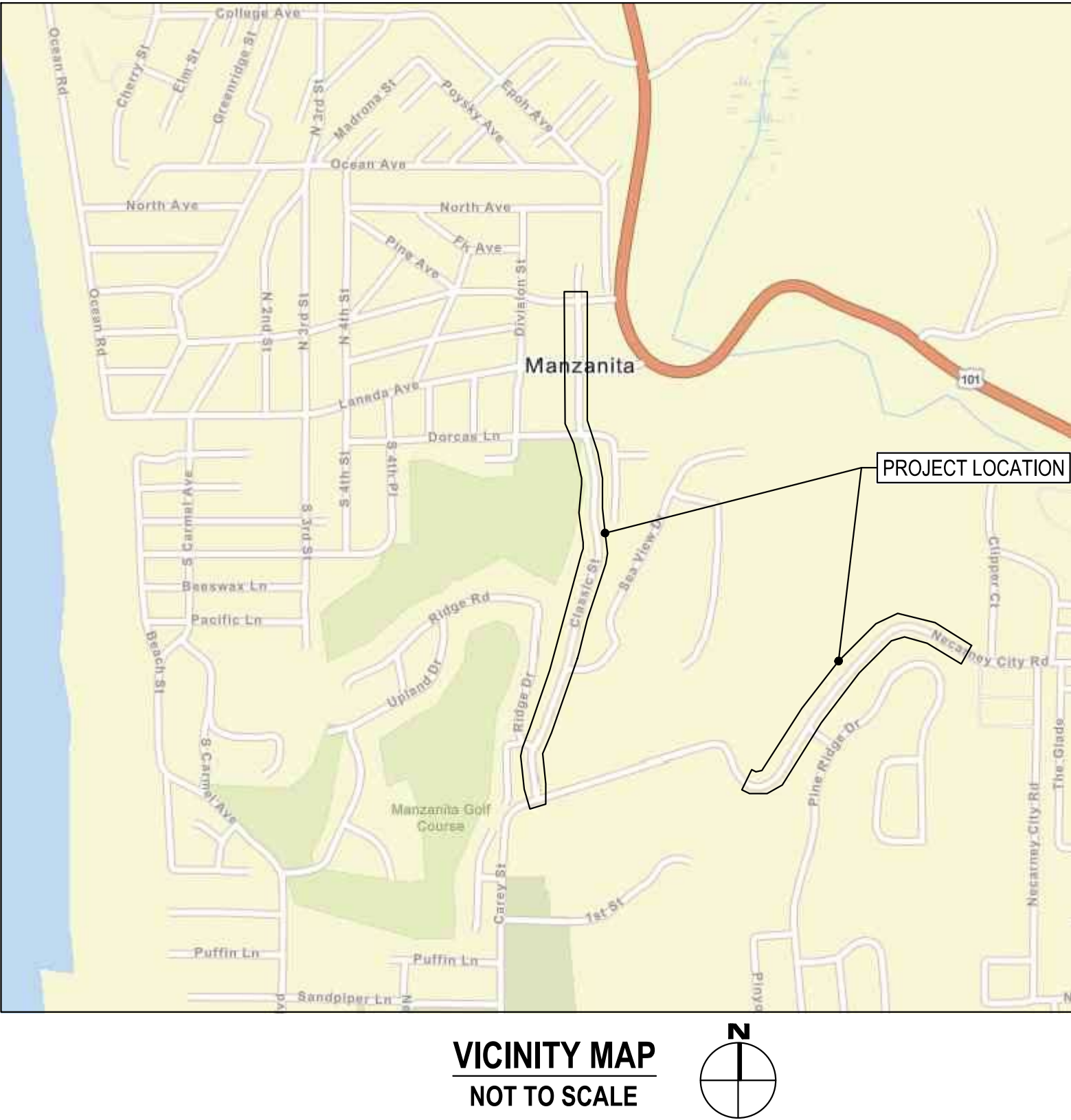


ENGINEERING PLANS

FOR

MANZANITA CLASSIC STREET CONNECTION

PREPARED FOR:
CITY OF MANZANITA, OREGON
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
CONTACT: LEILA AMAN
PHONE: (503) 368-5343
EMAIL: LAMAN@CI.MANZANITA.OR.US



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CITY OF MANZANITA - APPROVAL

DATE: _____

PERMIT NUMBER: _____

APPLICATION NUMBER: _____

PRINTED NAME: _____

SIGNATURE: _____

CONSULTANT CITY ENGINEER

BY _____ DATE _____

FIRE DEPARTMENT CHIEF

BY _____ DATE _____

WATER AND SEWER SUPERINTENDENT

BY _____ DATE _____

APPROVED FOR CONSTRUCTION

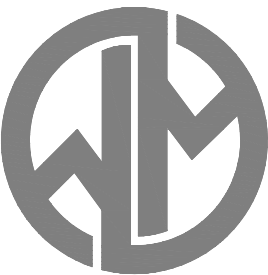
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APPROVAL EXPIRES _____

REVISIONS:

1	4/18/2025	
2	5/6/2025	

PREPARED BY:



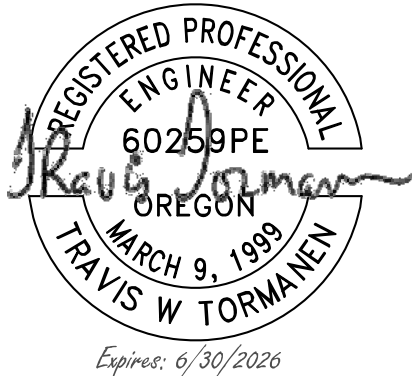
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Ridgefield, WA
Duluth + Minneapolis, MN
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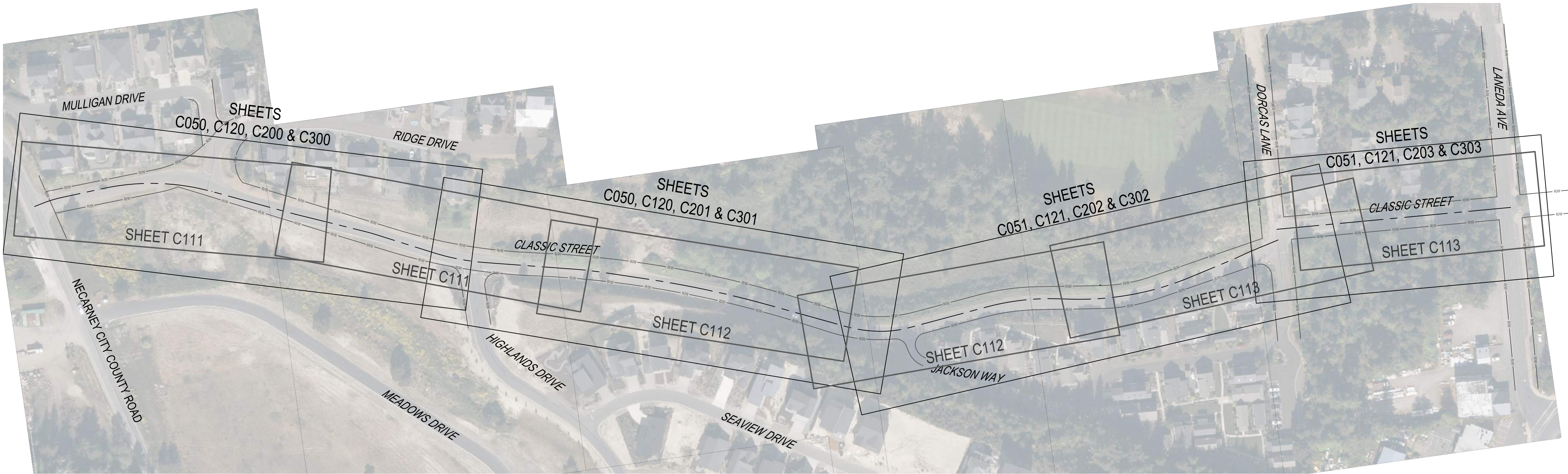
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Issue Date: 5/6/2025

PROJECT NUMBER: 24231

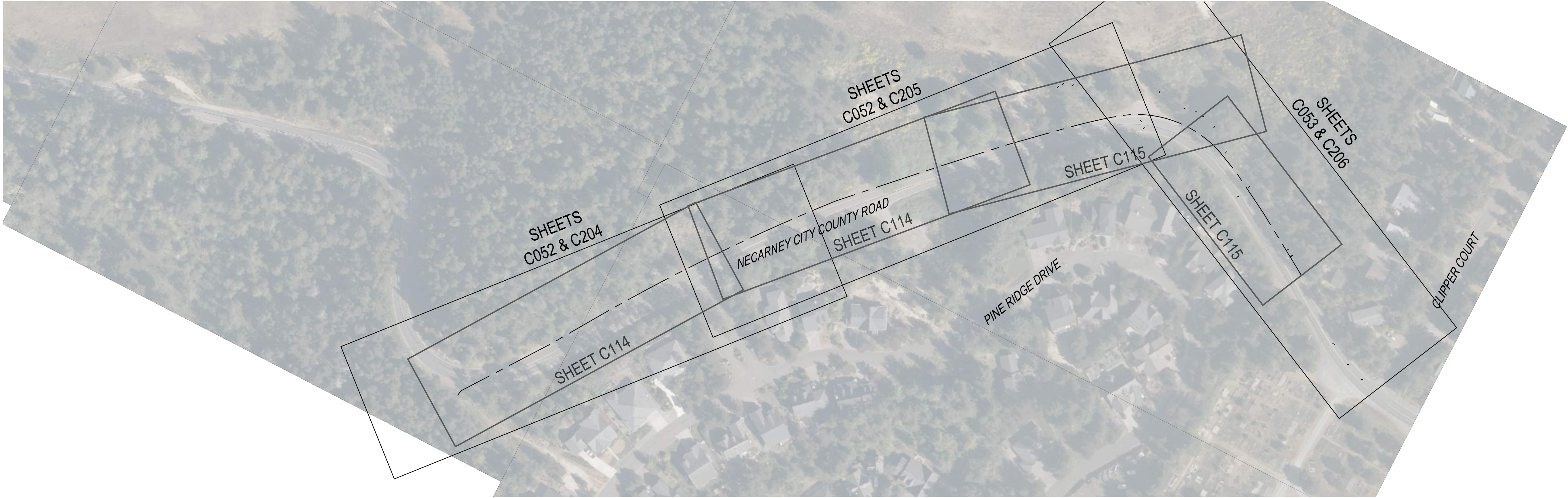


CONTACT: TRAVIS TORMANEN
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EMAIL: TTORMANEN@WINDSORENGINEERS.COM



WORK AREA PLAN - CLASSIC STREET

SCALE: 1" = 100'



WORK AREA PLAN - NECARNEY WATERMAIN

SCALE: 1" = 100'



CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION: UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

#	

LINE IS 1" ON FULL
SCALE DRAWING



Ridgefield, WA
Duluth + Minneapolis, MN
www.windsorengineers.com

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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

WORK AREAS

G002

PLOT DATE: 11/5/2025 10:04 AM - FILE: C:\Users\Tad\OneDrive\Windsor Engineers\24231 Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_Civil_Utilities.dwg

PROJECT NOTES

PROJECT CONSISTS OF NEW WATER MAIN TO THE CITY'S INFRASTRUCTURE TO PROVIDE BETTER FIRE FLOWS AND FUTURE NEEDS IN THIS AREA. ROAD WIDENING SO CLASSIC STREET MEETS CITY'S CURRENT STANDARDS. NEW SIDEWALK/PATH AND TRAFFIC CALMING FEATURES TO MAKE THE ROADWAY SAFER FOR PEDESTRIAN AND BIKE TRAFFIC. STORMWATER IMPROVEMENTS TO MEET THE NEEDS OF ADDITIONAL IMPERVIOUS. LANDSCAPING TO AID IN SLOPE STABILIZATION AND AREA BEAUTIFICATION. RETAINING WALLS FOR SLOPE STABILIZATION DUE TO ROADWAY AND SIDEWALK WIDENING THE EXISTING ROADWAY.

PARCEL NO.(S): CLASSIC STREET PUBLIC ROADWAY FROM NECARNEY CITY ROAD TO LANEDA AVE. 1,600' ALONG NECARNEY CITY ROAD STARTING 400' WEST OF CLIPPER CT. CONTINUING SOUTHWEST. (3N1029D000102 CLOSEST CITY PROPERTY TO THE PROJECT)

SITE ADDRESS: CLASSIC STREET PUBLIC ROADWAY FROM NECARNEY CITY ROAD TO LANEDA AVE. 1,600' ALONG NECARNEY CITY ROAD STARTING 400' WEST OF CLIPPER CT. CONTINUING SOUTHWEST.

QUARTER SECTION: SE 1/4 OF S29 T3N R10W NW 1/4 OF SW 1/4 OF S28 T3N R10W

COUNTY: TILLAMOOK

CRITICAL AREAS:

THE PROJECT IS PARTIALLY LOCATED WITHIN THE GEOLOGIC HAZARD AREAS AS INDICATED BY GEOTECHNICAL REPORT. (TSUNAMI)

THE PROJECT IN NOT LOCATED WITHIN A FLOOD HAZARD SITE AS INDICATED BY TILLAMOOK COUNTY WEB MAPS.

CONTRACTOR MAY ENCOUNTER HIGH GROUND-WATER TABLE AT SITE LOCATION. HIGH GROUND-WATER IN COMBINATION WITH BEACH SAND SUBGRADE MAY CAUSE A "QUICK" EFFECT, WHICH MAY RESULT IN THE DESTABILIZATION OF ADJACENT SOILS, UTILITIES, AND STRUCTURES. CONTRACTOR SHALL PLAN FOR AND COORDINATE ANY AND ALL DEWATERING TECHNIQUES NECESSARY AND/OR REQUIRED TO COMPLETE PROJECT AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS. NOTIFY THE CITY 48 HOUR PRIOR TO ANY DEWATERING ACTIVITIES FOR ABNORMAL GROUND WATER ENCOUNTERED OTHERWISE THE CONTRACTOR SHALL BEAR ALL DEWATERING COSTS.

CONTACT INFORMATION

APPLICANT / PROPERTY OWNER
CITY OF MANZANITA, OREGON
167 SOUTH 5TH STREET, MANZANITA, OREGON 97130
CONTACT: LEILA AMAN (503) 368-5343
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REPRESENTATIVE / CONTACT
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27300 NE 10TH AVE., RIDGEFIELD, WA 68642
CONTACT: TRAVIS TORMANEN (360) 610-4931
TTORMANEN@WINDSORENGINEERS.COM

SURVEYOR
ONION PEAK DESIGN
44475 CAROL DRIVE, NEHALEM, OR 97131
CONTACT: ERICK WHITE, PLS (360) 553-5992
ERICK.OPD@GMAIL.COM

STORMWATER/EROSION CONTROL
NORTH COAST CIVIL DESIGN, LLC
CONTACT: KYLE AYERS
35270 TOHL AVE,
NEHALEM, OR 97131
PHONE: (503) 812-3732
OFFICE: (503) 368-3732

GEOTECHNICAL
PALI CONSULTING
4891 WILLAMETTE FALLS DRIVE, SUITE 1
WEST LINN, OR 97068
CONTACT: TIM BLACKWOOD (503) 502-0820
TIM@PALI-CONSULTING.COM

LANDSCAPE ARCHITECT
MACKEY SPOSITO
18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
CONTACT: JUANITA ROGERS (360) 823-1331
JROGERS@MACKAYSPOSITO.COM

COMMUNITY CONTACT INFORMATION

CITY OF MANZANITA:
(503) 812-2514

MANZANITA POLICE:
(503) 815-1911

NEHALEM BAY FIRE & RESCUE:
(503) 368-7590

WATER, STORM, ROAD (MANZANITA PUBLIC WORKS):
(503) 457-6319

SEWER (NEHALEM BAY WASTEWATER AGENCY):
(503) 368-5347

GARBAGE & RECYCLING (RECOLOGY):
(503) 368-7764

OREGON UTILITY NOTIFICATION CENTER:
(503) 232-1897 / 1-800-332-2344 / 811

ELECTRIC (TILLAMOOK PEOPLE'S UTILITY DISTRICT):
1-800-422-2535

GAS (NORTHWEST NATURAL GAS):
1-800-422-4012

CABLE TV (CHARTER COMMUNICATIONS):
(541) 921-1859

TELEPHONE (RTI NEHALEM TELECOM):
(503) 984-2506

GENERAL NOTES

GENERAL REQUIREMENTS

1. COMPLIANCE: FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND RULES.
2. STANDARDS: CITY OF MANZANITA, OHA, ODOT, AWWA, AND UNIFORM PLUMBING CODE.
3. PERMITS: OBTAIN ALL NECESSARY PERMITS, INCLUDING PUBLIC RIGHT-OF-WAY WORK PERMITS FROM THE CITY, COUNTY, NPDES, OHS, AND ODOT.
4. PLANS: KEEP APPROVED PLANS ON-SITE DURING CONSTRUCTION.
5. CHANGES: OBTAIN OWNER/ENGINEER APPROVAL FOR ANY DESIGN OR CONSTRUCTION CHANGES.
6. INSPECTIONS: COORDINATE CONSTRUCTION SCHEDULE AND ACTIVIES WITH THE CITY, CONTACT PUBLIC WORKS AT (503) 368-5347.
7. DOCUMENTATION: MAINTAIN DETAILED RECORDS OF ALL ACTIVITIES, INCLUDING AS-BUILT DRAWINGS.

SITE PREPARATION AND DEMOLITION

1. UTILITY LOCATES: CALL 811 TWO BUSINESS DAYS BEFORE CONSTRUCTION. VERIFY LOCATIONS AND DEPTHS.
2. EXISTING UTILITIES: PROTECT ALL EXISTING UTILITIES AND STRUCTURES. REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
3. DEMOLITION:
 - 3.A. FLUSH AND PLUG SEWER MAINS AND WATER LINES WITH CONCRETE EXTENDING 3X PIPE DIAMETER INWARD.
 - 3.B. FILL SPACE BETWEEN PLUGS WITH SAND OR FLOWABLE CEMENT SLURRY.
 - 3.C. BACKFILL VOIDS WITH GRANULAR MATERIAL COMPACTED TO 95% MAX DRY DENSITY.
 - 3.D. DISPOSE OF ALL DEMOLITION MATERIALS PROPERLY.
4. THE CONTRACTOR SHALL NOTIFY THE COUNTY SURVEYOR PRIOR TO INTERFERING WITH OR PAVE OVER ANY ESTABLISHED PUBLIC LAND SURVEY CORNER OR ITS ACCESSORIES, WITHIN THE PROJECT LIMITS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL SURVEY MONUMENTS DISTURBED OR DESTROYED DURING CONSTRUCTION. REPLACING THE SURVEY MONUMENTS SHALL BE DONE BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

EROSION CONTROL AND ENVIRONMENTAL PROTECTION

1. SEDIMENT CONTROL: INSTALL BARRIERS ALONG SITE PERIMETER AND AROUND STOCKPILES.
2. SLOPE TREATMENT: ROUGHEN SURFACES BEFORE PLANTING. USE ADDITIONAL MEASURES FOR STEEP SLOPES.
3. SEEDING: USE OREGON COAST RANGE ECO-REGION SEED MIX AT 11.4 LBS/ACRE UNLESS OTHERWISE APPROVED.
4. MULCHING: APPLY WEEED-FREE MULCH. USE TACKIFIER OR MECHANICAL ANCHORING ON STEEP SLOPES.
5. DUST CONTROL: IMPLEMENT AS NECESSARY.
6. INLET PROTECTION: PROTECT ACTIVE STORMWATER INLETS WITH APPROVED MEASURES.
7. BUFFER: MAINTAIN 200 FT VEGETATED BUFFER.
8. DEWATERING: DEWATER TO AT LEAST 1 FOOT BELOW LOWEST EXCAVATION. SUBMIT PLAN 48 HOURS PRIOR TO ANY DEWATERING WORK.
9. RESTORATION:
 - 9.A. SURFACE RESTORATION:
 - 9.B. RESTORE ALL SURFACES TO PRE-CONSTRUCTION CONDITION OR BETTER.
 - 9.C. RESURFACE ROAD/DRIVEWAY AT PROJECT END.
 - 9.D. SEED AND MULCH ANY DISTURBED TURF AREAS.
 - 9.E. LANDSCAPING: RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION.

