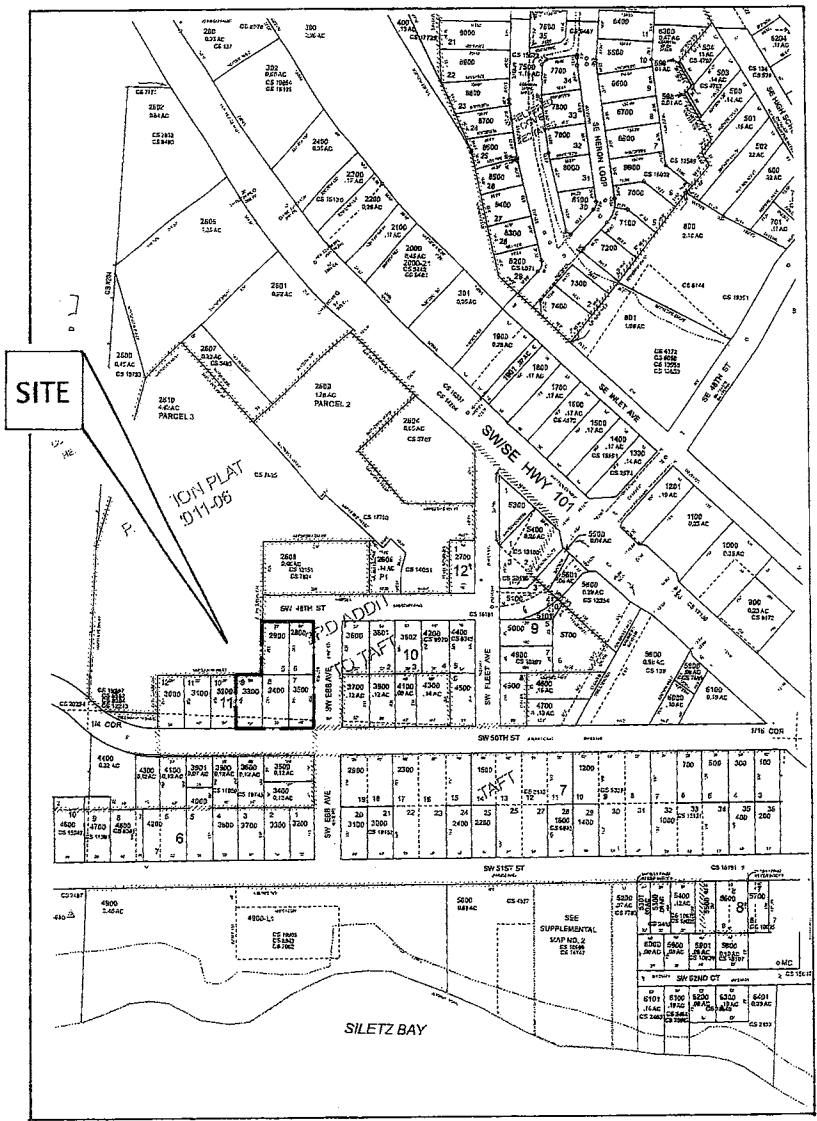


Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon



Vicinity Map
Not to Scale

BENCHMARK
ELEVATIONS AND CONTOURS ARE BASED ON LINCOLN COUNTY BENCHMARK NO. AZSE27. THE BENCHMARK IS AN ALUMINUM DISC APPROXIMATELY 190 FEET WEST OF THE INTERSECTION OF SW 50TH STREET AND SW EBB STREET. IT HAS AN ELEVATION OF 10.29 FEET ON THE NAVD88 DATUM.

NOTES:

CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONTOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR HEREBY AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTIES; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Owner - Developer :

Taft Development (Jason)
6740 SW Raleighwood Lane
Portland, Oregon 97225
Phone (503) 810- 7270

Land Planning :

NW Land Planning (Trisha)
PO Box 1073
Goldendale, Wash. 98620
Phone (503) 330- 2019

Engineering :

Tech. Engineering (John)
PO Box 80483
Portland, Oregon 97280
Phone (503) 819- 6494

Building Architect :

HM Group LLC (Elson Nguyen)
Phone (971) 563- 2067
Email : elson.hmgrouppdx@gmail.com

Site Address :

No address assigned, Tax Lots
2800, 2900, 3300, 3400, and 3500 on
Tax Map 07 11 27DC, City of Lincoln
City, Lincoln County, Oregon.

Total Site = 25,000 sf (0.57 acres)
Total Disturbed Area = 0.54 ac. M/L

LOCATES (48 HOURS NOTICE REQUIRED)
ONE CALL SYSTEM: (503) 246-6699
(GENERAL TELEPHONE, NORTHWEST NATURAL)

INDEX TO DRAWINGS

Sheet No.	Description
Sheet 1 of 9	Cover Sheet, Vicinity Map and General Information
Sheet 2 of 9	Existing Condition Plan and San. Sewer Notes
Sheet 3 of 9	Existing Tree Species and Storm Sewer Notes
Sheet 4 of 9	Grading Plan
Sheet 5 of 9	Utilities Plan
Sheet 6 of 9	Storm Sewer Treatment Facility and Details
Sheet 7 of 9	Standard Details
Sheet 8 of 9	Erosion Control Plan
Sheet 9 of 9	Erosion Control Notes and Standard EC Details

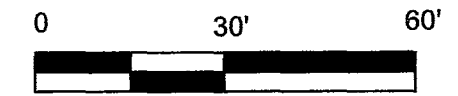
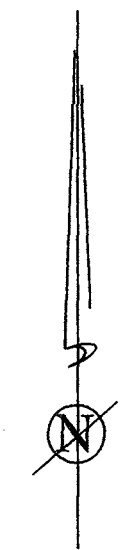
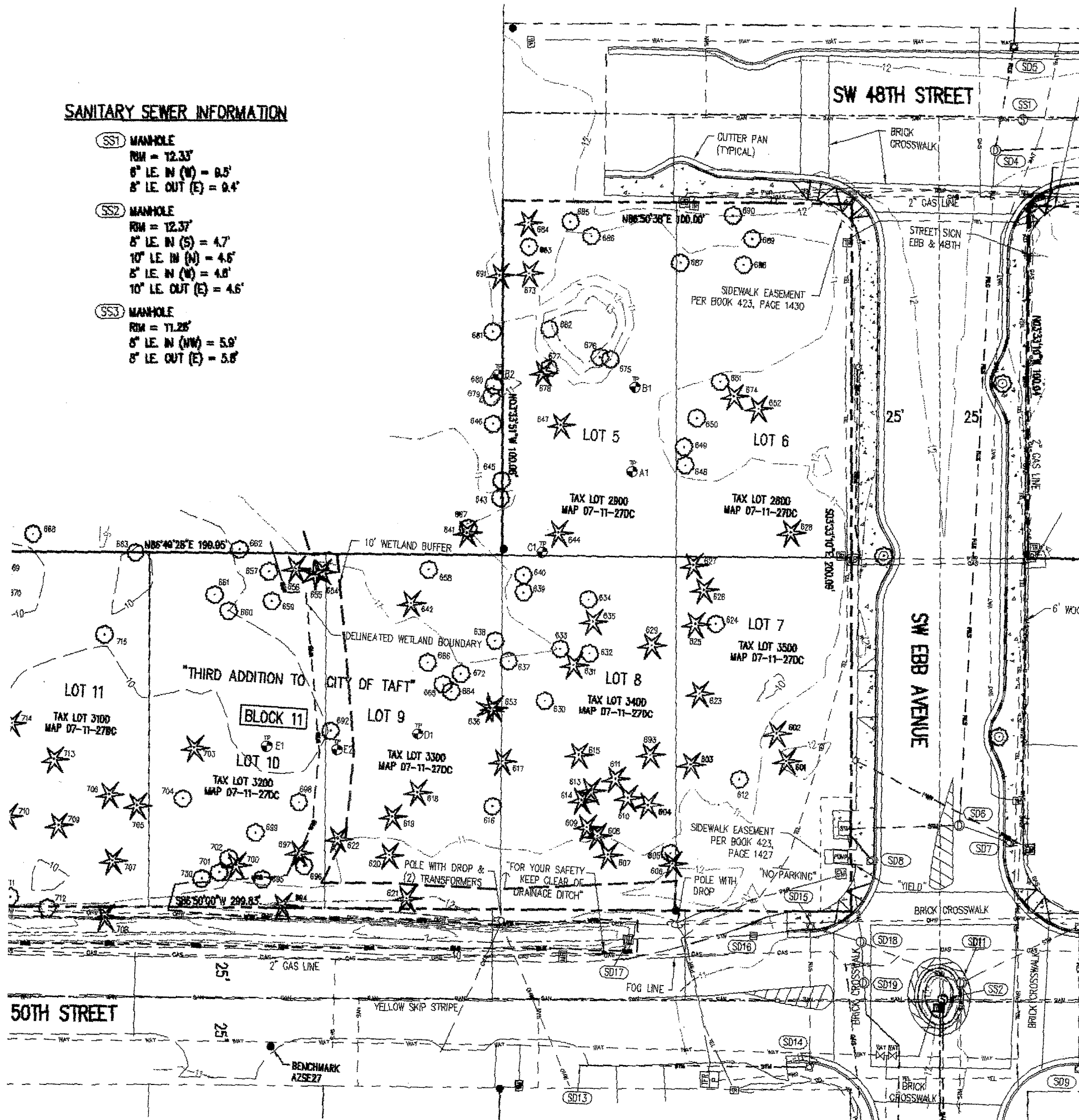
	<p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>
	<p>Owner - Developer : Taft Development (Jason) 6740 SW Raleighwood Lane Portland, Oregon 97225</p>
<p>Project :</p>	<p>Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon</p>
<p>Sheet Title :</p>	<p>Cover Sheet, Vicinity Map and General Information</p>
	<p>Drawn By : JDJ</p>
	<p>Checked By : TLA</p>
	<p>Date : July, 2024</p>
	<p>Project : LC50 - 2024</p>
<p>Expires 12-31-2025</p>	
<p>Sheet 1 of 9</p>	

