANCE
	STAGING AREA

**SHEET NOTES**

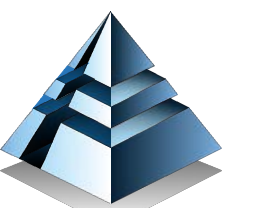
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- PROVIDE COMBINATION INLET PROTECTION AND BIOBAGS AT ALL CATCH BASINS AND STORM INLETS ONSITE.

POST-DEVELOPMENT STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT AREA IS COLLECTED VIA CATCH BASINS AND TRENCH DRAINS, ROUTED THROUGH A WATER QUALITY STRUCTURE, UNDERGROUND CHAMBER DETENTION FACILITY, AND DISCHARGED OFFSITE.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



**FROELICH ENGINEERS CIVIL STRUCTURAL**  
Portland, OR | Bend, OR | Denver, CO  
(503) 624-7005

PROJECT NUMBER: XXXXXX

**LINCOLN CITY AFFORDABLE HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**ERSC - MASS GRADING PLAN**

DRAWN BY:

Author

SHEET:

**C702**  
DEVELOPMENT REVIEW  
02/25/2022



**GRADING, SITE AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:**

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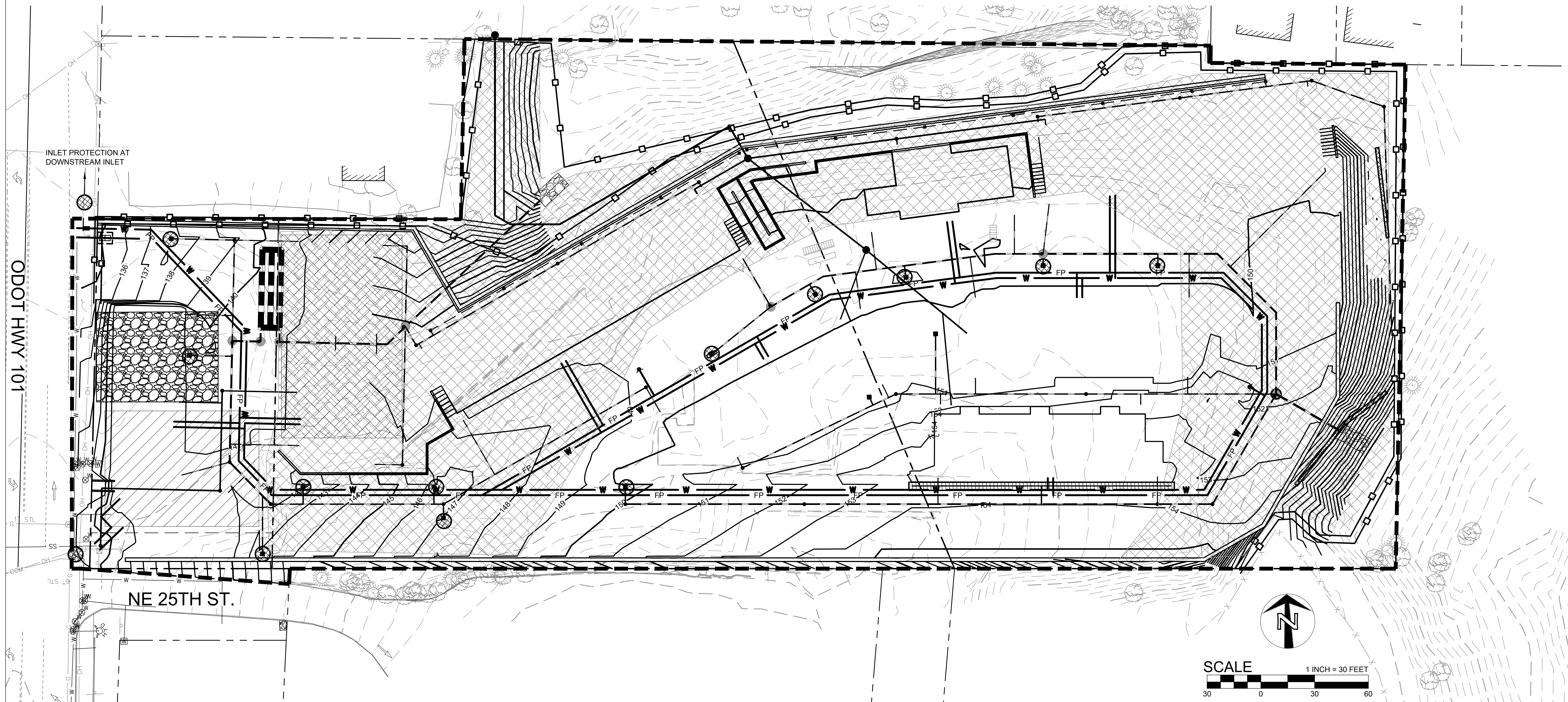
**SHEET LEGEND**