CULTURAL RESOURCES: NOTIFY OREGON HERITAGE STATE HISTORIC PRESERVATION OFFICE IF DISCOVERED.

TRAFFIC CONTROL AND SITE MANAGEMENT

1. TRAFFIC CONTROL: IMPLEMENT APPROVED PLAN, INCLUDING SIGNAGE, DETOURS, AND FLAGGING.
2. WORK AREA:
 - 2.A. KEEP EXCAVATION WITHIN ROAD/DRIVEWAY GRAVEL AREA.
 - 2.B. BACKFILL ALL EXCAVATED MATERIAL AT DAY'S END; REOPEN TRENCH AS NEEDED.
3. SITE CLEANLINESS: KEEP ROADS, SIDEWALKS, AND TRAILS CLEAR OF CONSTRUCTION MATERIALS/DEBRIS.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES

1. CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS ON THE PROJECT, THE ADA COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY RULES, CODES, AND REGULATIONS.
2. FINISHED SURFACES ALONG THE ACCESSIBLE PATH OF TRAVEL FROM PARKING STALLS, PUBLIC TRANSPORTATION, AND PEDESTRIAN ACCESS WAYS TO THE POINT(S) OF ACCESSIBLE BUILDING INGRESS AND EGRESS SHALL COMPLY WITH ADA CODE REQUIREMENTS.
3. PARKING SPACE AND AISLE SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
4. CURB RAMP SLOPE SHALL NOT EXCEED 1:12 (8.3%) AND RAMP LENGTH IS LIMITED TO 15 FEET.
5. LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL HAVE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4"PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
6. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A MINIMUM OF 36 INCH UNOBSTRUCTED WIDTH OF TRAVEL. SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL BE GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET SHALL BE PROVIDED INCLUDING HANDRAILS. THE RAMP SHALL HAVE ACCESSIBLE HAND RAILS AND LANDINGS ON EACH END WITH A SLOPE IN ANY DIRECTION NOT EXCEEDING 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%).
7. DOORWAYS SHALL HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT HERE OTHERWISE PERMITTED BY ACCESSIBILITY STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS AND APPROVED BY THE OWNER'S REPRESENTATIVE.
8. WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN A STREET OR HIGHWAY RIGHT-OF-WAY, THE GRADE OF THE PEDESTRIAN ACCESS ROUTE IS PERMITTED TO EQUAL THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY, EXCEPT THAT WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN PEDESTRIAN STREET CROSSINGS A MAXIMUM GRADE OF 5 PERCENT IS REQUIRED.

GENERAL PLAN NOTES

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 (UTILITY NOTIFICATION CENTER) FOR LOCATION MARK-UP OF EXISTING UTILITIES
2. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF TILLAMOOK COUNTY, THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" PREPARED BY ODOT, AND THESE DOCUMENTS.
3. IN CASE OF A CONFLICT BETWEEN THE REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
4. ANY CHANGES TO THE DESIGN AND/OR CONSTRUCTION SHALL BE APPROVED BY THE OWNER OR ENGINEER.
5. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION NOT SPECIFICALLY SHOWN ON THE PLANS. PLANS FOR STRUCTURES SUCH AS BRIDGES, BUILDINGS, TANKS, VAULTS, ROCKERIES, AND RETAINING WALLS MAY REQUIRE A SEPARATE REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
6. A COPY OF THESE APPROVED PLANS SHALL BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION/TEMPORARY EASEMENTS AND PERMITS NECESSARY TO PERFORM THE WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
9. PUBLIC AND PRIVATE DRAINAGE WAYS SHALL BE PROTECTED FROM POLLUTION. NO MATERIAL IS TO BE DISCHARGED TO OR DEPOSITED IN STORMWATER SYSTEMS THAT MAY RESULT IN VIOLATION OF STATE OR FEDERAL WATER QUALITY STANDARDS.
10. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE AN APPROVED PUBLIC RIGHT-OF-WAY WORK PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF- WAY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION. TWO-WAY TRAFFIC MUST BE MAINTAINED AT ALL TIMES ON THE ADJACENT PUBLIC STREETS.
12. ANY PUBLIC OR PRIVATE CURB, GUTTER, SIDEWALK, OR ASPHALT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO CITY/COUNTY STANDARDS AND PRACTICES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ADJACENT UTILITIES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, STORMWATER, POWER, TELEPHONE, CABLE TV, GAS, IRRIGATION, AND STREET LIGHTING. THE CONTRACTOR SHALL NOTIFY RESIDENTS AND BUSINESSES 48 HOURS IN ADVANCE OF ANY WORK AFFECTING ACCESS OR SERVICE AND SHALL MINIMIZE INTERRUPTIONS TO DRIVEWAYS FOR RESIDENTS AND BUSINESSES ADJACENT TO THE PROJECT.
14. ALL LAWN AND VEGETATED AREAS DISTURBED WILL BE RESTORED TO ORIGINAL CONDITION. ANY DISTURBANCE OR DAMAGE TO OTHER PROPERTY ON ADJACENT PARCELS OR IN THE PUBLIC RIGHT OF WAY SHALL ALSO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION.
15. ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER, SANITARY SEWER, AND STORM FACILITIES SHALL CONFORM TO THE CITY OF MANZANITA DESIGN GUIDELINES. CONSTRUCTION SHALL BE AS PER THE MOST CURRENT STANDARD DETAIL CONTAINED THEREIN.
16. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROVIDE PROTECTION FOR ALL UTILITIES AND STRUCTURES. OVERHEAD UTILITIES ARE NOT SHOWN.
17. EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR OR BY THE UTILITY AT THE CONTRACTORS EXPENSE.
18. WHERE THE CONTRACTOR MUST RELOCATE WATER AND GAS UTILITIES, SHUTDOWN SHALL ONLY BE ACCOMPLISHED BY THE CITY OR UTILITY PURVEYOR.
19. ALL OPEN TRENCHES THAT IMPACT PUBLIC ACCESS OR OTHER PROJECT WORK ACCESS OUTSIDE OF THIS PROJECTS SITE, MUST BE STEEL PLATED OR BACKFILLED AND/OR PAVED WITH AT LEAST 2" OF COLD MIX TO ADJACENT EXISTING GRADE AT THE END OF EACH WORKDAY.
20. NOTIFY ADJACENT RESIDENCES AT LEAST 15 DAYS PRIOR TO COMMENCING WORK ADJACENT TO THEIR RESIDENCES.
21. SAWCUT ALL PAVEMENT JOINT LINES. WHERE THERE IS A PREVIOUS PAVING EDGE OR CRACK WITHIN 5' OF THE SAWCUT EDGE, REMOVE THE PAVEMENT TO THE PREVIOUS PAVING EDGE.
22. THE CONTRACTOR SHALL COMPLY WITH OREGON REQUIREMENTS FOR TRENCH SAFETY.
23. THE CONTRACTOR SHALL REPLACE ALL SURVEY MONUMENTS THAT ARE DESTROYED BY THE CONSTRUCTION.
24. ALL WATER PIPING SHALL BE CONSTRUCTED WITH 3' MINIMUM COVER, 1' VERTICAL SEPARATION BETWEEN UTILITIES, AND A MINIMUM OF 10' HORIZONTAL SEPARATION AND 18" ABOVE SEWER LINES, UNLESS OTHERWISE NOTED.
25. THE CONTRACTOR SHALL RESTORE PAVEMENT AND LANDSCAPING DISTURBED BY THE CONSTRUCTION TO THE PREVIOUSLY UNDISTURBED CONDITION.
26. CONTRACTOR TO DISPOSE OF TREES, SHRUBS, SOD AND OTHER DEBRIS IN A PROPER MANNER OF THE CONTRACTOR'S CHOOSING.
27. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ROADS, SIDEWALK, AND TRAILS CLEAN AND CLEAR FROM CONSTRUCTION MATERIAL AND DEBRIS.
28. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE QUALITY LEVEL C AND MUST BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. EXISTING FEATURES, INCLUDING BURIED UTILITIES, ARE DEPICTED BASED ON RECORD MAPS AND SURVEYS PROVIDED BY OTHERS, AND WINDSOR ASSUMES NO LIABILITY FOR THEIR ACCURACY. THE CONTRACTOR IS RESPONSIBLE FOR POTHOLE EXISTING UTILITIES AT CONNECTION AND CROSSING LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES' OWNER/AGENCY 24 HOURS BEFORE POTHOLING FOR MARKING TO VERIFY THE DEPTH, LOCATION, AND TYPE OF EXISTING UTILITIES. INFORM THE ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN AND PROVIDED IN THE PLANS. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, IT IS UNDERSTOOD THAT THEY ARE PROCEEDING AT THEIR OWN RISK AND INCUR ALL COST, IF ANY, TO RESOLVE THE ISSUE TO THE SATISFACTION OF THE ENGINEER.

UTILITY INSTALLATION NOTES

(WATER, SEWER, STORM, GAS, AND FRANCHISE UTILITIES)

1. GENERAL REQUIREMENTS:
COMPLY WITH CITY OF MANZANITA, TILLAMOOK COUNTY, ODOT, AWWA, AND UNIFORM PLUMBING CODE STANDARDS.
FOLLOW OREGON ADMINISTRATIVE RULES FOR PUBLIC UTILITY SYSTEMS.
USE ONLY NEW MATERIALS; NO REBUILT OR USED MATERIALS ALLOWED.
2. UTILITY LOCATES AND PROTECTION:
CALL 811 TWO BUSINESS DAYS BEFORE CONSTRUCTION.
EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE.
VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES BEFORE EXCAVATION.
NOTIFY THE ENGINEER IMMEDIATELY IF EXISTING CONDITIONS VARY FROM THAT SHOWN.
PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
REPAIR ANY DAMAGE TO EXISTING UTILITIES AT CONTRACTOR'S EXPENSE.
3. MATERIALS:
WATER MAINS: HDPE SDR 14.
WATER SERVICES: CROSS-LINKED POLYETHYLENE (PEXA) PIPE.
SEWER AND STORM: AS SPECIFIED BY CITY STANDARDS.
GAS: AS SPECIFIED BY GAS UTILITY PROVIDER.
DRY UTILITIES: AS SPECIFIED BY RESPECTIVE UTILITY PROVIDERS.
4. INSTALLATION:
MINIMUM COVER: 36" FROM FINISH GRADE TO TOP OF WATER PIPE (48" BELOW HIGHWAY, 42" BELOW SHOULDER IN ODOT RIGHT-OF-WAY).
BEDDING: 6" MINIMUM COMPACTED GRANULAR MATERIAL BENEATH PIPE.
INITIAL BACKFILL: GRANULAR MATERIAL 12" ABOVE PIPE CROWN.
FINAL BACKFILL: SUITABLE MATERIAL COMPACTED IN LAYERS.
MAINTAIN REQUIRED SEPARATIONS BETWEEN DIFFERENT UTILITY TYPES.
5. TRENCHING AND BACKFILLING:
KEEP EXCAVATION WITHIN ROAD/DRIVEWAY GRAVEL AREA WHEN POSSIBLE.
BACKFILL ALL EXCAVATED MATERIAL AT DAY'S END; REOPEN TRENCH AS NEEDED.
COMPACT BACKFILL TO 95% MAXIMUM DRY DENSITY IN TRAFFIC AREAS.
6. VALVES, HYDRANTS, AND APPURTENANCES:
INSTALL PER CITY STANDARDS AND ENSURE ACCESSIBILITY.
USE CITY-APPROVED BRANDS AND MODELS FOR WATER SYSTEM COMPONENTS.
MAINTAIN REQUIRED CLEARANCES AROUND HYDRANTS AND OTHER APPURTENANCES.
INSTALL APPROPRIATE VALVES AND ACCESS POINTS FOR ALL UTILITY TYPES.
7. CONNECTIONS AND TAPPING:
USE STAINLESS STEEL TAPPING SLEEVE FOR WATER MAIN TAPS 4" OR LARGER.
FOLLOW CITY STANDARDS FOR BACKFLOW PREVENTION ON WATER SYSTEMS.
COORDINATE SERVICE CONNECTIONS WITH RESPECTIVE UTILITY PROVIDERS.
8. TESTING AND DISINFECTION (WATER):
PRESSURE TEST WATER MAINS AT MINIMUM 125 PSI FOR 1 HOUR (0 PSI ALLOWABLE LEAKAGE).
DISINFECT WATER MAINS PER CITY AND OHA GUIDELINES.
9. TESTING (SEWER AND STORM):
CONDUCT APPROPRIATE LEAKAGE AND INFILTRATION TESTS AS SPECIFIED BY CITY STANDARDS.
10. TESTING (GAS AND DRY UTILITIES):
PERFORM TESTING AS REQUIRED BY RESPECTIVE UTILITY PROVIDERS AND REGULATIONS.
11. UTILITY CROSSINGS:
USE APPROPRIATE METHODS AND MATERIALS TO AVOID UTILITY DAMAGE DURING CROSSINGS.
PROVIDE TEMPORARY SUPPORT FOR EXPOSED UTILITIES DURING EXCAVATION/BACKFILLING.
12. DECOMMISSIONING EXISTING LINES:
FLUSH AND PLUG ABANDONED MAINS WITH CONCRETE EXTENDING 3X PIPE DIAMETER INWARD.
FILL SPACE BETWEEN PLUGS WITH SAND OR FLOWABLE CEMENT SLURRY.
13. DOCUMENTATION:
MAINTAIN DETAILED RECORDS OF ALL UTILITY INSTALLATION ACTIVITIES.
PREPARE AS-BUILT DRAWINGS SHOWING FINAL LOCATIONS AND DEPTHS OF ALL INSTALLED UTILITIES.
14. COORDINATION:
NOTIFY AND COORDINATE WITH ALL AFFECTED UTILITY COMPANIES BEFORE AND DURING WORK.
SCHEDULE UTILITY SHUTDOWNS AND SERVICE INTERRUPTIONS WITH MINIMUM 48-HOUR NOTICE TO AFFECTED CUSTOMERS.
15. SPECIAL CONSIDERATIONS:
FOLLOW SPECIFIC REQUIREMENTS FOR EACH UTILITY TYPE AS PROVIDED BY CITY OR UTILITY OWNER.
IMPLEMENT APPROPRIATE SAFETY MEASURES FOR WORKING WITH DIFFERENT UTILITY TYPES, ESPECIALLY GAS.

WATER LINES

1. OPERATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY PUBLIC WORKS WATER OPERATIONS STAFF AS AUTHORIZED BY CITY.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH AWWA, CITY OF MANZANITA, AND THE UNIFORM PLUMBING CODE AS APPLICABLE. ALL MATERIAL SHALL BE OF NEW MANUFACTURE. NO REBUILT OR USED MATERIALS WILL BE ALLOWED.
3. ALL MAINLINE PIPES SHALL BE HIGH-DENSITY POLYETHYLENE (HDPE).
 - 3.1. ALL DUCTILE IRON PIPES SHALL BE PUSH-ON, CEMENT-LINED INTERIOR COATING WITH THE EXTERIOR COATED WITH ZINC. THE PIPE SHALL BE CLASS #52 WITH TYTON JOINTS. THE ZINC COATED PIPE REQUIRES V-BIO ENHANCED POLYETHYLENE ENCASEMENT OF NOT LESS THAN 8 MIL THICKNESS, PER THE CITY'S STANDARD PRACTICES. ALL FITTINGS SHALL BE MECHANICAL JOINTS CONFORMING TO ANSI A21.11. ALL JOINTS SHALL BE MECHANICALLY RESTRAINED EBAA IRON WORKS OR EQUAL WITH USA OR CANADIAN PARTS.
4. FIRE HYDRANT ASSEMBLIES SHALL CONFORM TO THE CITY OF MANZANITA'S ACCEPTED BRANDS AND MODELS.
5. ALL PIPES SHALL HAVE 36" MINIMUM COVER MEASURED FROM FINISH GRADE UNLESS SPECIFICALLY NOTED FOR LESS COVER WITH MITIGATING MEASURES. ALL NEW PIPING TO BE MECHANICALLY RESTRAINED.
6. ALL BACKFILL IN THE RIGHT OF WAY OR OTHER TRAFFIC AREAS SHALL BE ¾"-0" COMPACTED CRUSHED ROCK, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS OBTAINED BY AASTO T-99 COMPACTION TEST. PIPE BEDDING SHALL BE PLACED TO FORM A CONTINUOUS AND UNIFORM BEARING SUPPORT FOR THE PIPE AT EVERY POINT BETWEEN JOINTS; PIPE ZONE MATERIAL SHALL BE FIRST PLACED UP TO THE SPRING LINE OF THE PIPE AND MATERIAL UNIFORMLY COMPACTED BY HAND TO INSURE PROPER SUPPORT WITHIN THE PIPE HAUNCHES.
7. WATER LINE CONSTRUCTION SHALL COMPLY WITH THE CITY'S STANDARD PRACTICES AND OREGON DEPARTMENT OF HUMAN SERVICES (DHS, FORMERLY OREGON HEALTH DIVISION – RULES ACCESSED AT WWW.OH.DH.STATE.OR.US/DWP/RULES.CFM) REGARDING THE LOCATION AND SEPARATION OF WATER LINES AND SANITARY SEWER LINES --
8. UPON COMPLETION OF INSTALLATION OF THE WATER SYSTEM, ALL LINES SHALL BE FLUSHED AND DISINFECTED IN CONFORMANCE WITH THE CITY'S STANDARD PRACTICES, DHS GUIDELINES AND THE REQUIREMENTS OF THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY. WATERLINES SHALL BE PRESSURE TESTED FOLLOWING COMPLETION. THE MINIMUM TEST PRESSURE SHALL BE 150 PSI. FOR LINES WORKING WITH OPERATION PRESSURES GREATER THAN 100 PSI, THE MINIMUM TEST PRESSURE SHALL BE ONE AND ONE HALF TIMES THE OPERATION PRESSURE. THE DURATION OF THE TEST SHALL BE 1 HOUR, UNLESS OTHERWISE DIRECTED BY THE CITY INSPECTOR. ALLOWABLE LEAKAGE IS IN ACCORDANCE TO CITY STANDARDS (0 PSI).
9. ALL WATER SERVICE LATERALS ARE TO BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE CITY STANDARDS.
10. FIRE HYDRANTS SHALL BE LOCATED TO ALLOW A MINIMUM OF 36" CLEAR SPACE SURROUNDING ALL PORTIONS OF THE HYDRANT. THERE SHALL ALSO BE NO OBSTRUCTIONS DIRECTLY IN LINE WITH ANY OF THE PORTS OF THE HYDRANT FOR A DISTANCE OF 6 FEET.
11. ALL WATERLINE TAPS 4" OR GREATER SHALL USE AN ALL STAINLESS STEEL TAPPING SLEEVE (JCM 432 OR APPROVED EQUAL).
12. CROSS CONNECTION CONTROL AND BACKFLOW ASSEMBLIES SHALL BE AS PER CITY OF CANNON BEACH STANDARDS. WHEN REQUIRED, BACKFLOW PREVENTION ASSEMBLIES FOR THE PROTECTION OF THE PUBLIC WATER SYSTEM SHALL MEET THE REQUIREMENTS SET FORTH IN THE CURRENT OREGON ADMINISTRATIVE RULES CHAPTER 333-061-0070, UNIFORM PLUMBING CODE, AND CITY OF MANZANITA CODE. CONTACT THE CITY BACKFLOW SPECIALIST FOR MORE INFORMATION.