SANITARY SEWER INFORMATION


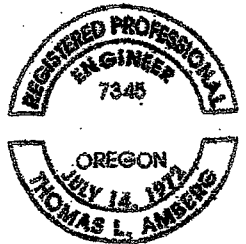
SS1 MANHOLE
 ROW = 12.33'
 6" LE IN (W) = 0.5'
 8" LE OUT (E) = 0.4'

SS2 MANHOLE
 ROW = 12.37'
 8" LE IN (S) = 4.7'
 10" LE IN (N) = 4.6'
 8" LE IN (W) = 4.8'
 10" LE OUT (E) = 4.6'

SS3 MANHOLE
 ROW = 11.25'
 8" LE IN (NW) = 5.9'
 8" LE OUT (E) = 5.8'



SCALE = 30 Ft/In

	<p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>
	<p>Owner - Developer : Taft Development (Jason) 6740 SW Raleighwood Lane Portland, Oregon 97225</p>
<p>Project :</p>	<p>Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon</p>
<p>Sheet Title :</p>	<p>Existing Condition Plan and San. Sewer Notes</p>
	<p>Drawn By : JDJ</p>
	<p>Checked By : TLA</p>
	<p>Date : July, 2024</p>
	<p>Project : LC50 - 2024</p>
	<p>Sheet 2 of 9</p>
<p>Expires 12-31-2025</p>	

TREE INFORMATION (NUMBERS 601 THROUGH 729 HAVE METAL ID TAGS)


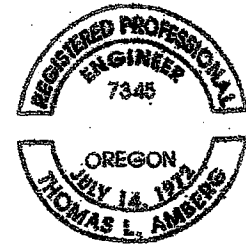
601	SPLIT 7", 11", 13", (2) 14" PINE	649	10" ALDER	697	8" SPRUCE
602	22" SPRUCE	650	14" ALDER	698	18" ALDER DEAD
603	25" SPRUCE	651	11" ALDER	699	8" DECIDUOUS
604	13" PINE	652	17" PINE	700	12" SPRUCE
605	12" ALDER	653	8" HEMLOCK	701	7" HOLLY
606	SPLIT (2) 13" PINE	654	13" PINE	702	10" ALDER DEAD
607	SPLIT (2) 11", (2) 13" PINE	655	14" FIR	703	21" SPRUCE
608	7" PINE	656	13" PINE 657 10" ALDER	704	5" WILLOW
609	13" PINE	658	7" ALDER DEAD	705	10" PINE DEAD
610	14" PINE	659	6" WILLOW	706	26" SPRUCE
611	14" PINE	660	7" WILLOW	707	14" PINE
613	11" PINE	661	10" ALDER	708	18" PINE DEAD
614	10" PINE	662	7" DECIDUOUS	709	18" PINE
615	15" PINE	663	12" ALDER	710	32" SPRUCE
616	SPLIT 11", 13" ALDER	664	11" ALDER DEAD	711	6" WILLOW
617	13" PINE	665	7" ALDER DEAD	712	7" ALDER DEAD
618	30" SPRUCE	666	11" ALDER DEAD	713	30" SPRUCE
619	12" PINE	667	8" ALDER DEAD	714	20" PINE
620	8" PINE	668	6" DECIDUOUS	715	7" WILLOW
621	SPLIT 10", 12", 13", 14" PINE	669	11" PINE	716	13" SPRUCE
622	10" PINE	670	8" DECIDUOUS	717	12" ALDER
623	SPLIT 12", 13" PINE	671	11" PINE	718	SPLIT 8", 8" HOLLY
624	SPLIT 12", 14" ALDER	672	SPLIT 6", 7", ALDER DEAD	719	DECIDUOUS CLUMP
625	16" PINE	673	SPLIT 15", 20" PINE	720	WILLOW CLUMP
626	8" SPRUCE	674	9" PINE	721	13" PINE
627	12" PINE	675	10" ALDER	722	DECIDUOUS CLUMP
628	SPLIT 17", 24" PINE	676	14" ALDER	723	DECIDUOUS CLUMP
629	17" PINE	677	14" ALDER	724	DECIDUOUS CLUMP
630	13" ALDER	678	SPLIT 6", 8" PINE	725	SPLIT 10", 12" DECIDUOUS BASE
631	8" SPRUCE	679	SPLIT 6", 9" ALDER	726	SPLIT 12", 20" PINE
632	15" ALDER	680	8" ALDER	727	7" ALDER DEAD
633	12" ALDER	681	SPLIT (2) 6" DECIDUOUS	728	6" PINE
634	16" ALDER	682	14" ALDER	730	7" HOLLY
635	16" PINE	683	SPLIT 6", 9" ALDER	729	6" DECIDUOUS DEAD
636	8" SPRUCE	684	SPLIT 14", 15" PINE	11192	14" DECIDUOUS
637	8" ALDER DEAD	685	13" ALDER	11373	18" DECIDUOUS
638	9" ALDER DEAD	686	SPLIT 12", 15" ALDER	11374	12" DECIDUOUS
639	11" ALDER	687	SPLIT 13", 14", 17" ALDER	11375	10" DECIDUOUS
640	12" ALDER	688	SPLIT 6", 7" WILLOW	11376	14" DECIDUOUS
641	6" HEMLOCK	689	SPLIT 6", 10" WILLOW	11377	12" DECIDUOUS
642	7" HEMLOCK	690	SPLIT 6", (3) 9" WILLOW	11469	20" DECIDUOUS
643	12" ALDER	691	13" PINE	11470	13" DECIDUOUS
644	19" PINE	692	14" ALDER DEAD	11471	16" DECIDUOUS
645	15" ALDER	693	10" PINE DEAD	11472	9" DECIDUOUS
646	8" ALDER	694	SPLIT (2) 12" PINE	11473	6" HEMLOCK
647	8" PINE	695	7" HOLLY	11474	10" DECIDUOUS
648	18" ALDER	696	SPLIT 8", 8", 11" WILLOW	11475	17" FIR BROKEN
				11552	DECIDUOUS CLUMP
				11614	SPLIT 8", 8" DECIDUOUS DEAD
				11620	14" DECIDUOUS