	PROPERTY LINE
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	EX. CONTOUR MAJOR
	PROP. CONTOUR MINOR
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	EXTENT OF WORK
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	TEMPORARY SLOPE STABILIZATION
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**SHEET NOTES**

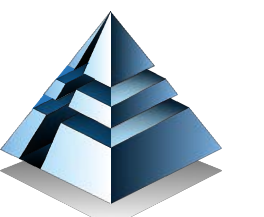
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PRELIMINARY  
NOT FOR  
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CONSULTANT:



FROELICH  
ENGINEERS  
CIVIL STRUCTURAL  
Portland, OR | Bend, OR | Denver, CO  
(503) 624-7005

PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**ERSC - UTILITY  
INSTALLATION  
PLAN**

DRAWN BY:

Author

SHEET:

**C703**  
DEVELOPMENT REVIEW  
02/25/2022



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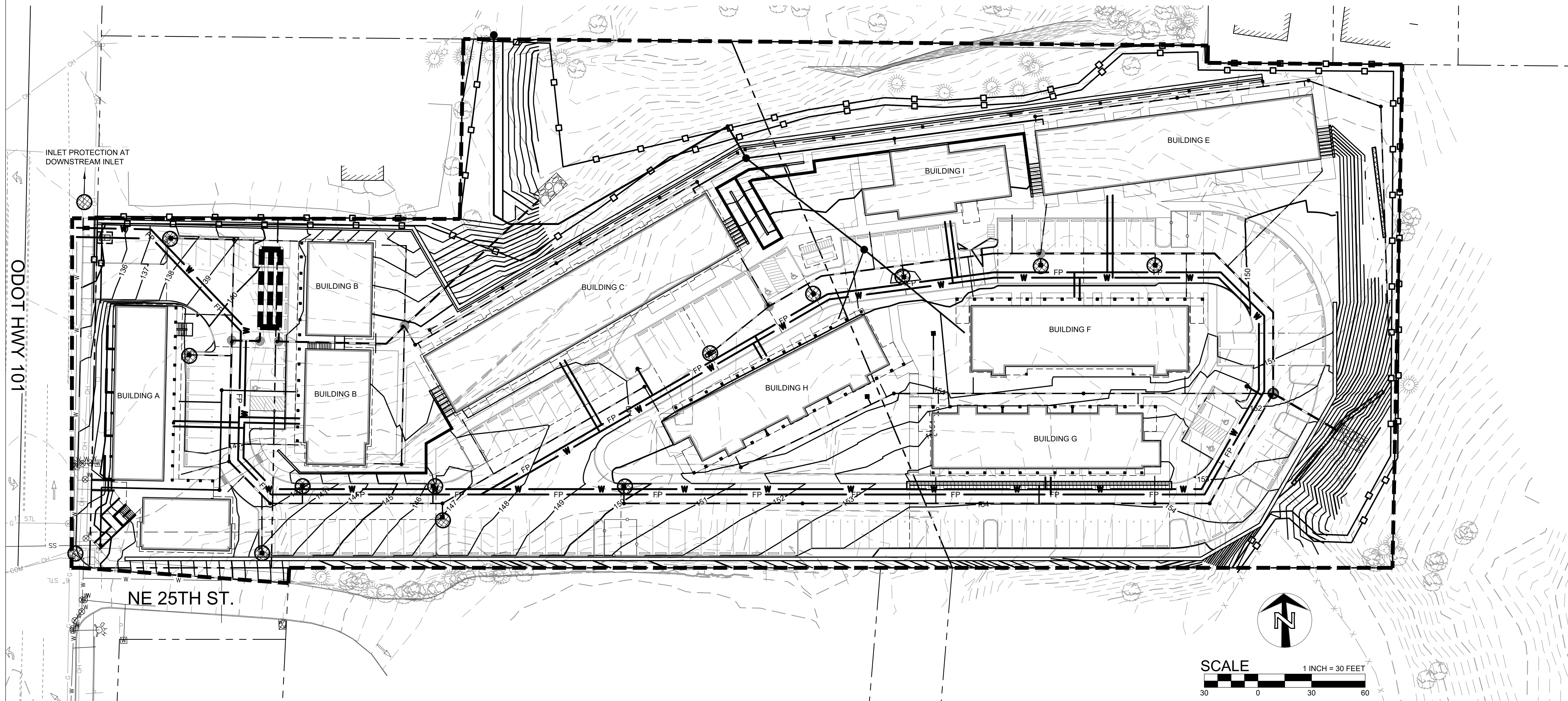
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**SHEET NOTES**