WATER:
ALL WATERMAIN INSTALLATION, DISINFECTION AND TESTING SHALL COMPLY WITH ODOT STANDARD SPECIFICATIONS, OREGON HEALTH AUTHORITY (OHA), UNIFORM PLUMBING CODE, AND CITY OF MANZANITA WATER DESIGN AND CONSTRUCTION STANDARDS.

STANDARD DETAIL STATEMENT
ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER, SEWER, STORM WATER FACILITIES, AND EROSION CONTROL MEASURES, SHALL CONFORM TO "OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THESE CONTRACT DOCUMENTS. CONSTRUCTION SHALL BE AS PER THE MOST CURRENT STANDARD DETAIL CONTAINED THEREIN.

POTHOLING
PRIOR TO POT HOLING CONTACT THE CITY'S ENGINEER. VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF THE ELEVATIONS OF THE UTILITIES INDICATE THAT A CONFLICT EXISTS SUBMIT THE RESULTS TO THE CITY'S ENGINEER.



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Revisions:



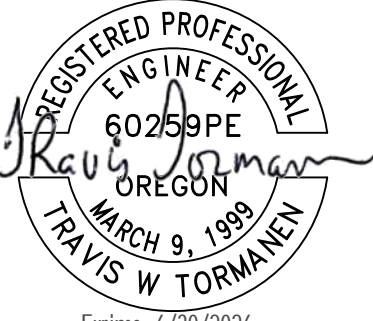
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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 4/11/2025

CIVIL NOTES

G003

Project Manager: MRL
Drawn by: DTL
Checked by: TWT

PLOT DATE: 4/15/2025 10:05 AM - FILE: C:\Users\Thad\OneDrive\Documents\Windsor Engineers\24231 Manzanita Classic Street\Files\Infrastructure\Final Sheets\24231_ Legends.dwg

EXISTING SURVEY

INDICATES CONTROL POINT AS NOTED.

INDICATES WATER METER.

INDICATES TELEPHONE PEDESTAL.

INDICATES POWER PEDESTAL.

INDICATES POWER POLE.

INDICATES STREET SIGN.

INDICATES WATER VALVE.

INDICATES IRRIGATION VALVE.

INDICATES FIRE HYDRANT.

INDICATES WATERLINE.

INDICATES SANITARY SEWER LINE.

INDICATES STORM DRAIN LINE.

INDICATES UNDERGROUND POWER LINE.

INDICATES UNDERGROUND TELECOMMUNICATION LINE.

INDICATES EDGE OF ASPHALT.

INDICATES EDGE OF GRAVEL.

INDICATES CONCRETE.

DEMOLITION

CONCRETE REMOVAL

BITUMINOUS REMOVAL

BITUMINOUS MILL AND OVERLAY

CURB & GUTTER REMOVAL

BUILDING REMOVAL

SAWCUT

EXISTING UTILITY REMOVAL

SITE PLAN

EXISTING BOUNDARY LINE

EXISTING CONTOUR- MINOR

EXISTING CONTOUR- MAJOR

CONSTRUCTION LIMITS

PROPOSED CONTOUR- MINOR

PROPOSED CONTOUR- MAJOR

PROPOSED PROPERTY LINE

PROPOSED PROJECT BOUNDARY

PROPOSED RIGHT OF WAY

PROPOSED EASEMENT

PROPOSED ROAD CENTERLINE

PROPOSED CURB AND GUTTER

CONSTRUCTION LIMITS
PHASE LINE

ACCESSIBLE ROUTE

PROPOSED FENCE

PROPOSED BUILDING

PROPOSED DRIVE AISLE CENTERLINE

CONCRETE PAVEMENT

PROPOSED BITUMINOUS PAVEMENT

EXISTING PAVEMENT TO REMAIN

EXISTING STEEP SLOPES

PARKING STALLS

ADA PARKING WITH CURB STOP

ADA CURB RAMP

LANDSCAPE ISLAND

LANDSCAPE STRIP

TREE - DECIDUOUS

TREE - CONIFEROUS

TREE PROTECTION FENCE

SPEED HUMP TABLES

SIGN

RIGHT / LEFT - TURN ARROW

DIRECTIONAL - TURN ARROW

STOP BAR

WHITE BROKEN / SOLID

YELLOW DOUBLE SOLID

CROSS WALK

TRASH ENCLOSURE

GATE

ELECTRICAL BOX / TRANSFORMER

GUY POLE

DCVA

STREET LIGHT

ELECTRICAL TRANSFORMER

UTILITY LEGEND

PROPOSED WATER MAIN

WATER DEVICES

HYDRANT COVERAGE

PROPOSED SANITARY SEWER

SANITARY SEWER STRUCTURES

PROPOSED STORM WATER

PROPOSED STORM SUBDRAIN

STORM WATER STRUCTURES

STORM WATER

PROPOSED CENTERLINE OF DITCH

PROPOSED STORM WATER

PROPOSED STORM SUBDRAIN

CLEAN OUT

FLARED END SECTION (FES)

FLARED END SECTION WITH RIPRAP

INLET / BEEHIVE CB

INLET / BEEHIVE CB

STORM WATER CATCH BASIN

STORM WATER CATCH BASIN MANHOLE

STORM WATER MANHOLE

STORM FACILITY

BERM

STORM DETENTION (CAVFS)

CULVERT - DRIVEWAY

DRAINTILE AND BUILDING DOWNSPOUT

SANITARY SEWER

PROPOSED SANITARY SEWER

PROPOSED SANITARY SEWER SERVICE WITH CLEAN OUT

SANITARY SEWER FORCEMAIN

SANITARY SEWER MANHOLE

SANITARY SEWER CLEAN OUT

SANITARY SEWER LIFT STATION

WATERMAIN

PROPOSED WATER MAIN

FIRE SERVICE WITH FDC

PROPOSED SERVICE WITH METER

FIRE HYDRANT

WATER METER

THRUST BLOCK

BLOW OFF VALVE ASSEMBLY

METER PIT / VAULT

DRY UTILITIES

*POWER AND GAS BY PUBLIC UTILITY PROVIDER

STREET LIGHTING

GAS

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

OVERHEAD TELEPHONE

UNDERGROUND TELEPHONE

FIBER OPTIC

CABLE TELEVISION

GAS

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

OVERHEAD TELEPHONE

UNDERGROUND TELEPHONE

FIBER OPTIC

CABLE TELEVISION

GENERAL ABBREVIATIONS

C

CONCRETE

CB

CATCH BASIN

CL

CENTERLINE

CNS

COMPACTED NATIVE SOIL

CO

CLEAN OUT

CR

CURB RETURN

D

DIRT / DRAINAGE

ESXT

EXISTING

FG

FINISHED GRADE

FH

FIRE HYDRANT

FL

FLOW LINE

FM

FORCE MAIN

G

NATURAL GAS (LOW PRESSURE)

GB

GRADE BREAK

HP

HIGH POINT

LF

LINEAR FOOT

LP

LOW POINT

MG

NATURAL GAS (MEDIUM PRESSURE)

MG

MATCH EXISTING GRADE

MH

MANHOLE

NS

NATIVE SOIL

NTS

NOT TO SCALE

PC

POINT OF CURVATURE

POC

POINT OF CONNECTION

POS

POINT OF SERVICE

PP

POWER POLE

PT

POINT OF TANGENCY

PV

PAVEMENT

R

RADIUS

ROW

RIGHT OF WAY

S

SLOPE / SANITARY

SAN

SEWER SEWER

SDCO

STORM DRAIN CLEANOUT

SSMH

SANITARY MANHOLE

STA

STATION

STM

STORM DRAIN

STMH

STORM MANHOLE

TBD

TO BE DETERMINED

TBL

TO BE RELOCATED BY RESPECTIVE UTILITY

TBR

TO BE REMOVED BY CONTRACTOR

TC

TOP OF CURB

TOE

TOE OF BANK

TOP

TOP OF BANK

TP

TELEPHONE POLE

U

UNDERGROUND

VIP

VERIFY IN FIELD PRIOR TO CONSTRUCTION

W

WATER MAIN

SITE - ABBREVIATIONS

FFE

FIRST FLOOR FINISH ELEVATION

LLE

LOWER LEVEL FINISH ELEVATION

WO

WALKOUT

LO

LOOKOUT

GRADING LEGEND / ABBREVIATIONS

TC: 391.49

FL: 390.99

TW: 391.49

BW: 380.99

GB: GRADE BREAK

LP: LOW POINT

HP: HIGH POINT

FC: FLUSH CURB

MG: MATCH GRADE

FL: FLOWLINE

SW: SIDEWALK

PV: PAVEMENT

TC: TOP OF CURB

FG: FINISH GRADE (DEFAULT- IF NOT LABELED)

STRUCTURE REFERENCE LEGEND

PIPE CENTERLINE CALCULATION

RIM ELEVATION

CURB INLET

PIPE CENTERLINE CALCULATION

RIM ELEVATION

YARD INLET

PIPE CENTERLINE CALCULATION

RIM ELEVATION

MANHOLE

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Revisions:

#

LINE IS 1" ON FULL SCALE DRAWING

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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 4/11/2025

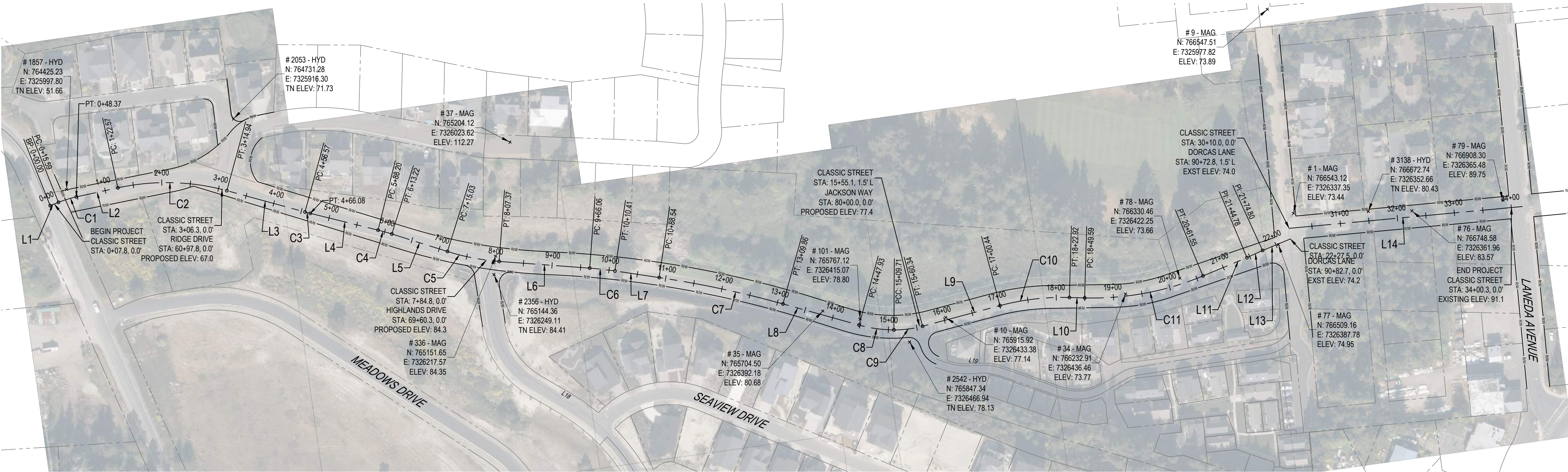
LEGENDS AND ABBREVIATIONS

G004

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 4/15/2025 10:05 AM - FILE: C:\Users\Tad\OneDrive\Documents\Windsor Engineers\24231 Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_HORIZ CONTROL



PLAN - CLASSIC STREET ALIGNMENT

SCALE: 1" = 100'



BASIS OF BEARING:

THE BEARINGS ON THIS MAP ARE BASED ON NAD 83 OREGON STATE PLANE COORDINATES, OREGON NORTH ZONE.

ELEVATION DATUM:

ELEVATIONS ON THIS MAP ARE ON NAVD88

CONTROL POINT TABLE				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	MAG	73.44	766543.1220	7326337.3500
9	MAG	73.89	766547.5130	7325977.8150
10	MAG	77.14	765915.9150	7326433.3780
34	MAG	73.77	766232.9110	7326436.4610
35	MAG	80.68	765704.4960	7326392.1760
37	MAG	112.27	765204.1180	7326023.6240
72	MAG	106.13	767302.0370	7326379.7030
73	MAG	103.06	767311.8930	7326197.1910
74	MAG	105.14	767428.2000	7326080.3200
75	MAG	96.98	767077.5920	7326397.1530
76	MAG	83.57	766748.5840	7326361.9600
77	MAG	74.95	766509.1580	7326387.7830

CONTROL POINT TABLE				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
78	MAG	73.66	766330.4620	7326422.2460
79	MAG	89.75	766908.3010	7326365.4820
101	MAG	78.80	765767.1170	7326415.0740
336	MAG	84.35	765151.6530	7326217.5720
372	MAG	106.22	767302.0300	7326379.6820
1857	HYD	51.66	764425.2330	7325997.8050
2053	HYD	71.73	764731.2750	7325916.2970
2356	HYD	84.41	765144.3580	7326249.1130
2542	HYD	78.13	765847.3410	7326466.9360
3138	HYD	80.43	766672.7380	7326352.6560

LINE TABLE: ALIGNMENTS				
LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	15.59	N13° 41' 07.64"W	(7326021.80,764392.97)	(7326018.11,764408.11)
L2	74.20	N04° 17' 38.64"W	(7326012.99,764440.46)	(7326007.44,764514.45)
L3	141.63	N23° 15' 41.08"E	(7326038.83,764702.37)	(7326094.76,764832.48)
L4	122.12	N21° 53' 59.88"E	(7326098.41,764841.26)	(7326143.96,764954.57)
L5	101.81	N25° 29' 01.34"E	(7326154.01,764977.48)	(7326197.82,765069.38)
L6	158.69	N12° 15' 26.69"E	(7326227.62,765156.56)	(7326261.31,765311.63)
L7	78.13	N16° 29' 34.01"E	(7326272.32,765354.59)	(7326294.50,765429.50)
L8	138.07	N23° 32' 50.90"E	(7326370.22,765637.32)	(7326425.38,765763.89)
L9	140.10	N06° 56' 40.03"W	(7326442.90,765873.60)	(7326425.96,766012.67)
L10	26.67	N09° 36' 22.39"E	(7326428.79,766134.69)	(7326433.24,766160.99)
L11	83.24	N14° 38' 00.81"W	(7326424.02,766371.16)	(7326402.99,766451.70)
L12	30.02	N16° 32' 33.76"W	(7326402.99,766451.70)	(7326394.44,766480.48)
L13	66.48	N14° 38' 00.81"W	(7326394.44,766480.48)	(7326377.65,766544.80)
L14	419.35	N02° 38' 42.50"E	(7326362.09,766521.87)	(7326381.45,766940.78)

CURVE TABLE: ALIGNMENTS					
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	START POINT	END POINT
C1	200.00	32.78	N08° 59' 23.14"W	(7326018.11,764408.11)	(7326012.99,764440.46)
C2	400.00	192.37	N09° 29' 01.22"E	(7326007.44,764514.45)	(7326038.83,764702.37)
C3	400.00	9.50	N22° 34' 50.48"E	(7326094.76,764832.48)	(7326098.41,764841.26)
C4	400.00	25.02	N23° 41' 30.61"E	(7326143.96,764954.57)	(7326154.01,764977.48)
C5	400.00	92.34	N18° 52' 14.02"E	(7326197.82,765069.38)	(7326227.62,765156.56)
C6	600.00	44.35	N14° 22' 30.35"E	(7326261.31,765311.63)	(7326272.32,765354.59)
C7	1797.50	221.32	N20° 01' 12.46"E	(7326294.50,765429.50)	(7326370.22,765637.32)
C8	232.50	61.78	N15° 56' 07.35"E	(7326425.38,765763.89)	(7326442.29,765823.12)
C9	190.00	50.63	N00° 41' 21.88"E	(7326442.29,765823.12)	(7326442.90,765873.60)
C10	424.00	122.48	N01° 19' 51.18"E	(7326425.96,766012.67)	(7326428.79,766134.69)
C11	501.00	211.96	N02° 30' 49.21"W	(7326433.24,766160.99)	(7326424.02,766371.16)



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CAUTION: UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:



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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 4/11/2025

SURVEY AND HORIZONTAL CONTROL PLAN

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

G005

ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 4/15/2025 10:05 AM - FILE: C:\Users\Thad\OneDrive\Windsor Engineers\24231 Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_HORZ_CONTROL.dwg

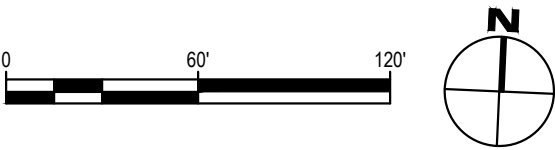


BASIS OF BEARING:
THE BEARINGS ON THIS MAP ARE BASED ON NAD 83 OREGON STATE PLANE COORDINATES, OREGON NORTH ZONE.