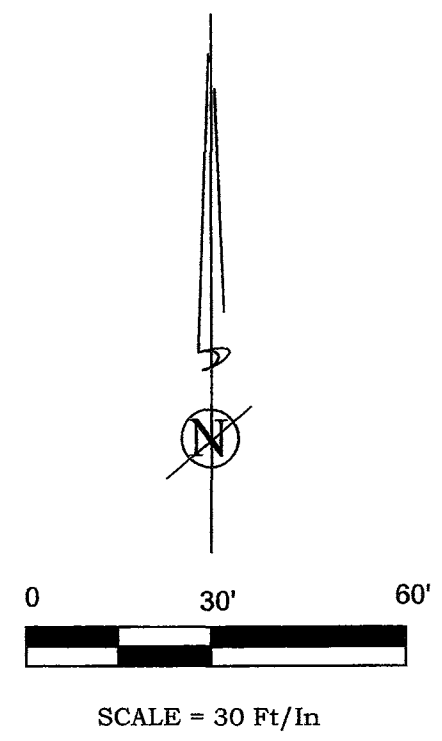
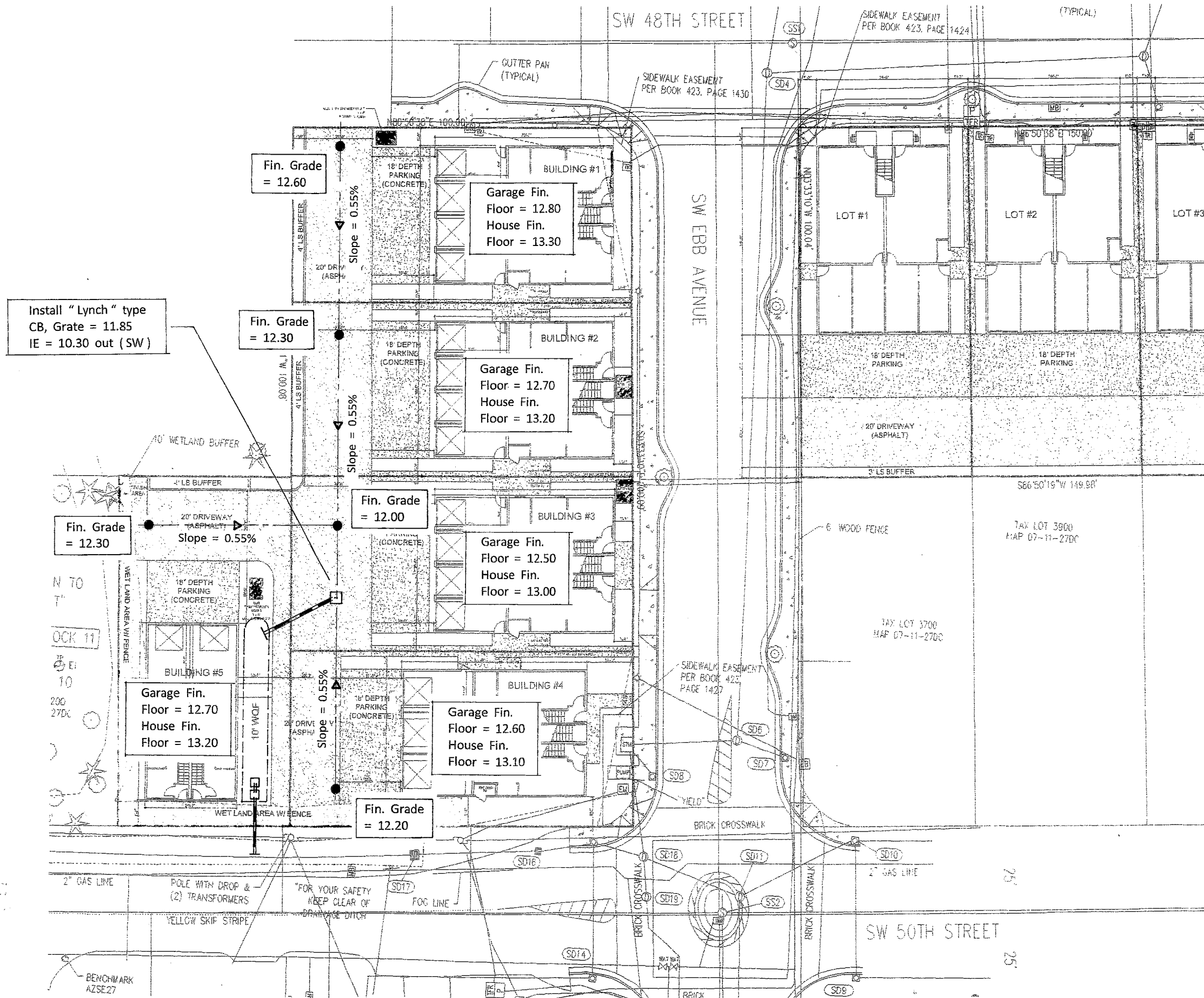
NOTES


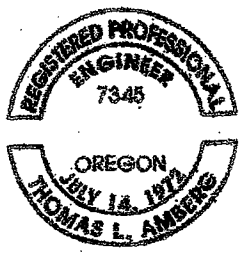
- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 2, 2021.
- 2) ELEVATIONS AND CONTOURS ARE BASED ON LINCOLN COUNTY BENCHMARK NO. AZSE27. THE BENCHMARK IS AN ALUMINUM DISC APPROXIMATELY 100 FEET WEST OF THE INTERSECTION OF SW 50TH STREET AND SW EBB STREET. IT HAS AN ELEVATION OF 10.29 FEET ON THE NAVD83 DATUM.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLAT OF THIRD ADDITION TO CITY OF TAFT.
- 4) THE RIGHT-OF-WAY WIDTHS WERE ESTABLISH USING INFORMATION FROM PLATS, RECORD SURVEYS AND THE TAX ASSESSOR'S MAP.
- 5) THE EASEMENTS SHOWN ON THIS MAP ARE BASED ON THE TITLE REPORT, PREPARED BY WESTERN TITLE & ESCROW, WITH ORDER NUMBER WTD03060 AND WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2020 AT 5:00 P.M.
- 6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 21065452 AND 21065458.