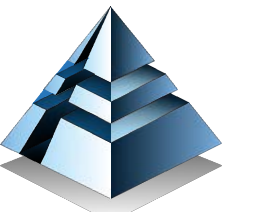
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(503) 624-7005

PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367

SHEET TITLE:

**ERSC - SITE  
CONSTRUCTION  
PLAN**

DRAWN BY:

Author

SHEET:

**C704**

DEVELOPMENT REVIEW  
02/25/2022



**GRADING, SITE AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:**

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    - ANNUAL RYEGRASS (40% BY WEIGHT)
    - TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.

- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- VOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.

- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
  - COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
- EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:**
- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
  - STOCK PILE AREAS MAY BE MOVED AS NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITIES.
  - THE STAGING, EQUIPMENT MAINTENANCE, FUELING, PORT-A-POTTY, AND SOLID WASTE AREA MAY BE MOVED AS NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITIES.
  - ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
  - LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
  - THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
  - INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

**SHEET LEGEND**

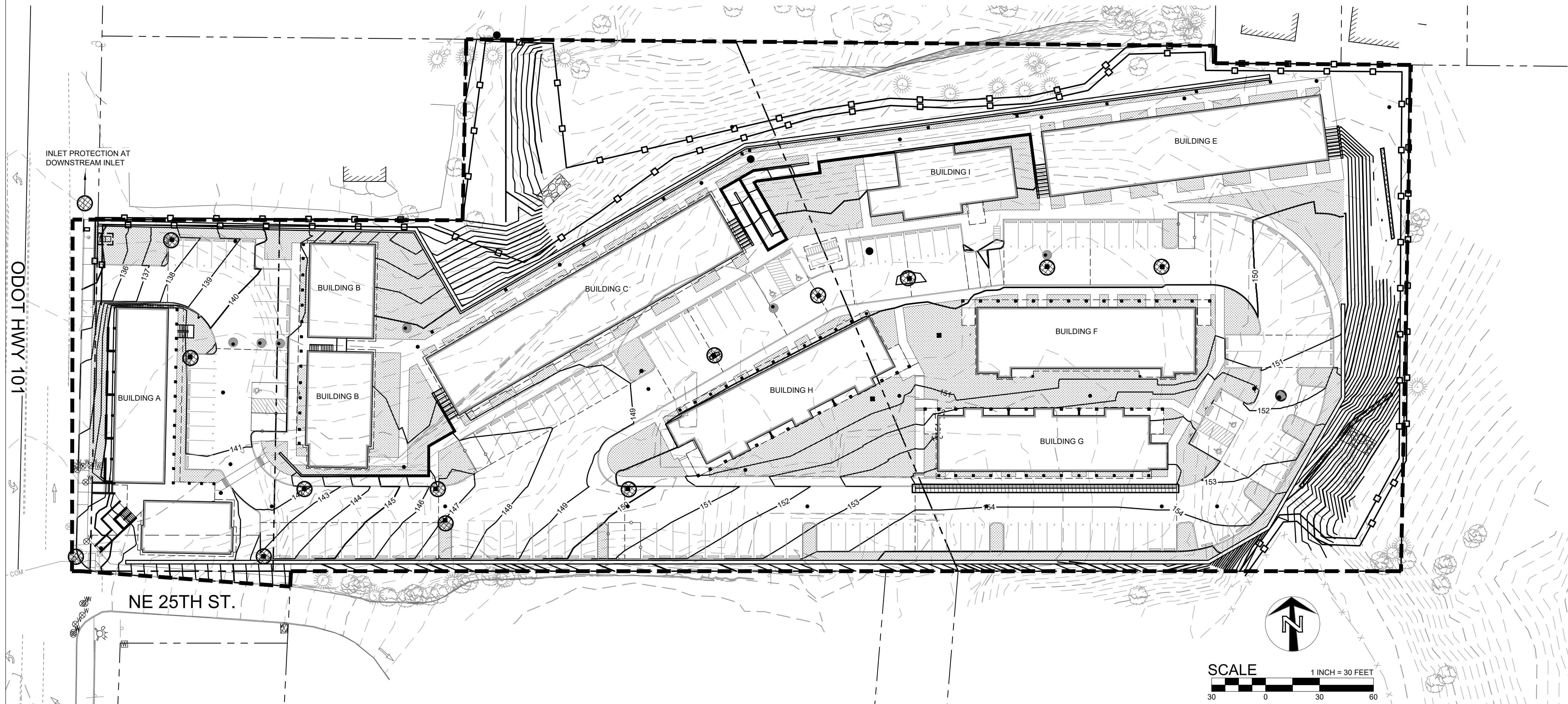
	PROPERTY LINE
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	PROP. CONTOUR MINOR
	PROP. CONTOUR MAJOR
	EXTENT OF WORK
	SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY).
	INLET PROTECTION
	STRAW WATTLE
	TRENCH DRAIN PROTECTION

PRELIMINARY  
NOT FOR  
CONSTRUCTION

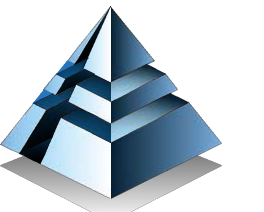
**SHEET NOTES**

- THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF (1) 300 GALLON CAPACITY 7'x7'x14" PORTABLE CONCRETE WASHOUT "ECO-PAN", OR APPROVED EQUAL. CONTACT R.T. CULLER AT (503) 209-3204. CONCRETE WASHOUT TO BE PICKED UP BY ECO-PAN AND RECYCLED OFF SITE. ADJUST LOCATION AS REQUIRED.
- PROVIDE COMBINATION INLET PROTECTION AND BIOBAGS AT ALL CATCH BASINS AND STORM INLETS ONSITE.

POST-DEVELOPMENT STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT AREA IS COLLECTED VIA CATCH BASINS AND TRENCH DRAINS, ROUTED THROUGH A WATER QUALITY STRUCTURE, UNDERGROUND CHAMBER DETENTION FACILITY, AND DISCHARGED OFFSITE.



CONSULTANT:



**FROELICH**  
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PROJECT NUMBER: XXXXXX

**LINCOLN CITY  
AFFORDABLE  
HOUSING**

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LINCOLN CITY, OR  
97367

SHEET TITLE:

**ERSC - FINAL  
STABILITIZATION  
PLAN**

DRAWN BY:

Author

SHEET:

**C705**  
DEVELOPMENT REVIEW  
02/25/2022