ELEVATION DATUM:
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PLAN - NECARNEY WATERMAIN ALIGNMENT

SCALE: 1" = 60'



LINE TABLE: ALIGNMENTS				
LINE #	LENGTH	DIRECTION	START POINT	END POINT
L15	9.23	N10° 52' 18.52"E	(7327378.21,764386.73)	(7327379.95,764395.79)
L16	168.29	N35° 05' 06.64"E	(7327379.95,764395.79)	(7327476.68,764533.50)
L17	74.78	N32° 34' 34.48"E	(7327476.68,764533.50)	(7327516.95,764596.52)
L18	75.09	N44° 05' 36.95"E	(7327785.33,764958.18)	(7327837.58,765012.11)
L19	100.10	N46° 56' 25.17"E	(7327895.79,765172.33)	(7328068.92,765240.67)
L20	31.60	S66° 10' 55.83"E	(7328321.90,765317.89)	(7328350.81,765305.13)
L21	82.79	S61° 06' 41.65"E	(7328350.81,765305.13)	(7328423.30,765265.13)
L22	121.63	S58° 43' 26.09"E	(7328423.30,765265.13)	(7328527.25,765201.99)

CURVE TABLE: ALIGNMENTS					
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	START POINT	END POINT
C12	3226.43	450.73	N36° 34' 41.85"E	(7327516.95,764596.52)	(7327785.33,764958.18)
C13	11838.82	225.17	N44° 38' 18.46"E	(7327837.58,765012.11)	(7327995.79,765172.33)
C14	968.63	84.51	N49° 26' 22.69"E	(7328068.92,765240.67)	(7328133.10,765295.60)
C15	182.81	199.92	N83° 16' 02.73"E	(7328133.10,765295.60)	(7328321.90,765317.89)



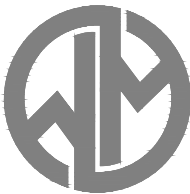
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MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

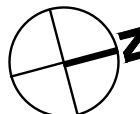
Project No: 24231

Issue Date: 4/11/2025

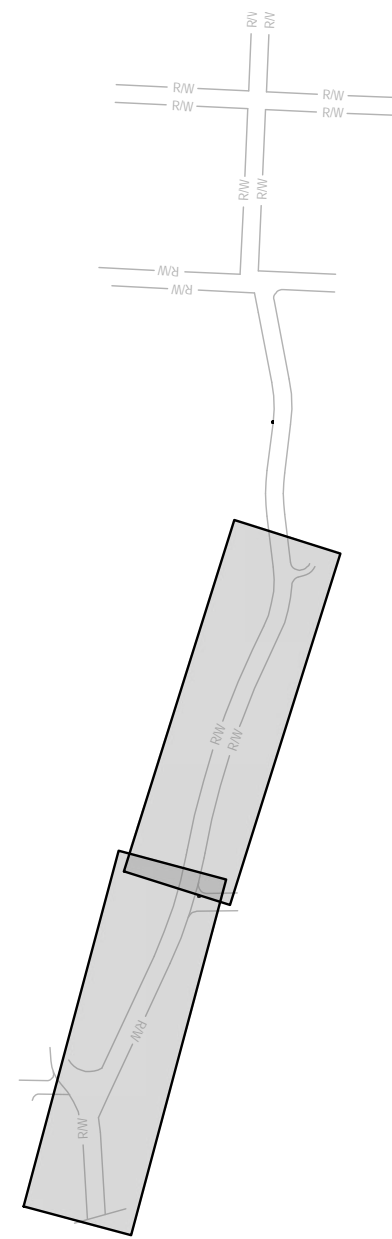
Project Manager MRL
Drawn by DTT
Checked by TWT

SURVEY AND HORIZONTAL CONTROL PLAN

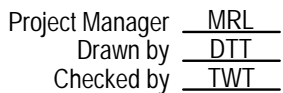
G006



101	REMOVE AND REINSTALL EXISTING SIGNS
102	PROTECT STEEP SLOPES FROM CONSTRUCTION ACTIVITIES
103	EXISTING WATER MAIN
104	REMOVAL OF PAVEMENT, AC/PCC
105	2" COLD PLAN PAVEMENT REMOVAL AND LEVEL 2-3/8 INCH ACP OVERLAY- PER DETAIL 6/C100
106	EXST WATER LINES, VALVES, AND METERS TO BE REMOVED
107	ASPHALT PAVEMENT SAW CUTTING (FULL DEPTH)
108	REMOVAL OF CURB
109	REMOVAL OF PIPE (STORM SEWER)
110	REMOVAL OF STRUCTURE (STORM SEWER)
111	REMOVE OR PLUG FILL AND ABANDON EXISTING WATER MAIN
112	VERIFY 3' MIN COVER OVER EXISTING WATER MAIN. IF COVER IS UNDER 3' REMOVE AND REPLACE IN KIND
113	COORDINATE WITH UTILITY COMPANY TO RELOCATE TELEPHONE PEDESTAL
114	CLEARING AND GRUBBING. MINIMIZE AREA TO WITHIN CONSTRUCTION LIMITS
115	GRADE TO ELIMINATE BASIN. GRADE TO FLOW TO EXST OUTLET PIPES
150	RETAINING WALL TO BE DESIGNED BY CONTRACTOR. SEE SHEET C600
151	GRADE ROAD AND PATH TO AVOID ANY UPSLOPE EXCAVATION
152	EXISTING RETAINING WALL. AVOID EXCAVATION ALONG WALL- FILL IS ACCEPTABLE
153	EMBEDMENT AND BOTTOM FACE OF WALL VARIES WITH WALL HEIGHT PER GEOTECH
154	TOP SURFACE OF PROPOSED ROAD AT DEVELOPMENT
155	INSTALL MIN 4" CHAIN LINK FENCE ALONG TOP OF RETAINING WALL
156	INSTALL W-BEAM GUARDRAIL TYPE 2A PER DETAILS 3 & 4/C501
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505	INSTALL CARV PER DETAIL 5/C506
506	INSTALL HYDRANT ASSEMBLY PER DETAIL
507	CAP EXISTING PIPE TEE AND ADD THRUST BLOCK
508	PROVIDE 18" SEPARATION BETWEEN WATER AND STORM OR SANITARY PIPE. SEE DETAIL 2/C505

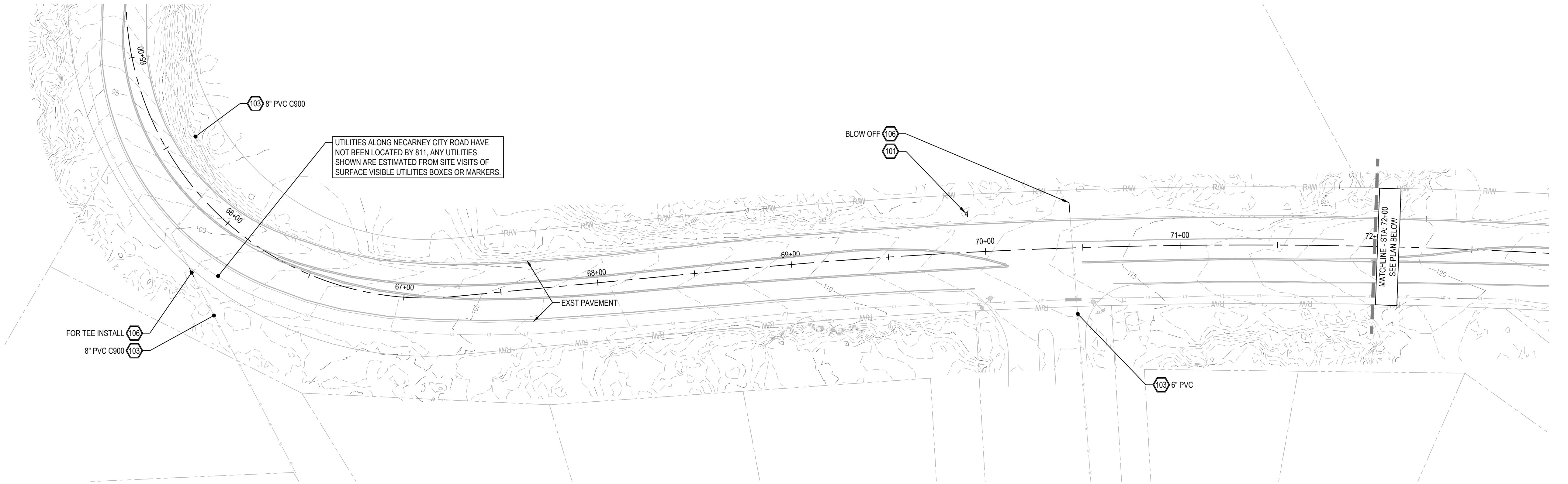


SCALE: NTS



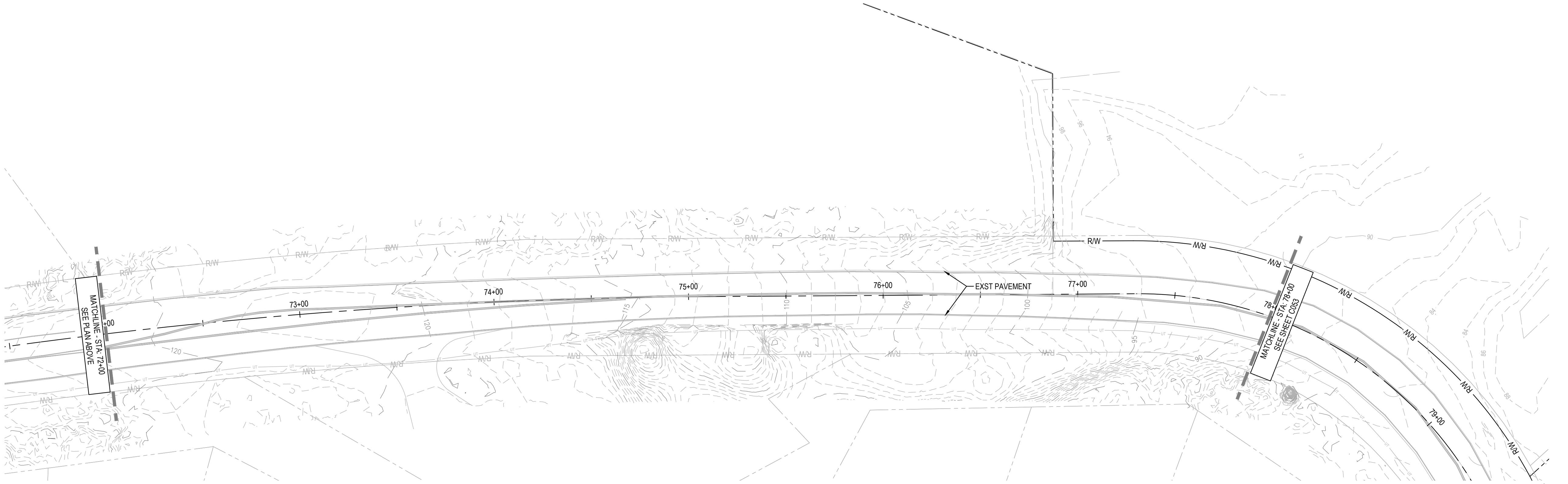
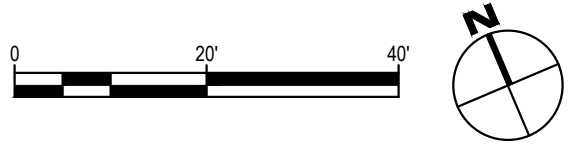
ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 4/15/2025 10:05 AM - FILE: C:\Users\Tad\OneDrive\Documents\Windsor Engineers\24231 Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_EXST-WATR.dwg



PLAN

SCALE: 1" = 30'

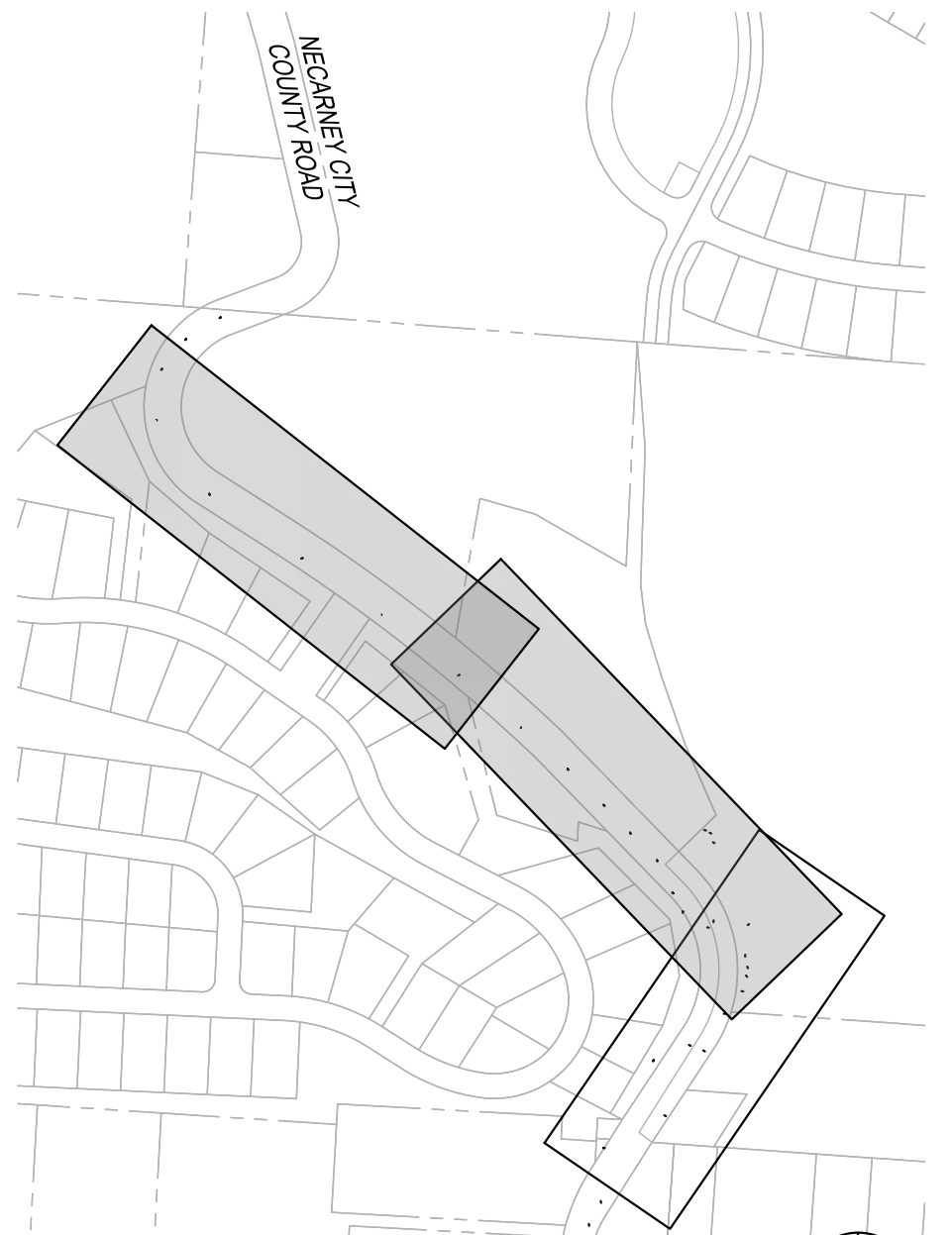


PLAN

SCALE: 1" = 30'



KEYNOTES	
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KEY MAP

SCALE: NTS



CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:



#	

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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

EXISTING CONDITIONS AND DEMOLITION PLAN

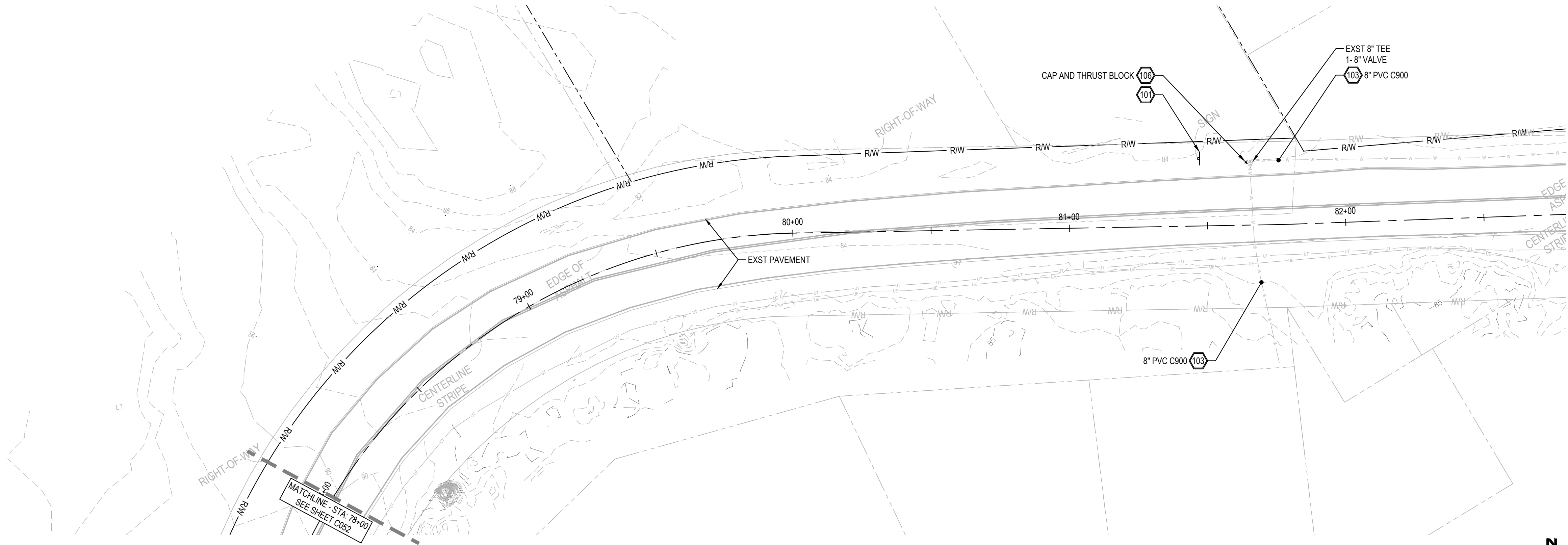
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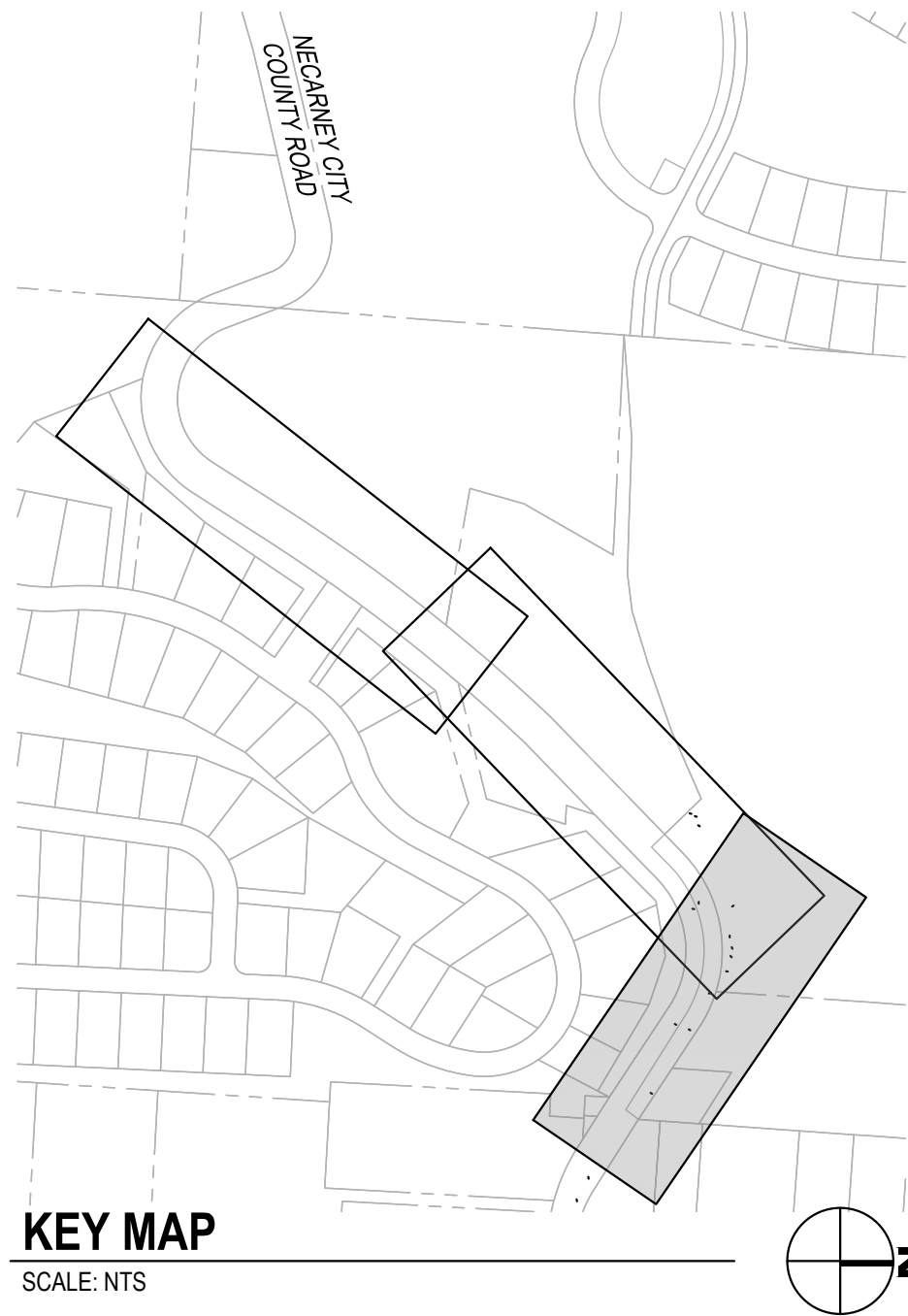
PLAN