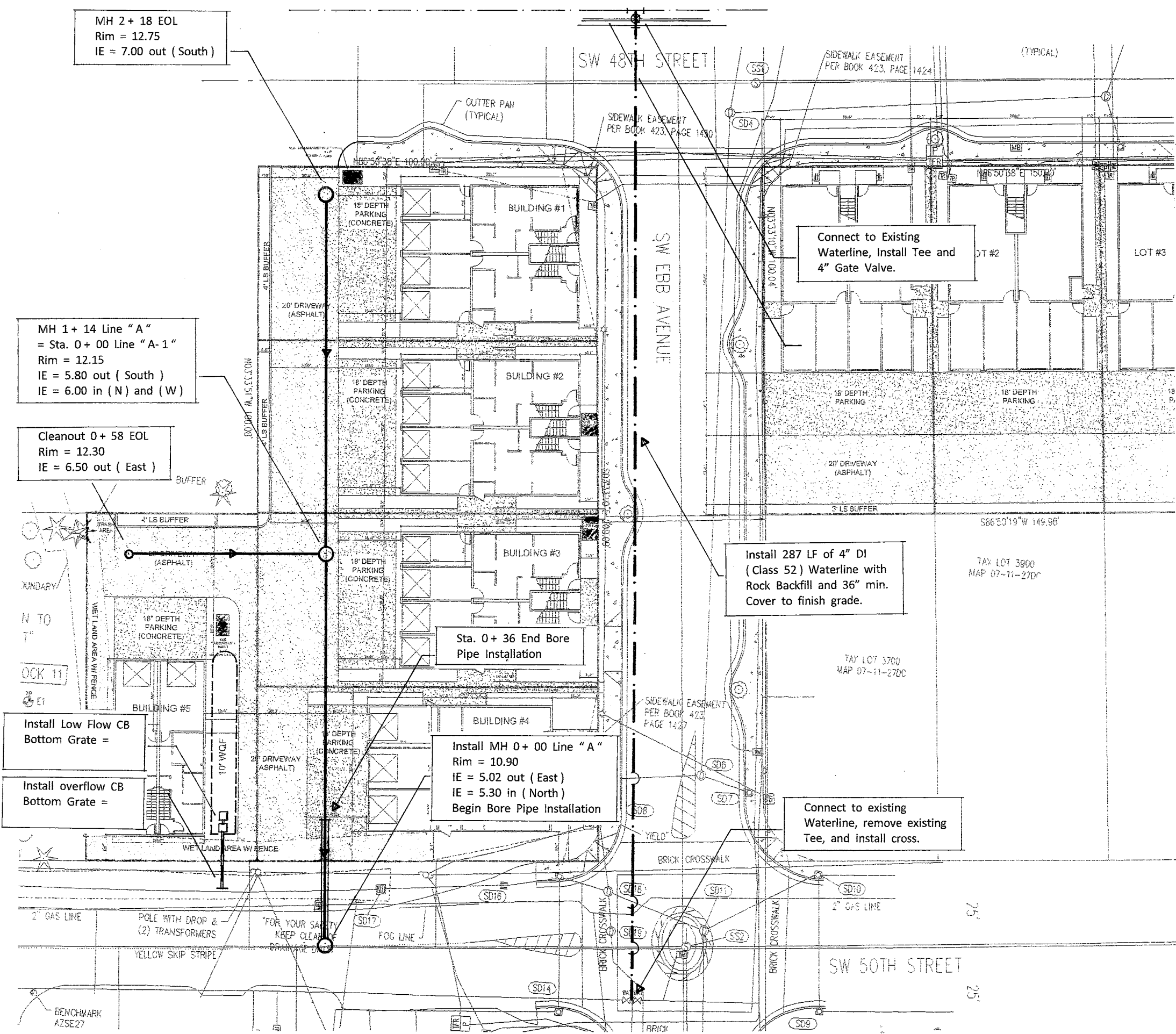
STORM SEWER INFORMATION

SD1	CURB INLET RIM = 13.01' GUTTER INLET = 12.31' 12" I.E. IN (NE) = 10.8' 12" I.E. OUT (SW) = 10.7'	SD5	CURB INLET RIM = 12.31' GUTTER INLET = 11.69' 8" I.E. IN (N) = 10.3' 12" I.E. OUT (S) = 10.1'	SD9	CURB INLET RIM = 11.66' GUTTER INLET = 10.96' 8" I.E. IN (E) = 8.4' 12" I.E. OUT (N) = 8.5' SUMP = 6.3'
SD2	CURB INLET RIM = 12.87' GUTTER INLET = 12.32' 12" I.E. OUT (NW) = 10.5'	SD6	MANHOLE RIM = 11.58' 12" I.E. IN (SE) = 8.8' 15" I.E. IN (N) = 6.0' 18" I.E. OUT (W) = 5.7'	SD10	CURB INLET RIM = 11.82' GUTTER INLET = 11.21' 12" I.E. IN (E) = 7.0' 12" I.E. IN (S) = 5.9' 12" I.E. OUT (SW) = 5.8' SUMP = 5.3'
SD3	MANHOLE RIM = 12.73' 12" I.E. IN (SE) = 8.3' 12" I.E. IN (NE) = 9.3' 12" I.E. OUT (W) NOT VISIBLE	SD7	CURB INLET RIM = 11.85' GUTTER INLET = 11.00' 12" I.E. OUT (NW) = 8.5' SUMP = 7.4'	SD11	MANHOLE RIM = 11.88' 12" I.E. IN (NE) = 5.5' 12" I.E. IN (S) 18" I.E. OUT (NW) FLOWLINE = 2.8'
SD4	MANHOLE RIM = 12.24' 12" I.E. IN (N) = 7.7' 12" I.E. IN (E) = 7.8' 15" I.E. OUT (S) = 7.5'	SD8	CURB INLET RIM = 11.83' GUTTER INLET = 10.93' 12" I.E. OUT (NW) = 7.8' SUMP = 7.1'		
SD12	MANHOLE RIM = 12.13' 12" I.E. IN (S) = 4.2' 12" I.E. OUT (N) = 4.2'	SD16	CATCH BASIN RIM = 10.79' 18" I.E. IN (W) = 7.9' 12" I.E. OUT (E) = 7.9'		
SD13	CONCRETE INLET 12" I.E. OUT (E) = 8.9'	SD17	DITCH INLET RIM TOP = 10.51' RIM BOTTOM = 9.03' 12" I.E. OUT (E) = 8.2'		
SD14	CURB INLET RIM = 11.64' GUTTER INLET = 10.83' 12" I.E. IN (N) = 8.1' 12" I.E. OUT (N) = 8.1' SUMP = 7.8'	SD18	VAULT RIM = 11.42' PIPES NOT MEASURABLE		
SD15	CURB INLET RIM = 11.51' GUTTER INLET = 10.80' 12" I.E. IN (S) = 8.0' 12" I.E. IN (N) = 7.3' 12" I.E. OUT (SE) = 7.1' SUMP = 8.7'	SD19	VAULT RIM = 11.63' PIPES NOT MEASURABLE		

	TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
	Owner - Developer : Taft Development (Jason) 6740 SW Raleighwood Lane Portland, Oregon 97225
Project : Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon	
Sheet Title : Existing Tree Species and Storm Sewer Notes	
	Drawn By : JDJ
	Checked By : TLA
	Date : July, 2024
	Project : LC50 - 2024
Expires 12-31-2025	Sheet 3 of 9



		TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494	
Owner - Developer :		Taft Development (Jason) 6740 SW Raleighwood Lane Portland, Oregon 97225	
Project :		Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon	
Sheet Title :		Grading Plan	
	Drawn By : JDJ		
	Checked By : TLA		
	Date : July, 2024		
	Project : LC50 - 2024		
Expires 12-31-2025		Sheet 4 of 9	



MH 2 + 18 EOL
Rim = 12.75
IE = 7.00 out (South)

MH 1 + 14 Line "A"
= Sta. 0 + 00 Line "A-1"
Rim = 12.15
IE = 5.80 out (South)
IE = 6.00 in (N) and (W)

Cleanout 0 + 58 EOL
Rim = 12.30
IE = 6.50 out (East)

Install 287 LF of 4" DI
(Class 52) Waterline with
Rock Backfill and 36" min.
Cover to finish grade.

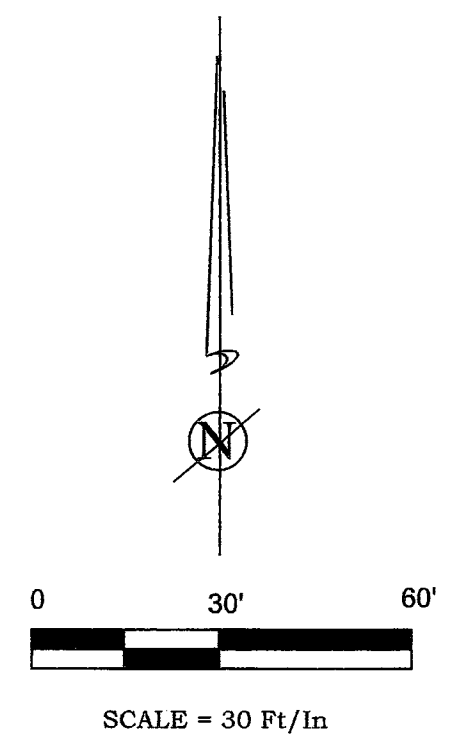
Sta. 0 + 36 End Bore
Pipe Installation


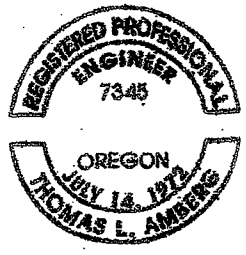
Install MH 0 + 00 Line "A"
Rim = 10.90
IE = 5.02 out (East)
IE = 5.30 in (North)
Begin Bore Pipe Installation

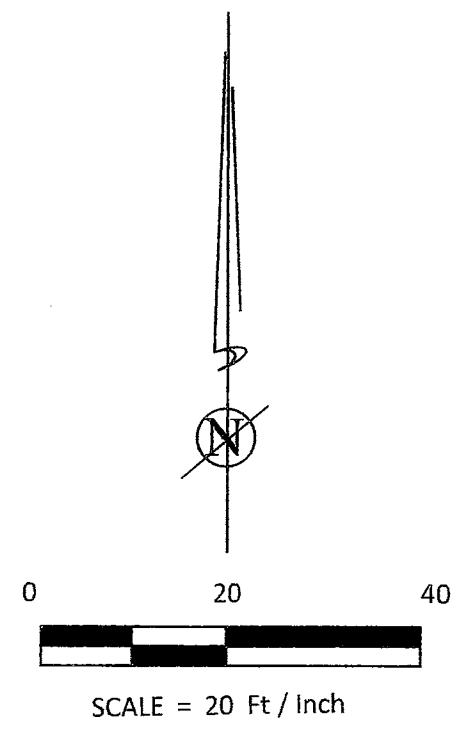
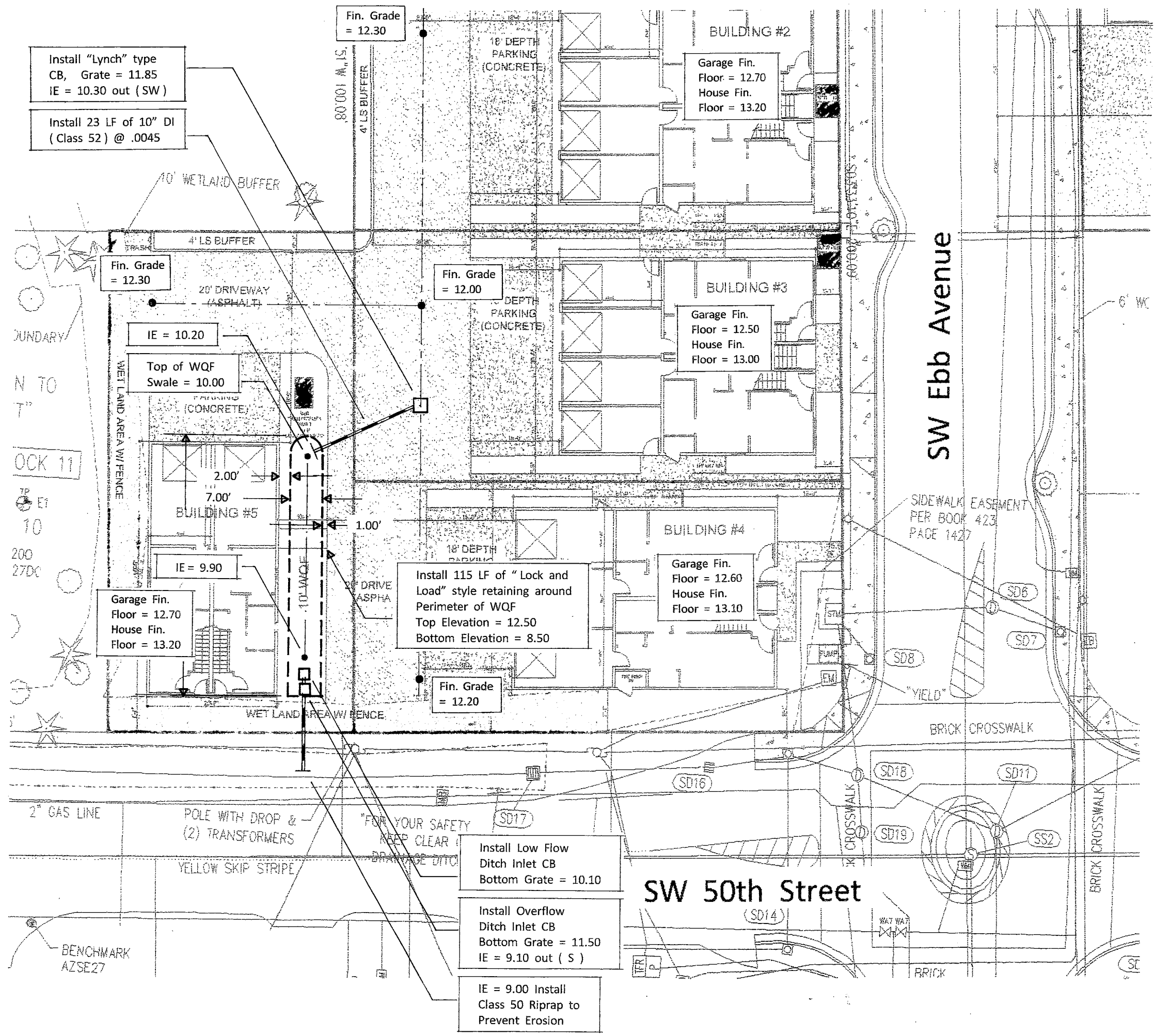
Connect to existing
Waterline, remove existing
Tee, and install cross.

Install Low Flow CB
Bottom Grate =

Install overflow CB
Bottom Grate =



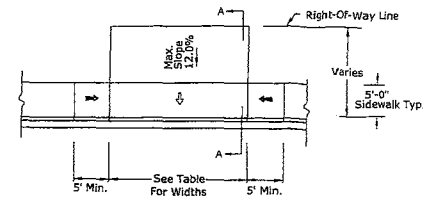
		TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
Owner - Developer :	Taft Development (Jason) 6740 SW Raleighwood Lane Portland, Oregon 97225	
Project :	Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon	
Sheet Title :	Utilities Plan	
	Drawn By :	JDJ
	Checked By :	TLA
	Date :	July, 2024
	Project :	LC50 - 2024
Expires 12-31-2025		Sheet 5 of 9



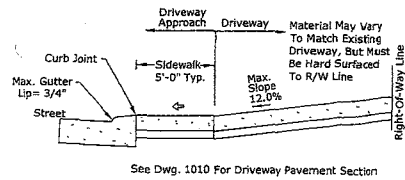
	<p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>
	<p>Owner - Developer : Taft Development (Jason) 6740 SW Raleighwood Lane Portland, Oregon 97225</p>
<p>Project : Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon</p>	<p>Sheet Title : Storm Sewer Treatment Facility and Details</p>
	<p>Drawn By : JDJ</p>
	<p>Checked By : TLA</p>
	<p>Date : July, 2024</p>
	<p>Project : LC50 - 2024</p>
<p>Expires 12-31-2025</p>	
<p>Sheet 6 of 9</p>	