SCALE: 1" = 30'



KEYNOTES

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Know what's **below.**
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Revisions:



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MANZANITA CLASSIC STREET CONNECTION
 167 SOUTH 5TH STREET
 MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

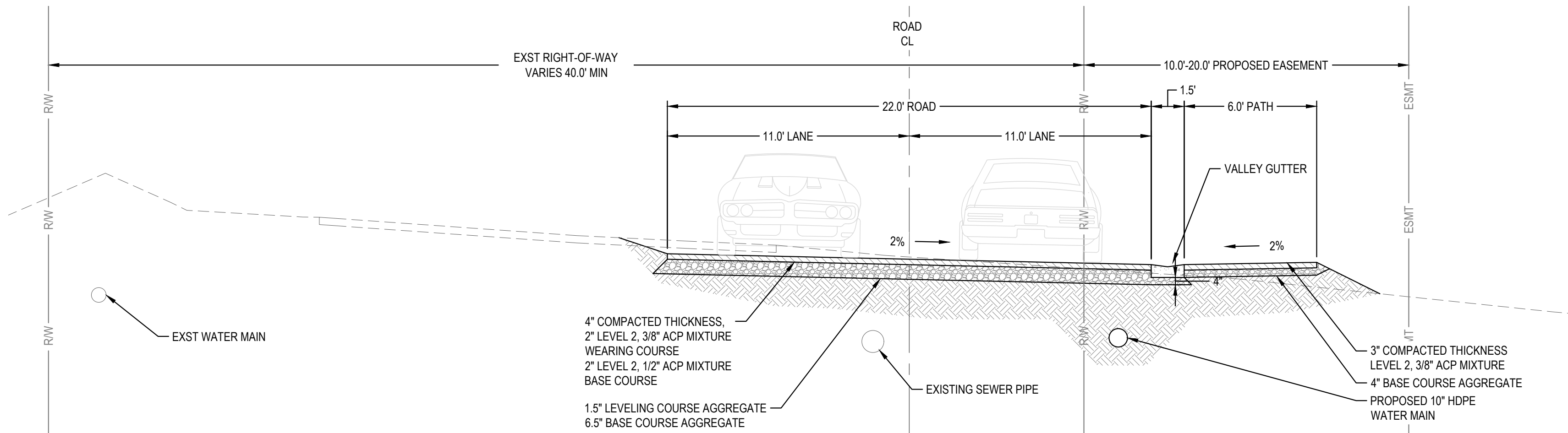
Project No: 24231
 Issue Date: 4/11/2025

Project Manager: MRL
 Drawn by: DTT
 Checked by: TWT

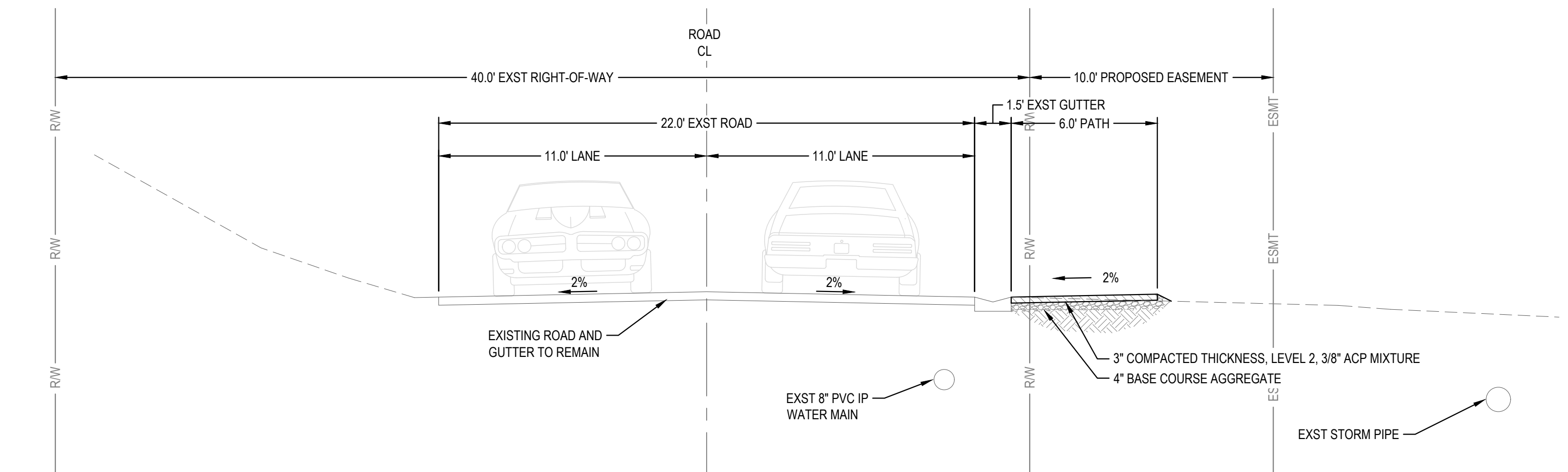
EXISTING CONDITIONS AND DEMOLITION
PLAN

C053

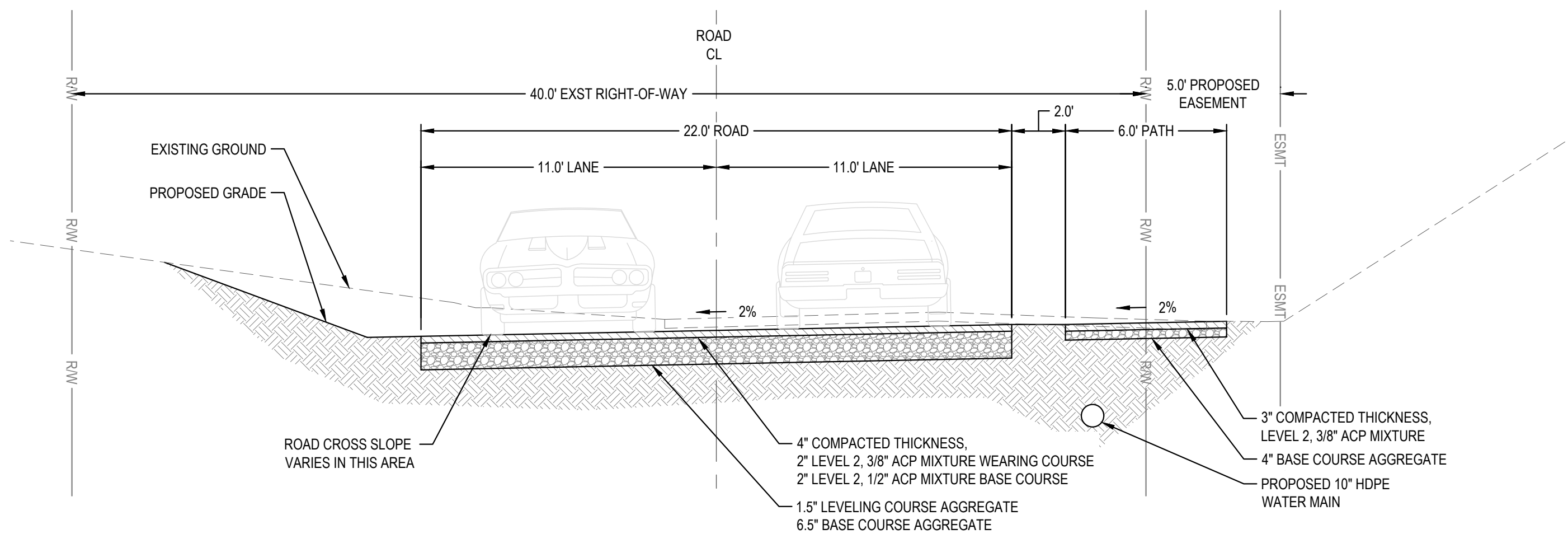
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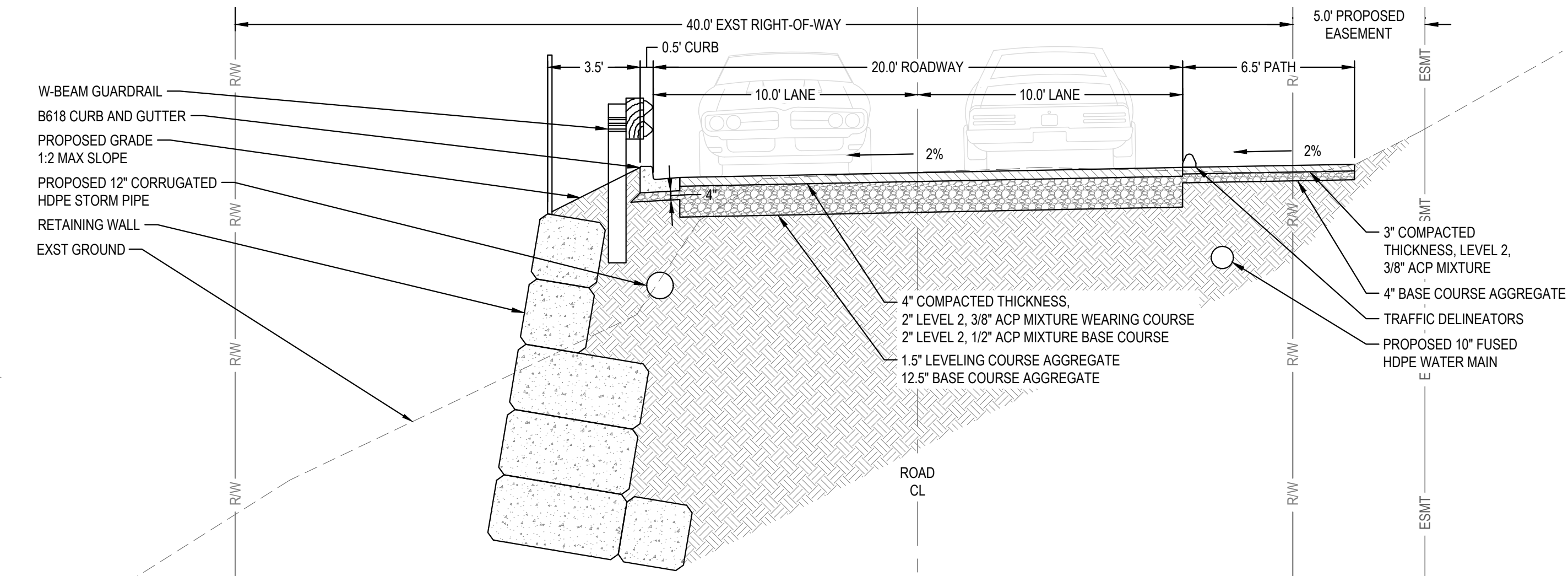
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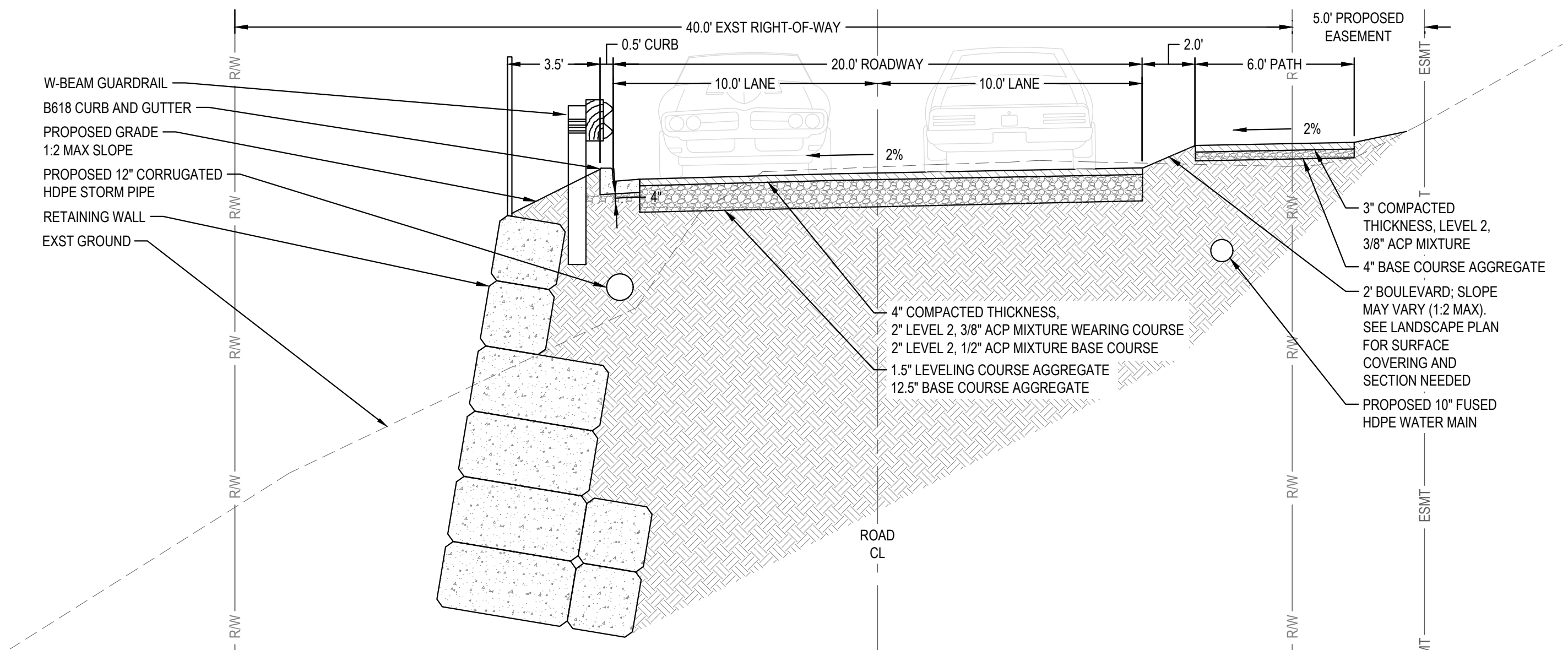
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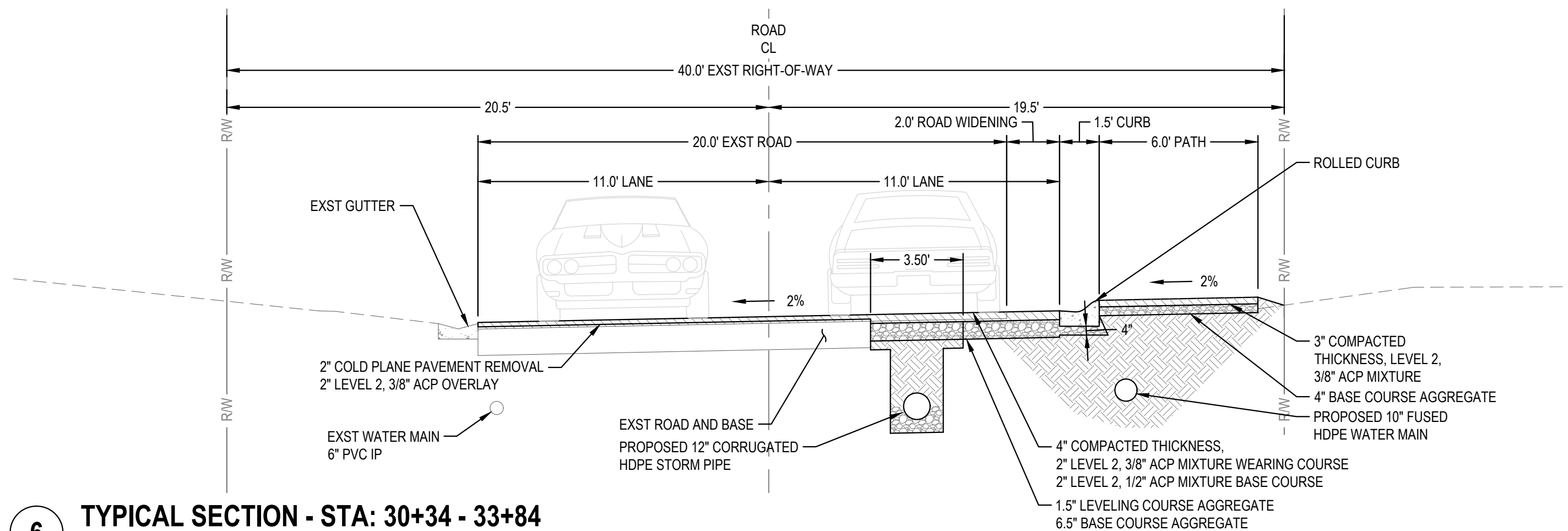
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SCALE: 1" = 4'



4 TYPICAL SECTION - STA: 11+03 - 15+55
SCALE: 1" = 4'



5 TYPICAL SECTION - STA: 15+55 - 21+34
SCALE: 1" = 4'



6 TYPICAL SECTION - STA: 30+34 - 33+84
SCALE: 1" = 4'



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Revisions:



#	DESCRIPTION	DATE

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Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