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LINCOLN CITY CODES, THE UNIFORM BUILDING CODE APPENDIX, CHAPTER 33 EXCAVATION AND GRADING, AND THE AGREEMENT ALLOWING THE DEVELOPER TO CONSTRUCT PUBLIC IMPROVEMENTS. SEE SPECIFICATIONS PROVIDED.
2. THE EXCAVATOR MUST COMPLY WITH ALL PROVISIONS OF ORS 757.541 TO 757.571, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 48 HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SEDIMENT TRANSPORT WITHIN THE PROJECT LIMITS, USING RECOGNIZED METHODS FOR EROSION CONTROL AS APPROVED BY THE CITY/COUNTY/LINCOLN CITY.
4. THE CONTRACTOR IS TO LEAVE THE PROJECT FREE OF DEBRIS AND UNUSED MATERIALS UPON COMPLETION.
5. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY SYSTEMS SUCH AS POWER, TELEPHONE, GAS, CABLE TV, ETC., WITH EACH INDIVIDUAL UTILITY COMPANY, PRIOR TO FINAL INSTALLATION OF THE SYSTEMS.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT EXISTING PUBLIC AND PRIVATE UTILITY LINES AND OTHER PUBLIC UTILITY STRUCTURES. THE CONTRACTOR SHALL RESTORE ALL PUBLIC PROPERTY TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK.
7. TEMPORARY EROSION CONTROL METHODS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL.
8. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED OF ALL VEGETATION AND OTHER DELETERIOUS MATERIALS.



PLAN SIDEWALK ADJACENT TO CURB



SECTION A-A
Not to Scale

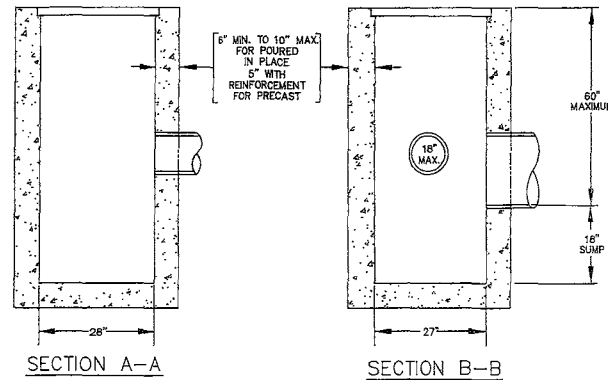
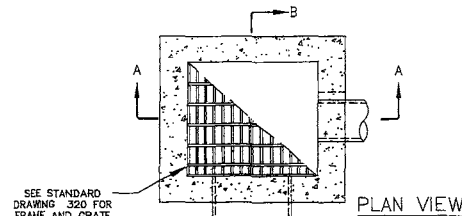
- LEGEND:
- ◁ Slope 1.5% Max Design
 - ◁ Slope 2% Max Finish Grade
 - ◁ Slope 7.5% Max Design
 - ◁ Slope 8.3 Max Finish Grade
 - See Note 6

DRIVEWAY WIDTH TABLE		
LOT FRONTAGE WIDTH	MINIMUM DRIVEWAY WIDTH	MAXIMUM DRIVEWAY WIDTH
Up To 50 Feet	10 Feet	24 Feet
From 51 Feet To 60 Feet	10 Feet	24 Feet + 1 Foot Per Foot Of Lot Frontage In Excess Of 50 Feet
Greater Than 60 Feet	10 Feet	35 Feet

NOTES: RESIDENTIAL DRIVEWAYS

- 1) Use Oregon Commercial Grade Concrete Per Section 00440.
- 2) Trowel Curb Joints With A Minimum 1/4" Radius Along Back Of Curb.
- 3) Place 3/8" Premolded Asphalt Impregnated Material Or Equal. Expansion Joints Extend From Subgrade To Finish Grade. Provide At Cold Joints, End Of Driveways And Each Side Of Inlet Structures.
- 4) Space Contraction Joints At A Max. Of 10'.
- 5) Design Slopes May Be Exceeded To Fit Existing Conditions, Not To Exceed Finish Grade Slope.
- 6) Slope May Be Exceeded If Ramp Length Is 15'.

RESIDENTIAL DRIVEWAY APPROACH (CURBTIGHT SIDEWALK)



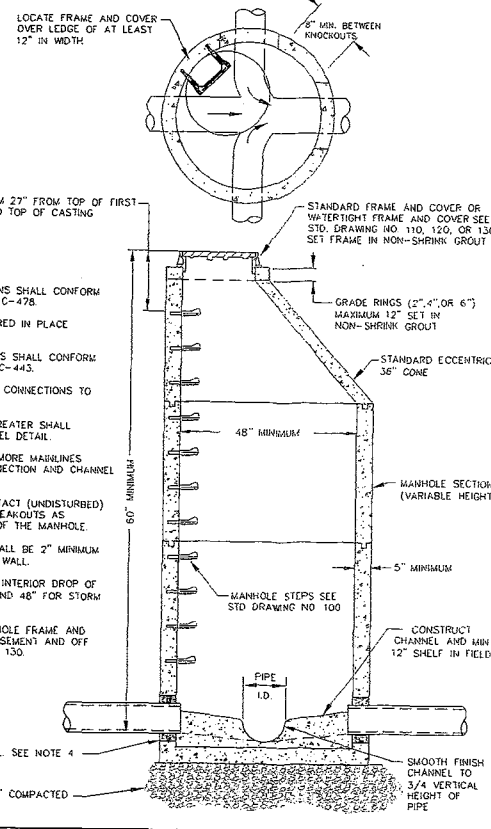
NOTES:

1. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C-478.
2. INSTALL STRUCTURE ON MIN. OF 8" OF 3/4"-Ø COMPACTED BASE MATERIAL.
3. PRE CAST REINFORCEMENT SHALL BE REBAR MEETING ASTM A615 GRADE OR WELDED WIRE MEETING ASTM A497.
4. ALL POURED INPLACE CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3000 P.S.I. AND A SLUMP OF 2" TO 4".
5. AREA DRAINS IN REAR OR SIDE YARDS SHALL NOT BE SUMPED AND SHALL BE PROPERLY CHANNELIZED.
6. PRECAST STRUCTURES CONFORMING TO CDDOT TYPE CG-2 CATCH BASIN INLETS ARE AN ACCEPTABLE ALTERNATE (ALL GRATE MATERIALS AND DIMENSIONS SHALL MEET CWS STANDARDS AS SHOWN ON DRAWING 320).

AREA DRAIN TYPE II

DRAWING NO. 380

REVISED 10-31-19



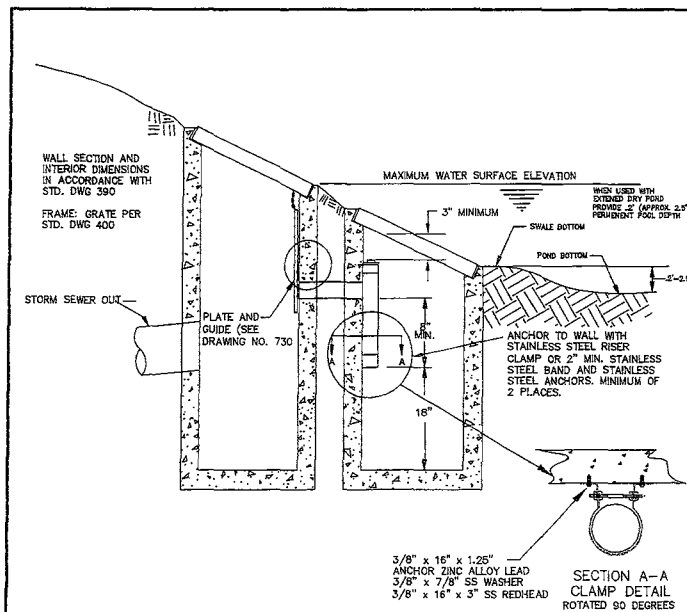
NOTES:

1. ALL PRE-CAST MANHOLE SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
2. SEE STD DRAWING 020 FOR POURED IN PLACE CONCRETE MANHOLE BASE.
3. ALL JOINTS AND RUBBER GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
4. SEE STD DRAWING 030. ALL PIPE CONNECTIONS TO MANHOLE SHALL BE WATER TIGHT.
5. PIPE CONNECTIONS OF 24" OR GREATER SHALL REQUIRE A MANHOLE AND CHANNEL DETAIL.
6. PIPE CONNECTIONS OF FOUR OR MORE MAINLINES SHALL REQUIRE A MANHOLE CONNECTION AND CHANNEL DETAIL.
7. PROVIDE A MINIMUM OF 8" OF INTACT (UNDISTURBED) MANHOLE WALL BETWEEN PIPE BREAKOUTS AS MEASURED ON THE INSIDE FACE OF THE MANHOLE.
8. BREAKOUT OF WALL FOR PIPE SHALL BE 2" MINIMUM AND 4" MAXIMUM CLEAR OF PIPE WALL.
9. THIS DETAIL LIMITED TO MAXIMUM INTERIOR DROP OF 12" FOR SANITARY CONNECTION AND 48" FOR STORM CONNECTION.
10. WATER TIGHT/TAMPER PROOF MANHOLE FRAME AND COVER SHALL BE USED IN ALL EASEMENTS AND OFF STREET AREAS. SEE STD DRAWING 150.

STANDARD MANHOLE

DRAWING NO. 010

REVISED 10-31-19



NOTES:

1. CONNECTING PIPE AND TEE SHALL BE 4", 6", OR 8" AWWA C-900 OR ASTM 3034 PVC, AND ONE SIZE LARGER THAN THE ORIFICE OPENING.
2. MAXIMUM ORIFICE OPENING SHALL BE 6" DIAMETER.
3. STRUCTURES SHALL CONFORM TO STANDARD DRAWING NO. 390 DITCH INLET. FRAME AND GRATE SHALL CONFORM TO STANDARD DRAWING NO. 400, DITCH INLET FRAME AND GRATE.
4. PLATE AND GUIDE SHALL BE SECURED FLUSH AGAINST WALL OF STRUCTURE AS APPROVED.
5. MAINTENANCE ACCESS REQUIRED TO WITHIN 10' OF CENTER OF BOTH STRUCTURES.
6. ALTERNATE STRUCTURES TO BE APPROVED, IN WRITING, BY DISTRICT OR CITY.

OUTFLOW CONTROL STRUCTURE

DRAWING NO. 710

REVISED 10-31-19



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Phone (503) 819-6494

Owner - Developer : Taft Development (Jason)
6740 SW Raleighwood Lane
Portland, Oregon 97225

Project : Ebb Street Lofts, Lots 5 - 9
Block 11, "3rd Addition to Taft", Lincoln City, Oregon

Sheet Title : Standard Details



Expires 12-31-2025

Drawn By : JDJ


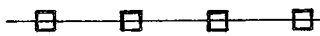
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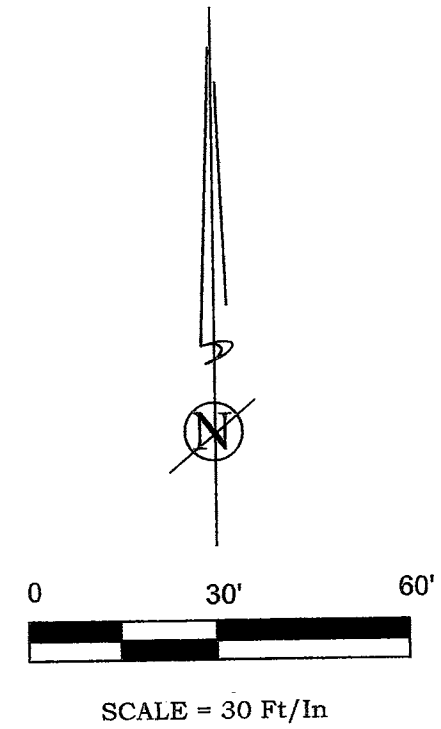
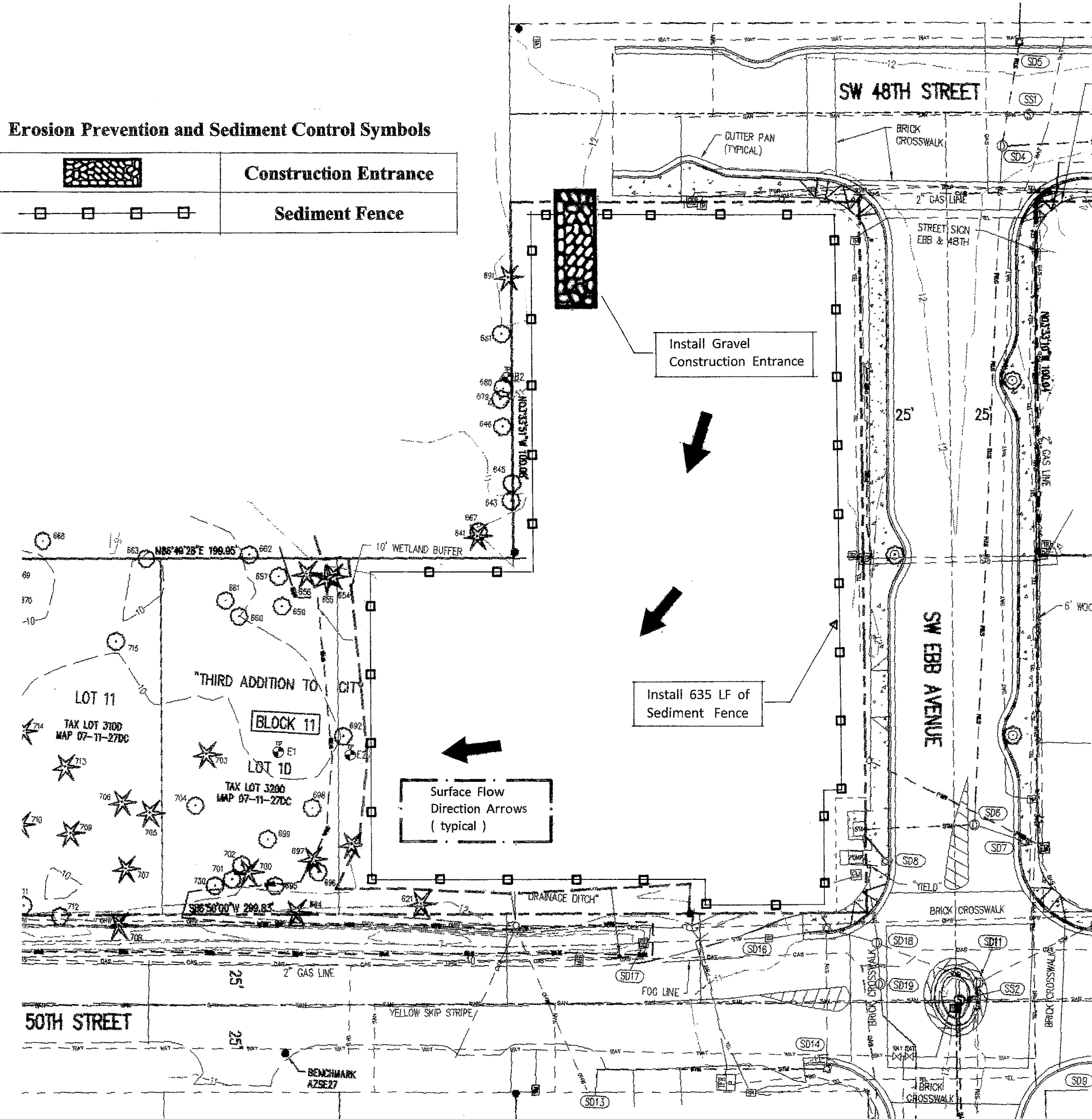
Date : July, 2024