TYPICAL SECTIONS
C100

ISSUED FOR ENGINEERING PLANS - BID SET

EROSION AND SEDIMENT CONTROL PLAN

FOR

MANZANITA CLASSIC STREET

- Once known, include a list of all contractors that will engage in construction activities on site, and the areas of the site where the contractor(s) will engage in construction activities. Revise the list as appropriate until permit coverage is terminated (Section 4.4.c.i). In addition, include a list of all personnel (by name and position) that are responsible for the design, installation and maintenance of stormwater control measures (e.g. ESCP developer, BMP installer (see Section 4.10), as well as their individual responsibilities, (Section 4.4.c.ii)
- Visual monitoring inspection reports must be made in accordance with DEQ 1200-C permit requirements. (Section 6.5)
- Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements. (Section 6.5.q)
- Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. (Section 4.7)
- The permit registrant must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Sections 4 and 4.11)
- The ESCP must be accurate and reflect site conditions. (Section 4.8)
- Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Section 4.9)
- Sequence clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Section 2.2.2)
- Create smooth surfaces between soil surface and erosion and sediment controls to prevent stormwater from bypassing controls and ponding. (section 2.2.3)
- Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Section 2.2.1)
- Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Section 2.2.5)
- Maintain and delineate any existing natural buffer within the 50-feet of waters of the state. (Section 2.2.4)
- Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Sections 2.1.3)
- Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and stream banks. (Sections 2.1.1, and 2.2.16)
- Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Sections 2.2.6 and 2.2.13)
- Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Section 2.2.14)
- Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilizations measures are not required for areas that are intended to be left unvegetated, such as dirt access roads or utility pole pads.(Sections 2.2.20 and 2.2.21)
- Establish material and waste storage areas, and other non-stormwater controls. (Section 2.3.7)
- Keep waste container lids closed when not in use and close lids at the end of the business day for those containers that are actively used throughout the day. For waste containers that do not have lids, provide either (1) cover (e.g., a tarp, plastic sheeting, temporary roof)to prevent exposure of wastes to precipitation, or (2) a similarly effective means designed to prevent the discharge of pollutants (e.g., secondary containment). (Section 2.3.7)
- Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities. (Section 2.2.7)
- When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Section 2.2.7.f)
- Control prohibited discharges from leaving the construction site, i.e., concrete wash-out, wastewater from cleanout of stucco, paint and curing compounds. (Sections 1.5 and 2.3.9)
- Ensure that steep slope areas where construction activities are not occurring are not disturbed. (Section 2.2.10)
- Prevent soil compaction in areas where post-construction infiltration facilities are to be installed. (Section 2.2.12)
- Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations. (Sections 2.2.15 and 2.3.9)
- Provide plans for sedimentation basins that have been designed per Section 2.2.17 and stamped by an Oregon Professional Engineer. (See Section 2.2.17.a)
- If engineered soils are used on site, a sedimentation basin/impoundment must be installed. (See Sections 2.2.17 and 2.2.18)
- Provide a dewatering plan for accumulated water from precipitation and uncontaminated groundwater seepage due to shallow excavation activities. (See Section 2.4)
- Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Section 2.3)
- Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Section 2.2.9)
- The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Section 2.3.5)
- If an active treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain Environmental Management Plan approval from DEQ before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Section 1.2.9)
- Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Section 2.2)
- 34.As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Section 2.2.8)
- Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Section 2.1.5.b)
- Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Section 2.1.5.c)
- Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Section 2.1.5.d)
- Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent 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 timeframe. (Section 2.2.19.a)
- The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Section 2.2.19)
- Document any portion(s) of the site where land disturbing activities have permanently ceased or will be temporarily inactive for 14 or more calendar days. (Section 6.5.f.)
- Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Section 2.2.20)
- Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained moved and disposed of properly, unless needed for long term use following termination of permit coverage. (Section 2.2.21)

INSPECTION FREQUENCY

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE FROM THE SITE. ATLEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE SITE WHERE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, THEN ONCE PER MONTH
3. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCREMENT WEATHER.	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY.
4. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.
5. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

BMP MATRIX FOR CONSTRUCTION PHASE

Year			2025		
Phase/BMP	CLEARING	MASS GRADING	UTILITY CONSTRUCTION	VERTICAL CONSTRUCTION	FINAL STABILIZATION
EROSION PREVENTION					
Ground Cover					
Plastic Sheeting					
Dust Control					
Temporary Stabilization (Straw Mulch/Hydrated)	X	X			
Permanent Stabilization					X
Buffer Zone (from Revine)			X		
SEDIMENT CONTROL					
Sediment Fence (Perimeter)	X	X	X	X	X
Sediment Fence (Interior)					
Straw Wattles	X	X	X	X	X
Inlet Protection					
Dewatering	AS REQUIRED BY ENGINEER				

RUN OFF CONTROL					
Construction Entrance	X	X			
Existing Outlet Protection	X	X			
New Outlet Protection					
Existing Curb Inlet Check Dams	AS REQUIRED BY ENGINEER				
POLLUTION PREVENTION					
Hazard Waste Management					
Spill Kit Onsite	X	X	X	X	X
Concrete Washout Area	X	X	X	X	X

OWNER / DEVELOPER

DEVELOPMENT/COMPANY:
CITY OF MANZANITA
CONTACT: LEILA AMAN, CITY MANAGER
ADDRESS: PO BOX 129
MANZANITA, OR 97130

DESIGN ENGINEER

WINDSOR ENGINEERS
CONTACT: TRAVIS TORMANEN, PE
OFFICE: 360-903-9281

SURVEYOR

ONION PEAK DESIGN
CONTACT: ERICK WHITE, PLS
ADDRESS: 11460 EVERGREEN WAY
NEHALEM, OR 97131
PHONE: 503-440-4403

GEOTECHNICAL ENGINEER

PALI CONSULTING
CONTACT:
ADDRESS: 4891 WILLAMETTE FALLS DRIVE, SUITE 1
WEST LINN, OR 97608
PHONE: 503-502-0820

BMP INSTALLER / MAINTAINER:

UNKNOWN
CONTRACTOR (TO BE COMPETITIVELY BID)

SITE CONTRACTOR

UNKNOWN
CONTRACTOR (TO BE COMPETITIVELY BID)

RAIN GAUGE:

NORTH COAST CIVIL
35240 TOHL AVENUE
NEHALEM, OR 97131

ESCP PREPARER:

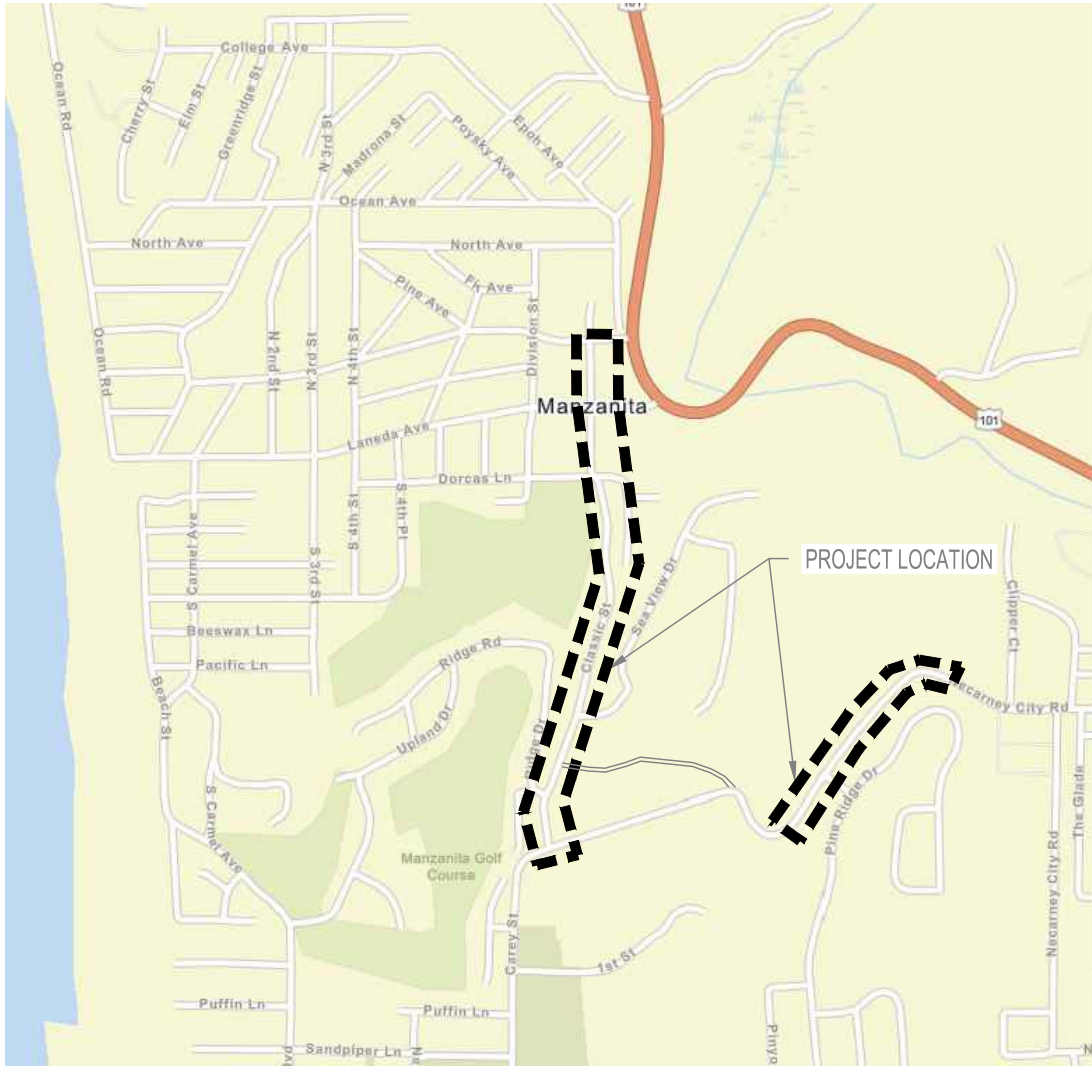
NORTH COAST CIVIL DESIGN, LLC
CONTACT: KYLE AYERS, PE
35270 TOHL AVENUE
NEHALEM, OR 97131
PHONE: 503-812-3732
OFFICE: 503-368-3732

SITE INFORMATION:

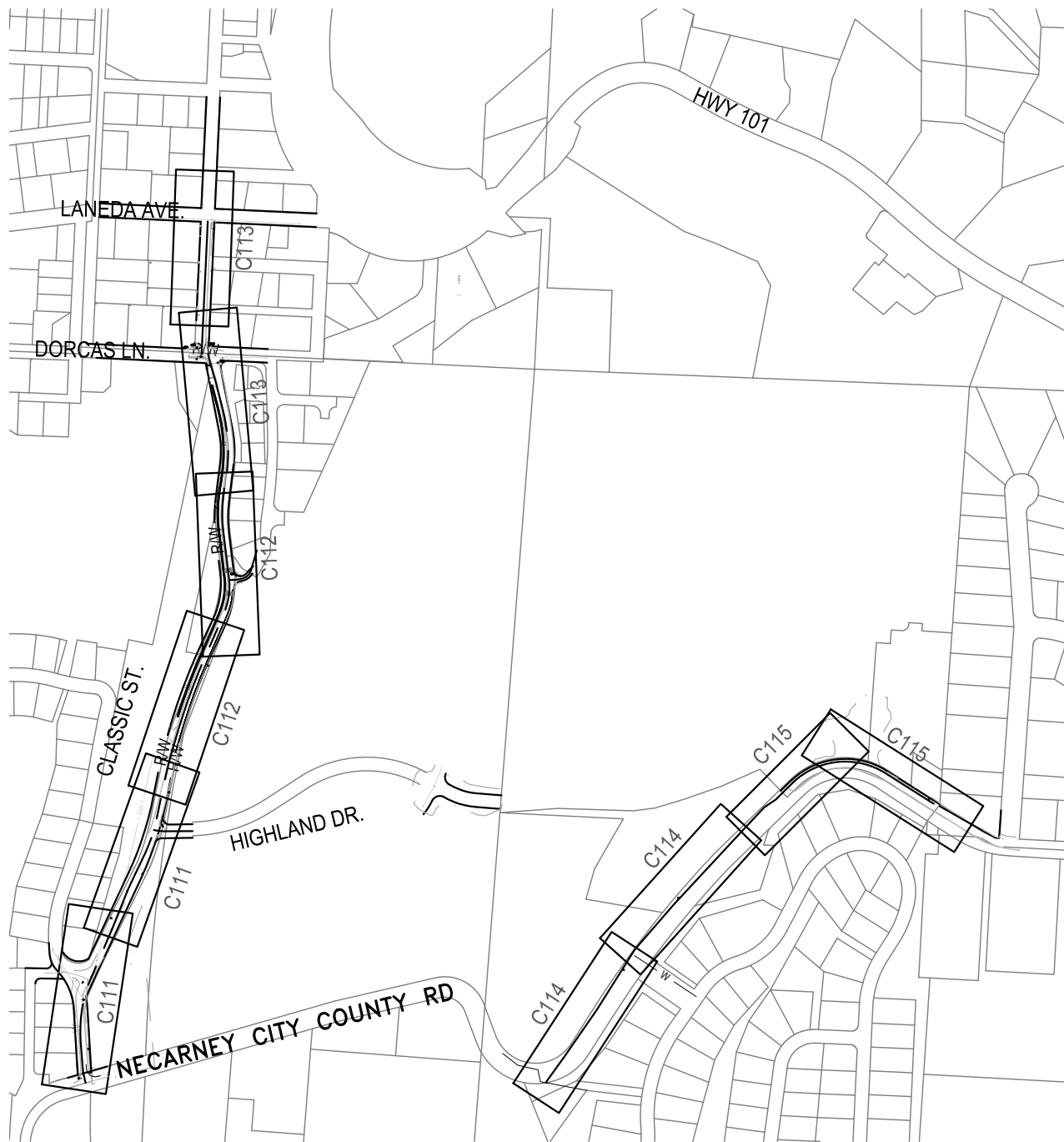
- TYPE OF DEVELOPMENT: PUBLIC COMMERCIAL
CONSTRUCTION ACTIVITY WILL CONSIST OF:
A. CLEAR AND GRUB
B. CONSTRUCTION ENTRANCE
C. GRADING & UTILITY TRENCHING
D. FORMWORK
E. CONCRETE SURFACING
F. ASPHALT SURFACING
G. LANDSCAPING
- PROJECT TIMELINE:
BEGINNING DATE: EARLY 2025
COMPLETE DATE: NOVEMBER, 2025
- PROJECT SITE AREAS:
-TOTAL AREA: 3.3 AC
-DISTURBED AREA: 1.7 AC (EST)
-PERCENT OF SITE DISTURBED: 50% (EST)
- OFFSITE PUBLIC IMPROVEMENT AREA:
-IMPROVEMENT LENGTH: NO PLANNED OFF-SITE IMPROVEMENTS
- ONSITE SOIL TYPES:
A. NETARTS FINE SANDY LOAM, NATIVE EOLIAN SANDS AND FINE SAND
- CUT AND FILL DATA:
CUT : 1286 CU. YD
FILL: 1635 CU. YD

LEGEND:

- INDICATES CONTROL POINT AS NOTED.
- INDICATES WATER METER.
- INDICATES TELEPHONE PEDESTAL.
- INDICATES POWER PEDESTAL.
- INDICATES POWER POLE.
- INDICATES STREET SIGN.
- INDICATES WATER VALVE.
- INDICATES IRRIGATION VALVE.
- INDICATES FIRE HYDRANT.
- INDICATES WATERLINE.
- INDICATES SANITARY SEWER LINE.
- INDICATES STORM DRAIN LINE.
- INDICATES UNDERGROUND POWER LINE.
- INDICATES UNDERGROUND TELECOMMUNICATION LINE.
- INDICATES EDGE OF ASPHALT.
- INDICATES EDGE OF GRAVEL.
- INDICATES CONCRETE.
- INDICATES TREE LINE.
- INLET PROTECTION.
- LIMIT OF CONSTRUCTION.
- SILT FENCE
- RIGHT OF WAY
- EASEMENT
- DRAINAGE FLOW
- MAJOR CONTOURS
- MINOR CONTOURS
- CATCH BASIN - CONCRETE
- CATCH BASIN - NYLOPLAST
- STORM LINE
- STORM MANHOLE
- EXISTING STORM MANHOLE



VICINITY MAP



SITE & KEY MAP

SCALE: NTS

SHEET INDEX

C110	SWPPP
C111	ESCP - BMPS
C112	ESCP - BMPS
C113	ESCP - BMPS
C114	ESCP - BMPS
C115	ESCP - BMPS
C116	ESCP - DETAILS



CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION: UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:



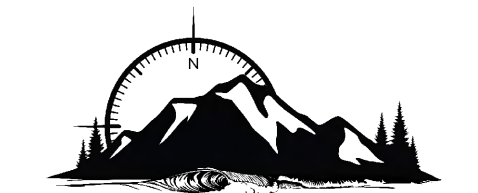
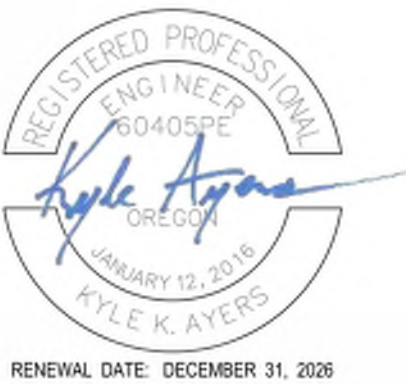
LINE IS 1" ON FULL
SCALE DRAWING



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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 3/28/2025

SWPPP

C110

Project Manager KA
Drawn by LX
Checked by KA

CONSTRUCTION NOTES:

- 100

CONSTRUCT CRUSHED ROCK ACCESS PAD. PROVIDE 6" MINIMUM DEPTH 2"-3" CRUSHED ROCK COMPACTED TO 90% MAXIMUM DENSITY. PAD SHALL BE 20' MIN WIDTH BY 50' LONG. REFER TO SHEET C116 FOR DETAIL.
- 101

CONSTRUCT SEDIMENTATION CONTROL SILT FENCING PER DETAIL. REFER TO SHEET C116.
- 102

CONSTRUCT CONCRETE WASHOUT AREA AS PER DETAIL. REFER TO SHEET C121.
- 103

INSTALL CATCH BASIN FILTER INSERT PER DETAIL ON SHEET C116.
- 104

CONSTRUCT SEDIMENTATION CONTROL CHECK DAM PER DETAIL. REFER TO SHEET C116.

LEGEND:

- INLET PROTECTION.
- LIMIT OF CONSTRUCTION.
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- MINOR CONTOURS
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- STORM MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM LINE

GRADING PHASE INFORMATION:

FERTILIZER SHALL BE FURNISHED IN MOISTURE PROOF BAGS. EACH BAG SHALL BE MARKED WITH THE WEIGHT AND WITH THE MANUFACTURER'S ANALYSIS OF THE CONTENTS SHOWING THE PERCENTAGE FOR EACH INGREDIENT CONTAINED THEREIN. FERTILIZER SHALL BE FURNISHED IN A DRY CONDITIONS FREE FROM LUMPS AND CAKING, IN GRANULAR OR PELLETIZED FORM.