Project : LC50 - 2024

Sheet 7 of 9

Erosion Prevention and Sediment Control Symbols

	Construction Entrance
	Sediment Fence



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Project :	Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon
Sheet Title :	Erosion Control Plan
	Drawn By : JDJ
	Checked By : TLA
	Date : July, 2024
	Project : LC50 - 2024
Sheet 8 of 9	
Expires 12-31-2025	

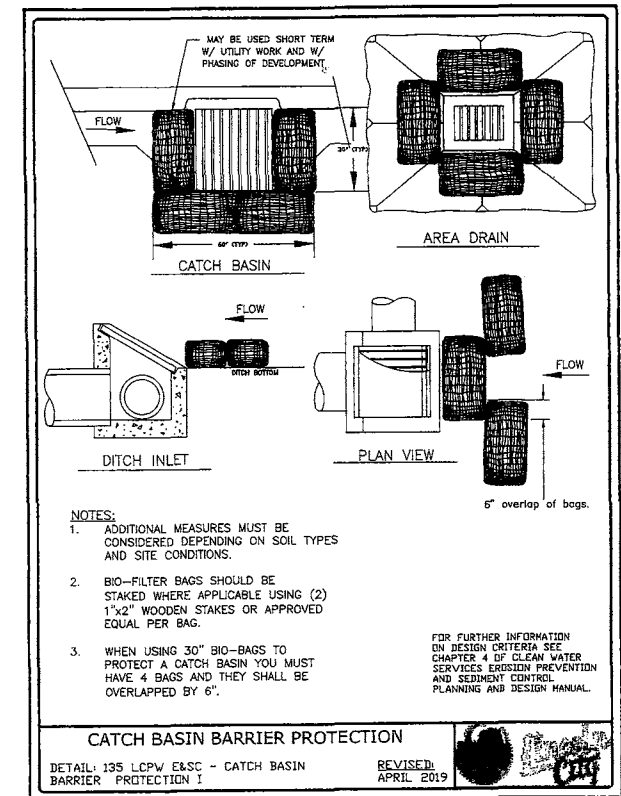
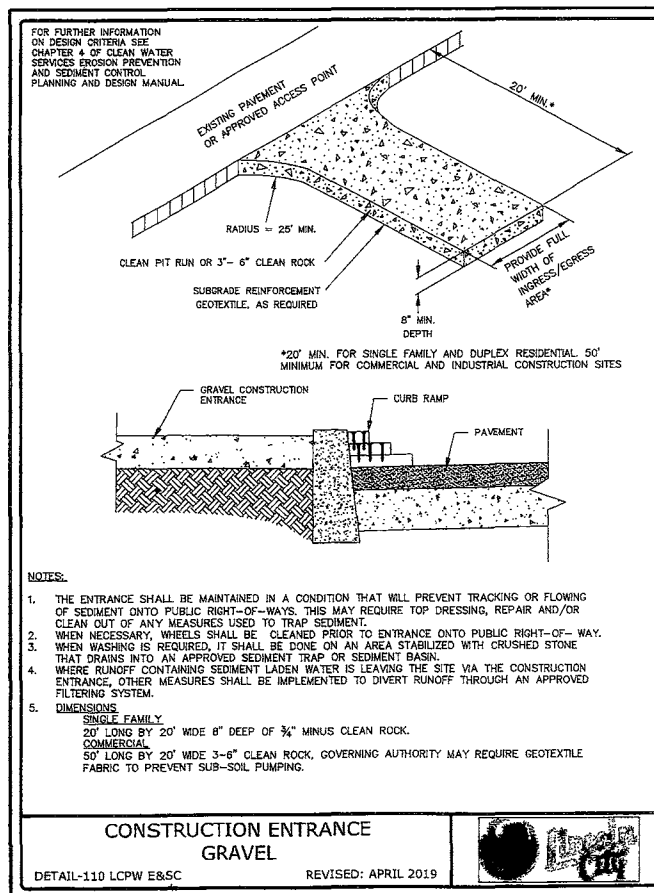
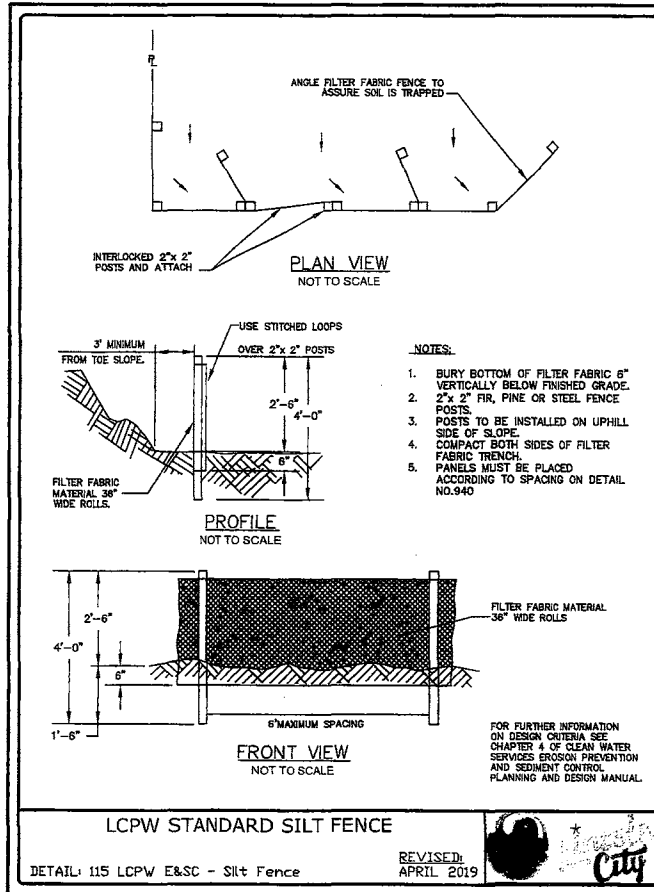
NOTES:

1. WHEN RAINFALL AND RUNOFF OCCURS, A KNOWLEDGEABLE AND EXPERIENCED PERSON IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE GENERAL CONTRACTOR MUST PROVIDE DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS.
2. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT LINCOLN CITY AND STATE, AND FEDERAL REGULATIONS.
3. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31ST EACH YEAR.
4. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
5. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD. (SEE DETAIL LCPW E&SC 150, 165) FOR FILL PILE. 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/PERMITEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
6. 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. (SEE DETAIL LCPW E&SC - 110, 115, 120, 130, 135, 140, 145) SEDIMENT CONTROLS SUCH AS CHECK DAMS, MATS, WATTLES, SED FENCES 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. (SEE LCPW DET - 115, 125, 150, 155, 160, 170)
7. 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. (SEE DETAIL LCPW E&SC - 135, 140, 145)
8. SIGNIFICANT AMOUNTS OF SEDIMENT THAT 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 PREFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
9. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
10. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3-RD THE BARRIER HEIGHT AND PRIOR TO THE CONTROL MEASURES REMOVAL.
11. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
12. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
13. THE PERMITEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
14. 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.
15. 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.
16. WATERTIGHT 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.
17. 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).
18. 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.
19. 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.
20. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
21. 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.

STANDARD EROSION CONTROL NOTES FOR CONSTRUCTION SITES LESS THAN 1 ACRE

DETAIL: 100 - LCPW E&SC Standard Notes

REVISED: APRIL 2019



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	Project : Ebb Street Lofts, Lots 5 - 9 Block 11, "3rd Addition to Taft", Lincoln City, Oregon
Sheet Title : Erosion Control Notes and Standard EC Details	Drawn By : JDJ Checked By : TLA Date : July, 2024 Project : LC50 - 2024 Sheet 9 of 9
	Expires 12-31-2025