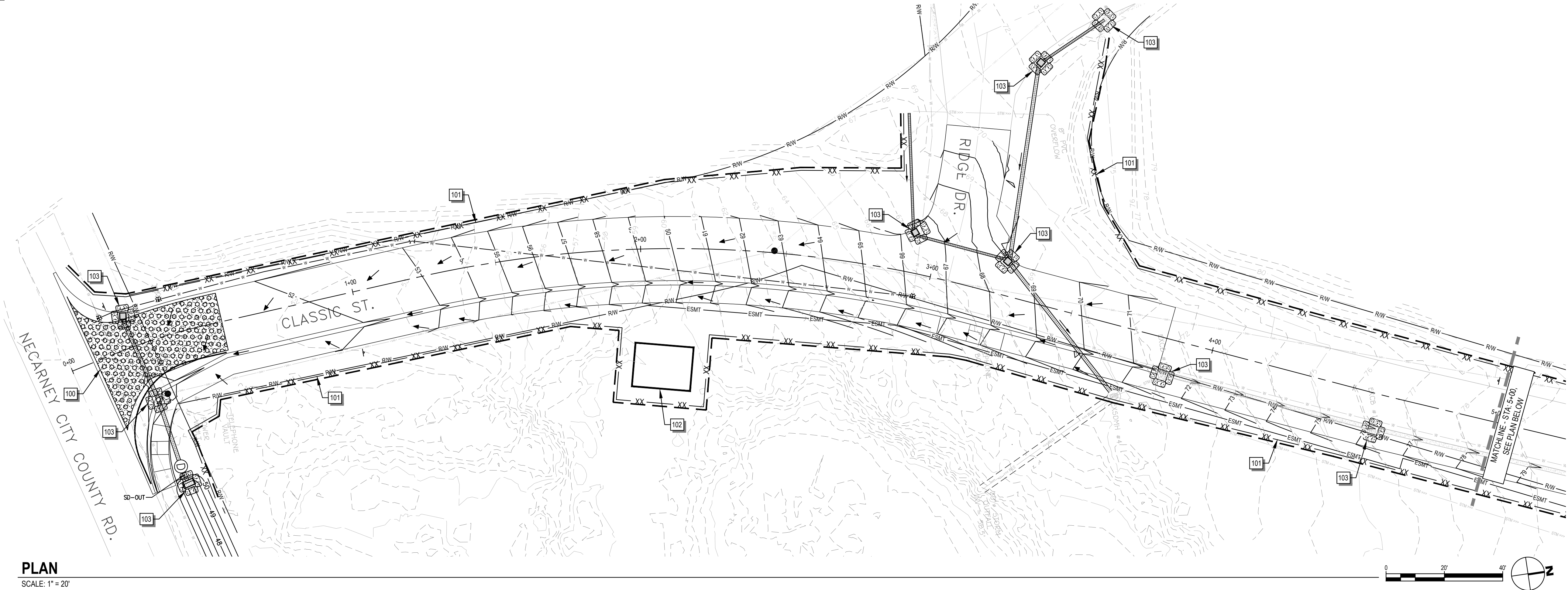
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GENERAL NOTE:

1. SEE LANDSCAPE PLAN FOR SEED MIX AND FERTILIZER.

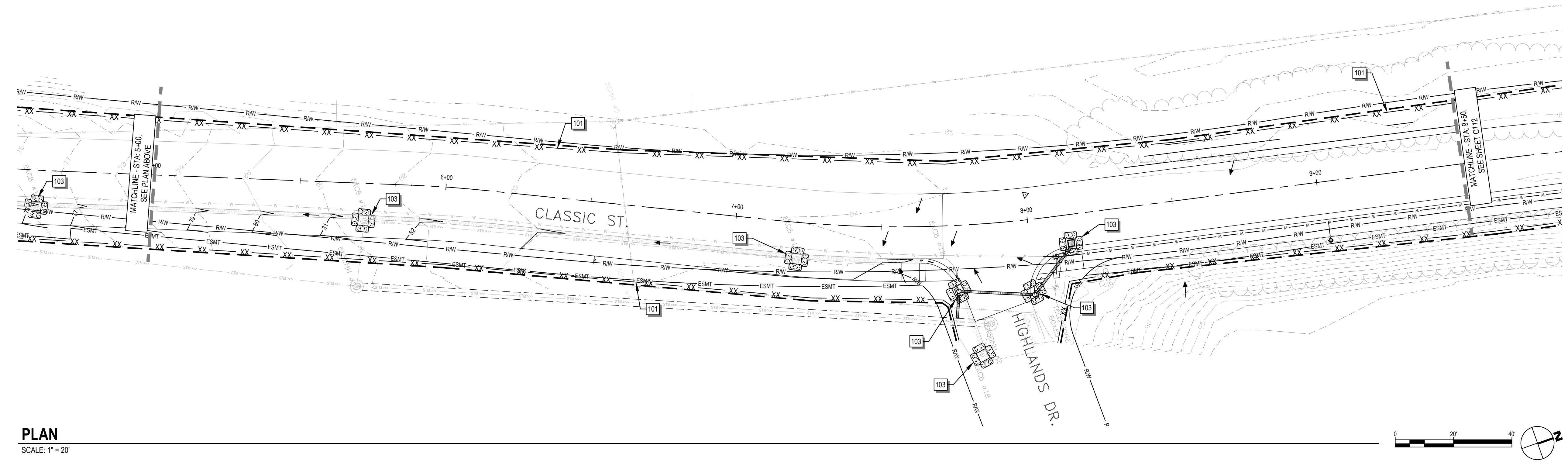
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PLAN

SCALE: 1" = 20'



PLAN

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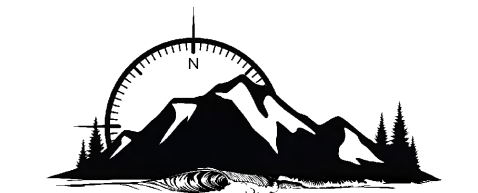
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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 3/28/2025

Project Manager KA
Drawn by LX
Checked by KA

ESCP - BMPS

C111

ISSUED FOR ENGINEERING PLANS - BID SET

CONSTRUCTION NOTES:

- 100

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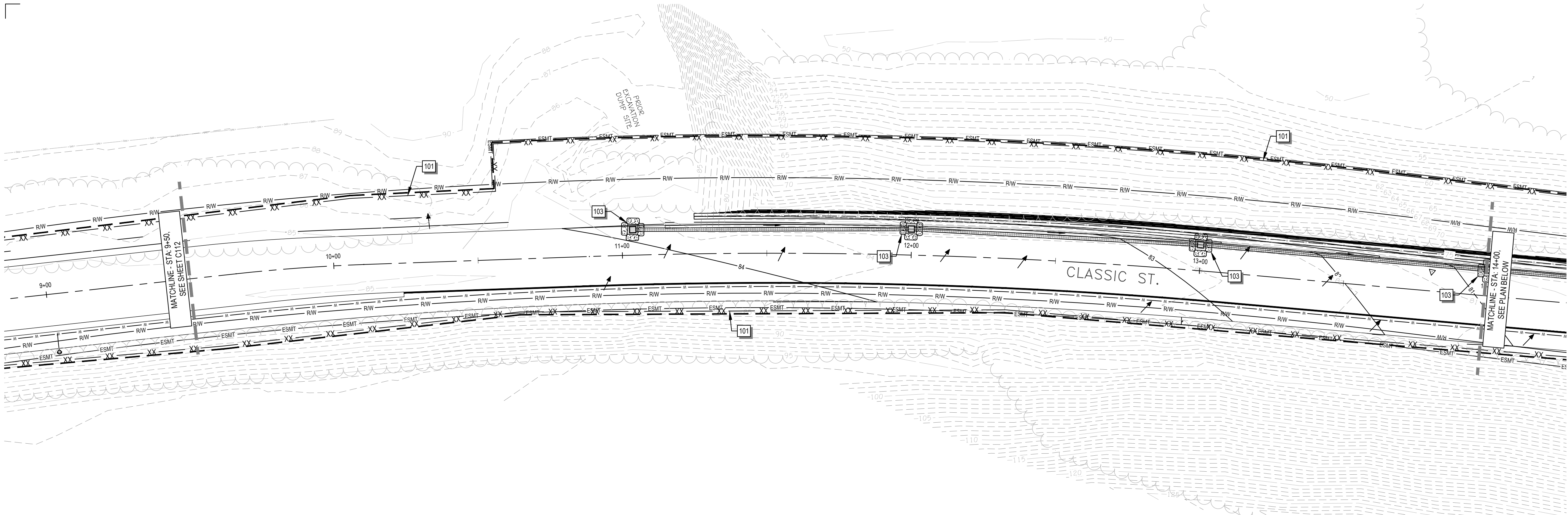
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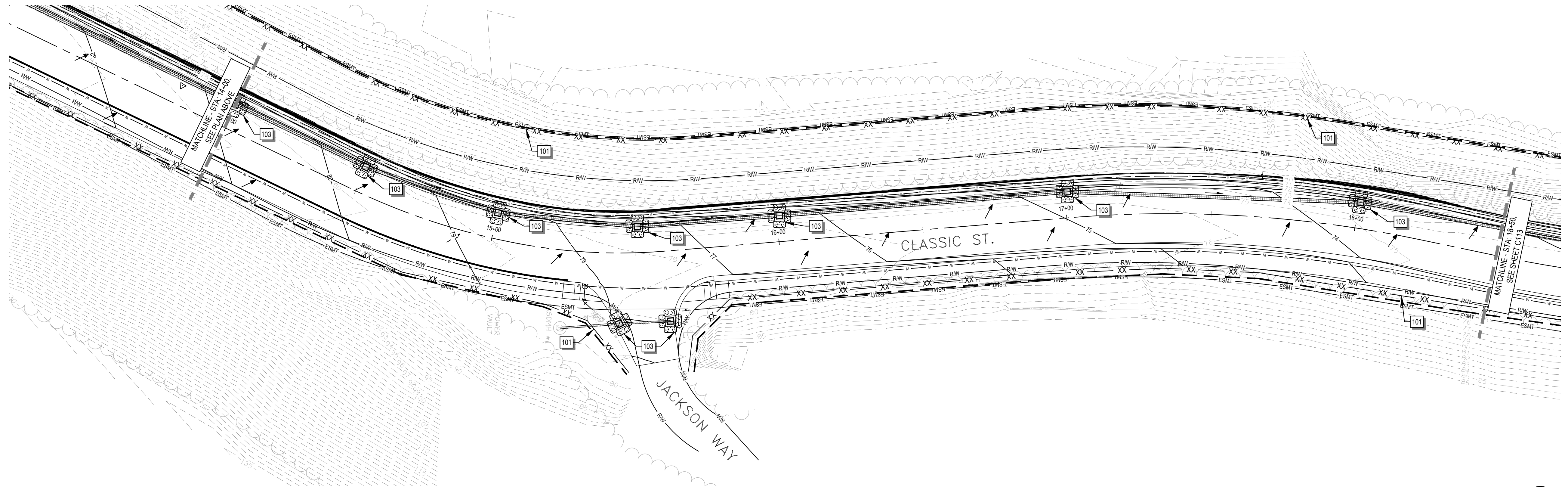
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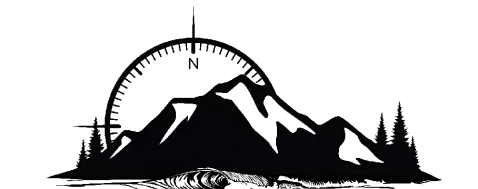
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RENEWAL DATE: DECEMBER 31, 2028



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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 3/28/2025

ESCP - BMPS

Project Manager KA
Drawn by LX
Checked by KA

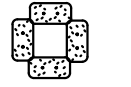
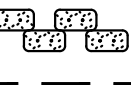
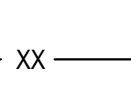
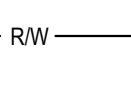

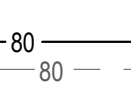
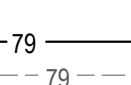

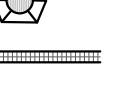



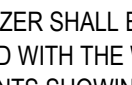
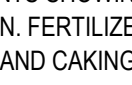
C112

ISSUED FOR ENGINEERING PLANS - BID SET

CONSTRUCTION NOTES:

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- 103 INSTALL CATCH BASIN FILTER INSERT PER DETAIL ON SHEET C116.
- 104 CONSTRUCT SEDIMENTATION CONTROL CHECK DAM PER DETAIL. REFER TO SHEET C116.

LEGEND:

-  INLET PROTECTION.
-  LIMIT OF CONSTRUCTION.
-  SILT FENCE
-  RIGHT OF WAY
-  EASEMENT
-  DRAINAGE FLOW
-  MAJOR CONTOURS
-  MINOR CONTOURS
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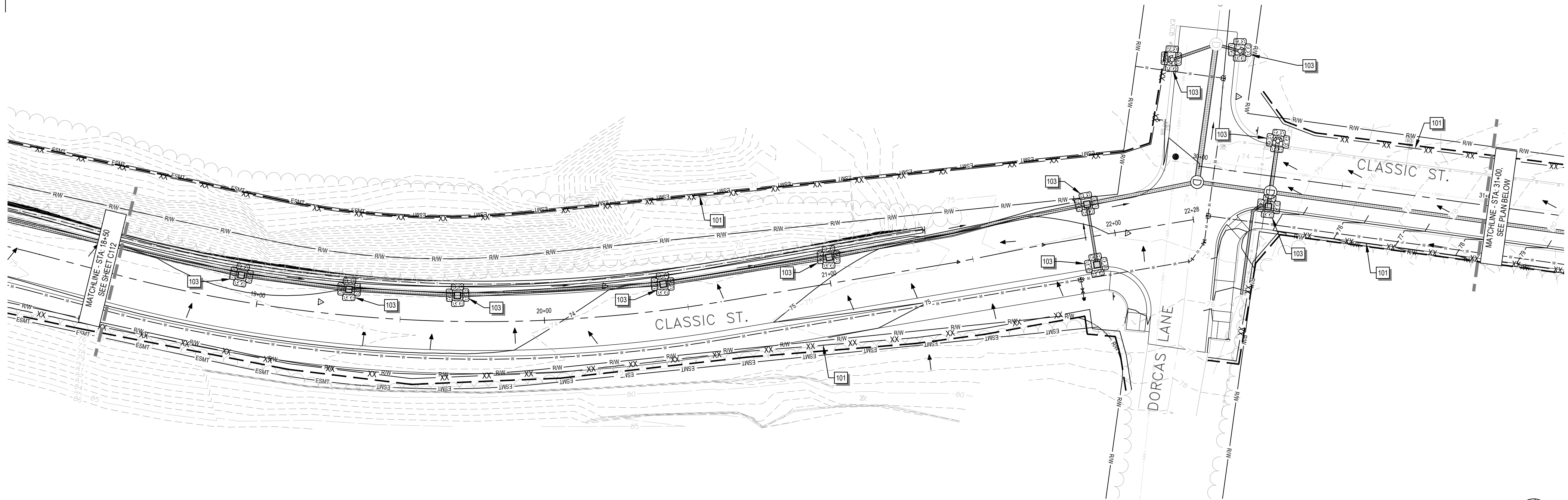
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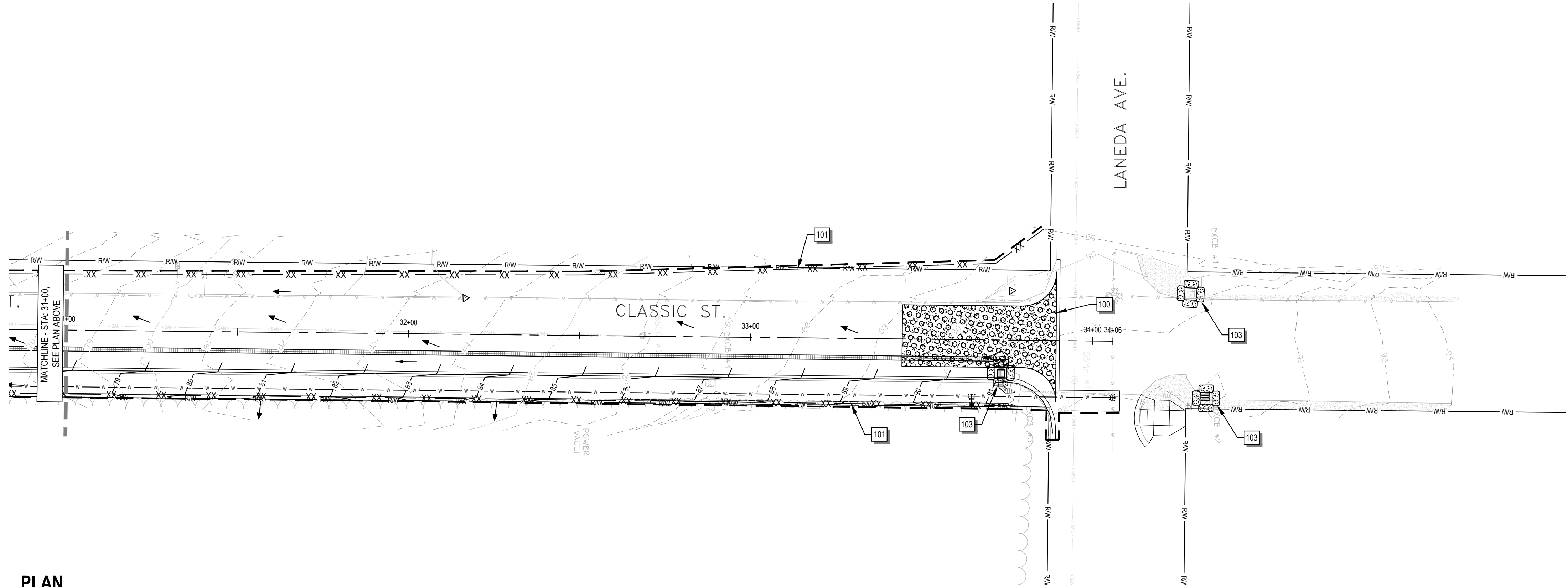
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FILL: 1635 CU. YD



PLAN

SCALE: 1" = 20'



PLAN

SCALE: 1" = 20'



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Revisions:



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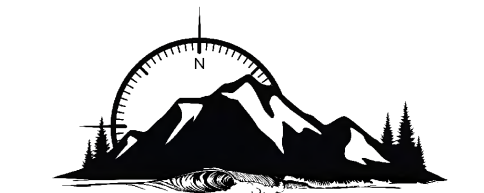
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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 3/28/2025

ESCP - BMPS

C113

Project Manager: KA
Drawn by: LX
Checked by: KA

ISSUED FOR ENGINEERING PLANS - BID SET

CONSTRUCTION NOTES:

- 100

CONSTRUCT CRUSHED ROCK ACCESS PAD. PROVIDE 6" MINIMUM DEPTH 2'-3" CRUSHED ROCK COMPACTED TO 90% MAXIMUM DENSITY. PAD SHALL BE 20' MIN WIDTH BY 50' LONG. REFER TO SHEET C116 FOR DETAIL.
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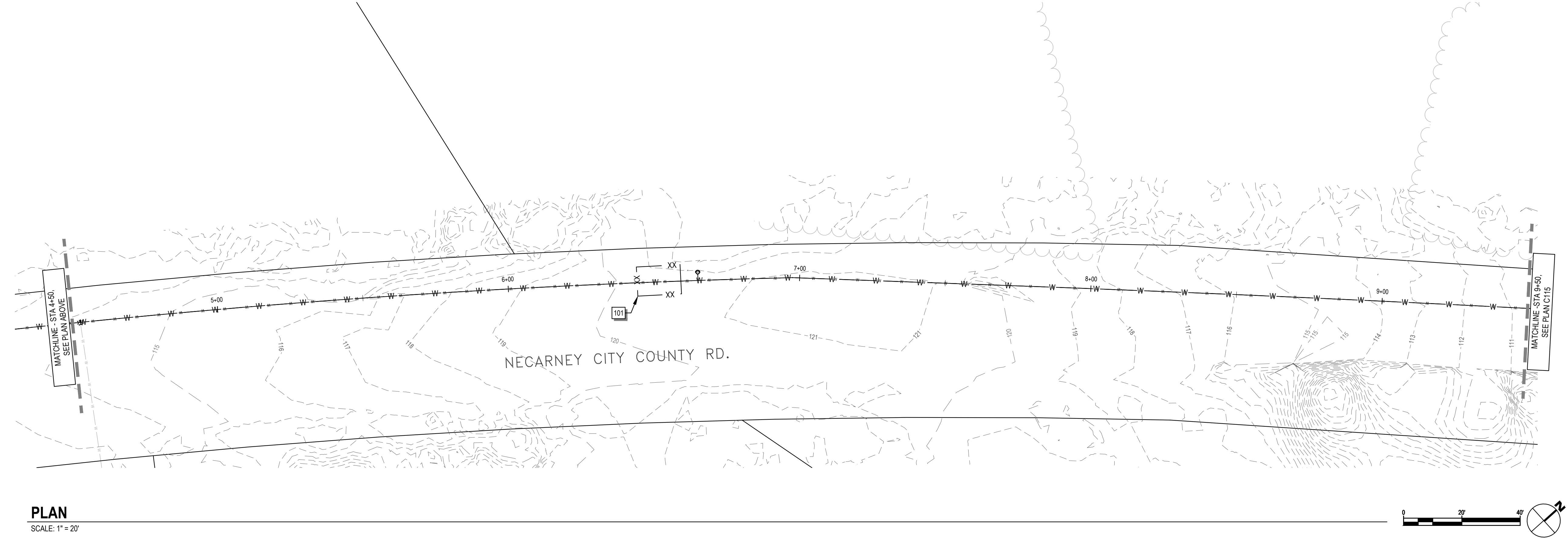
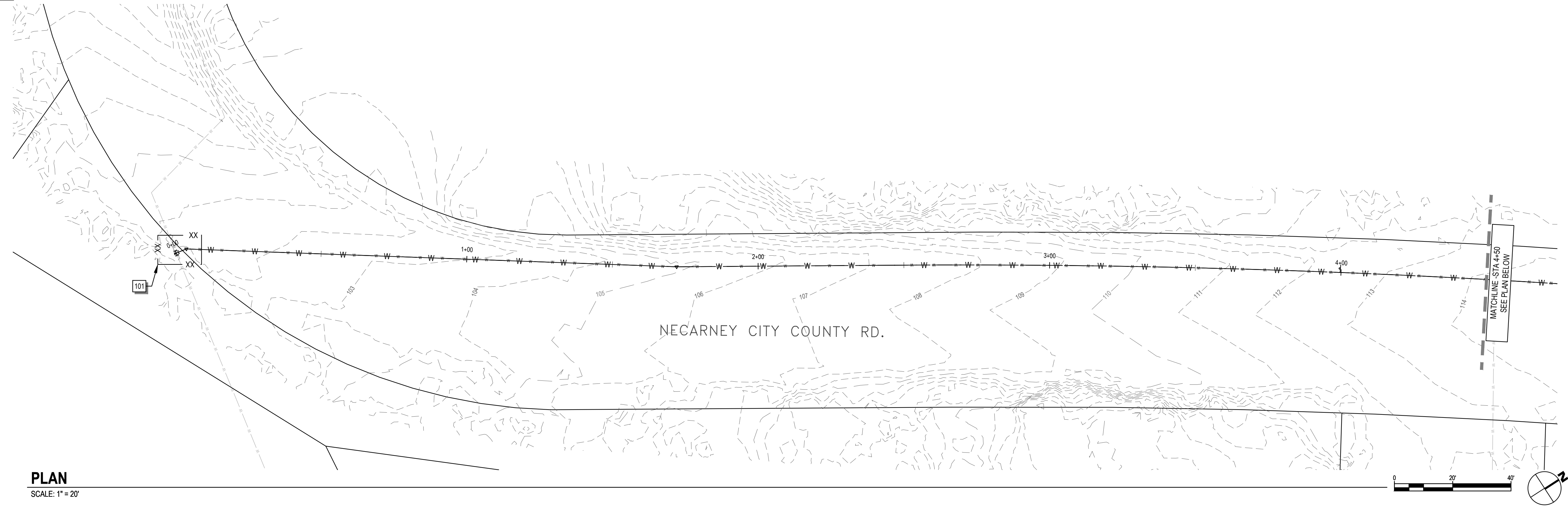
- INLET PROTECTION.
- LIMIT OF CONSTRUCTION.
- XX SILT FENCE
- R/W RIGHT OF WAY
- EASEMENT
- DRAINAGE FLOW
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- 79 MINOR CONTOURS
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- STORM LINE
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GENERAL NOTE:

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GRADING PHASE INFORMATION:

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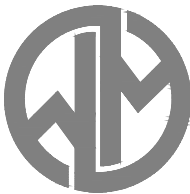
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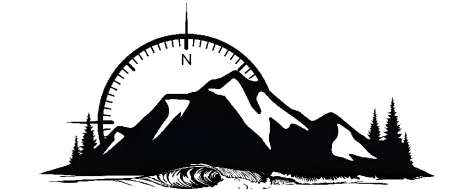
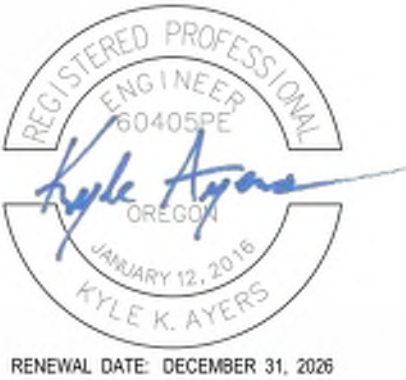
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Project No: 24231

Issue Date: 3/28/2025

Project Manager KA
Drawn by LX
Checked by KA

ESCP - BMPS

C114

ISSUED FOR ENGINEERING PLANS - BID SET

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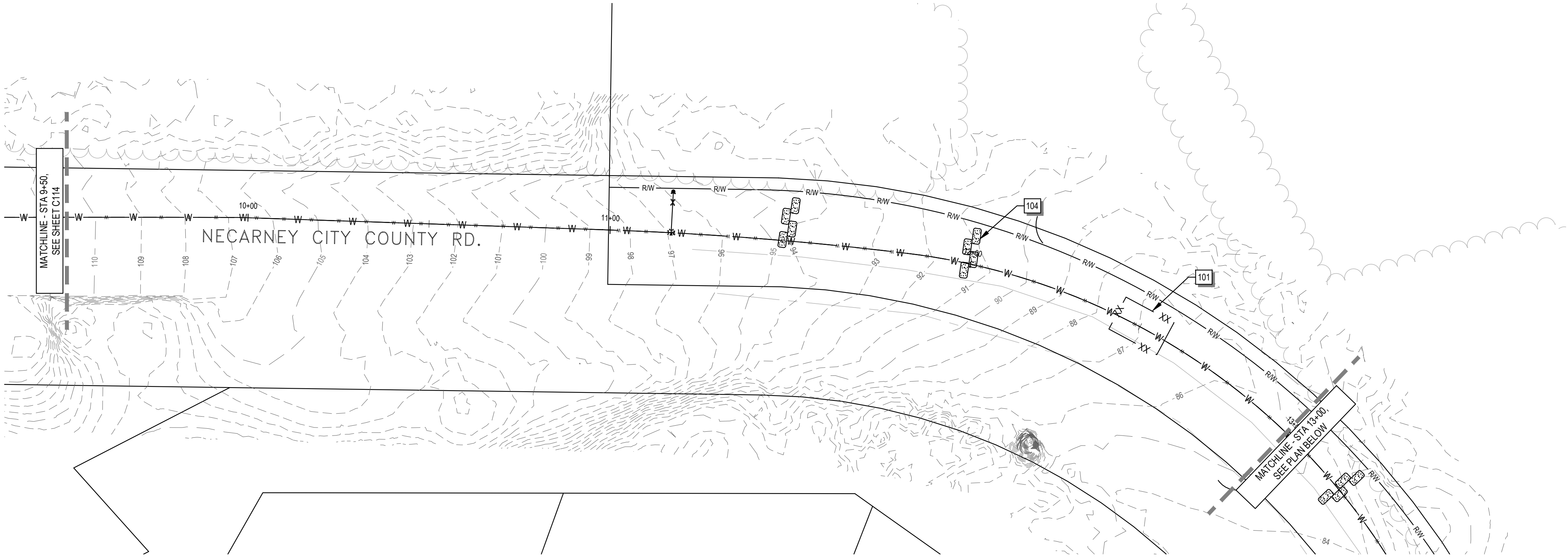
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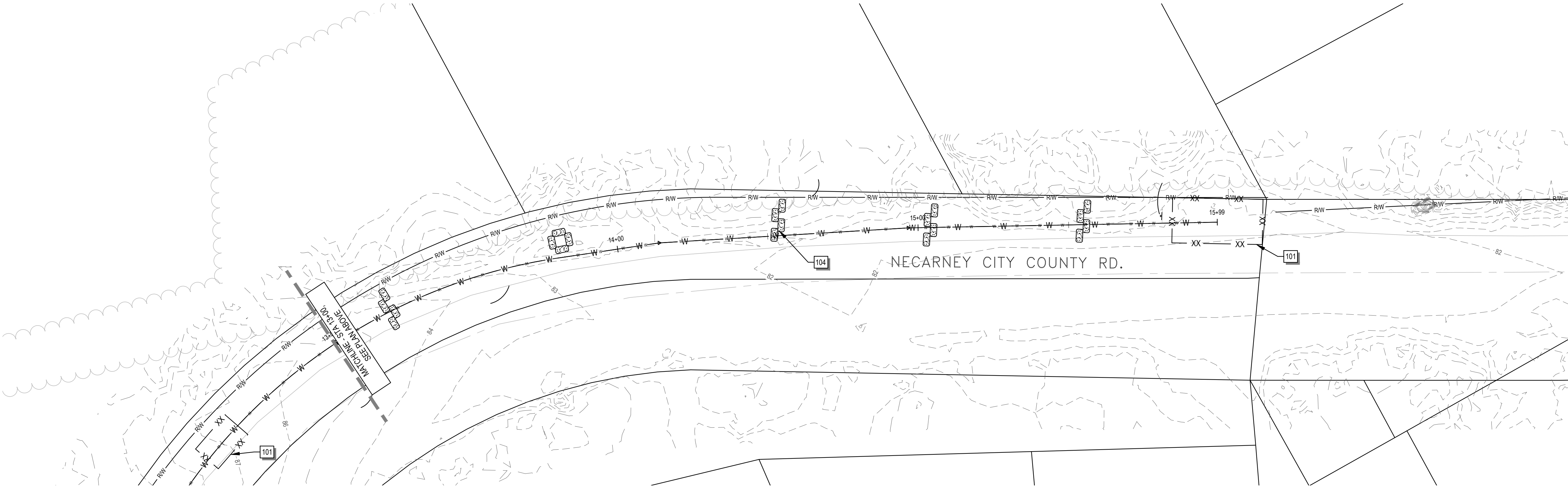
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CUT : 1286 CU. YD
FILL: 1635 CU. YD



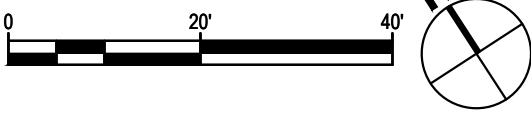
PLAN

SCALE: 1" = 20'



PLAN

SCALE: 1" = 20'

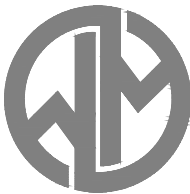


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Revisions:

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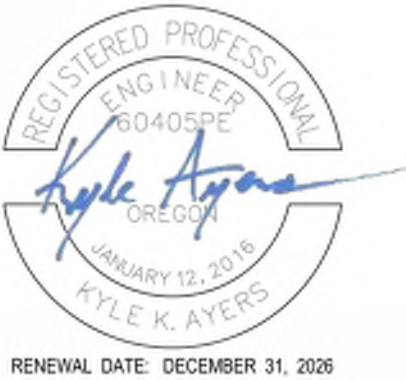
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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 3/28/2025

Project Manager KA
Drawn by LX
Checked by KA

ESCP - BMPS

C115

ISSUED FOR ENGINEERING PLANS - BID SET



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Revisions:

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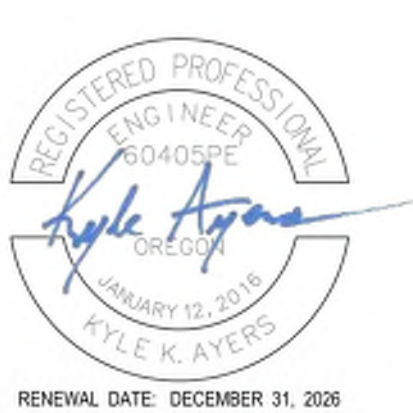
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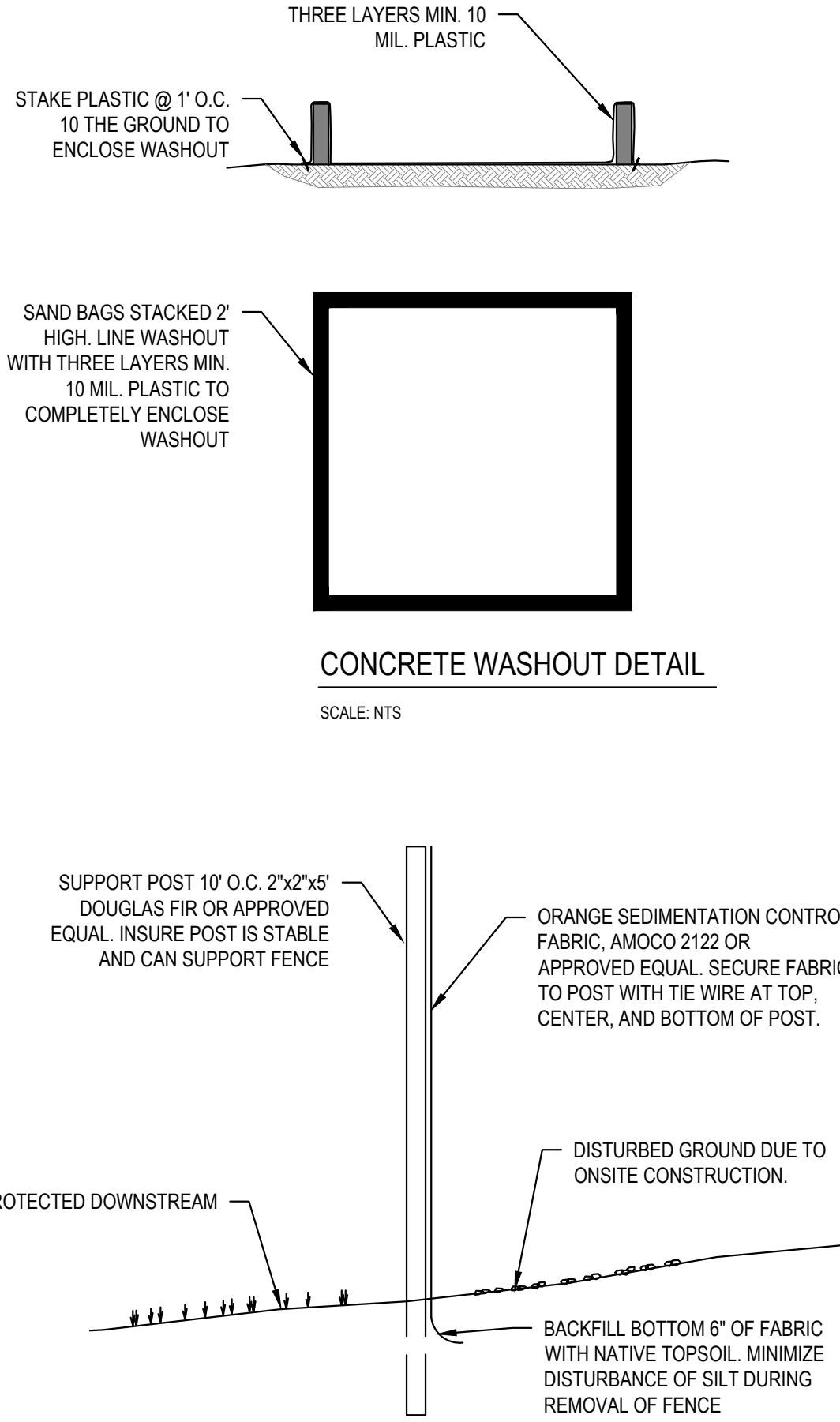
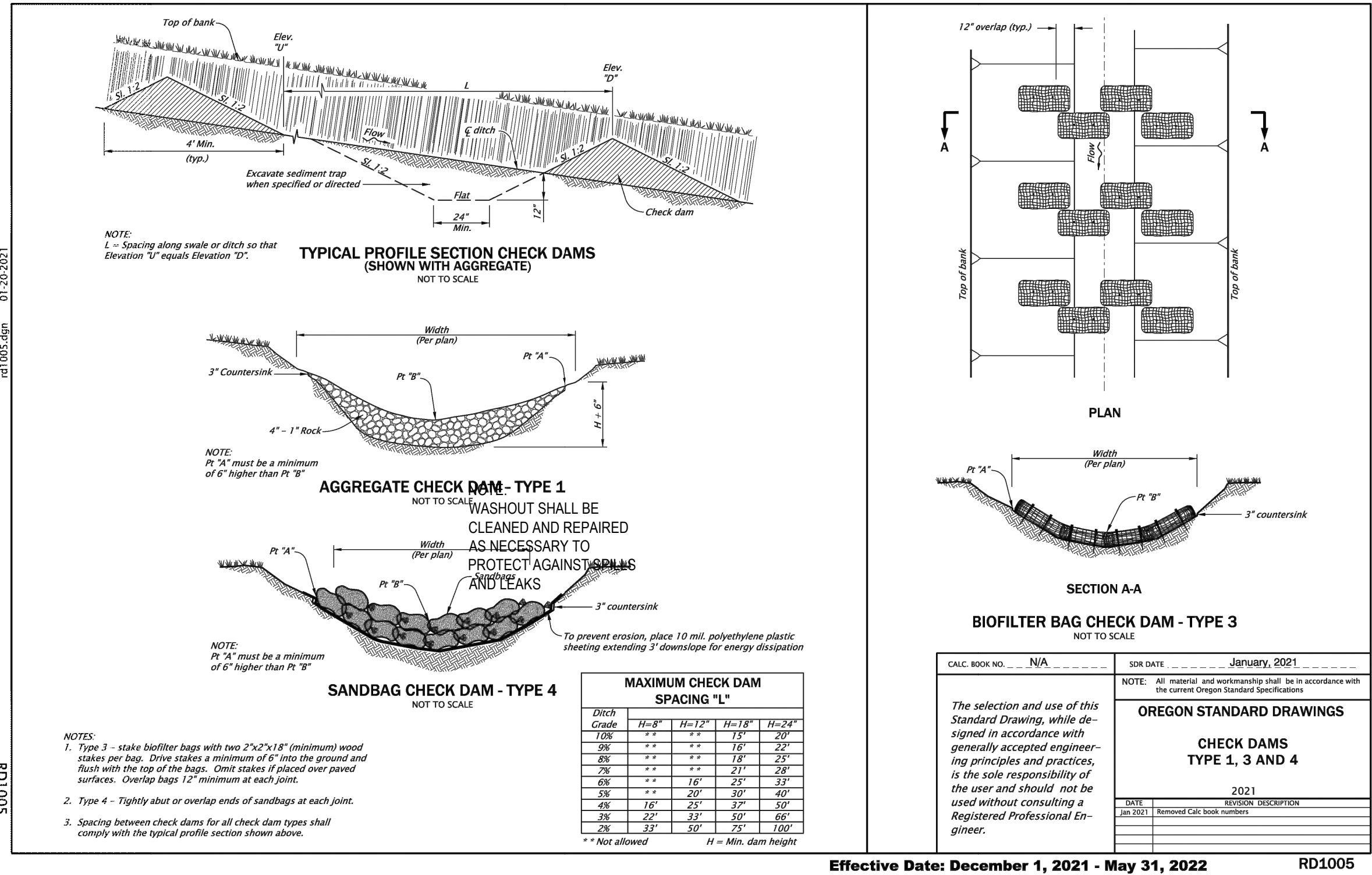
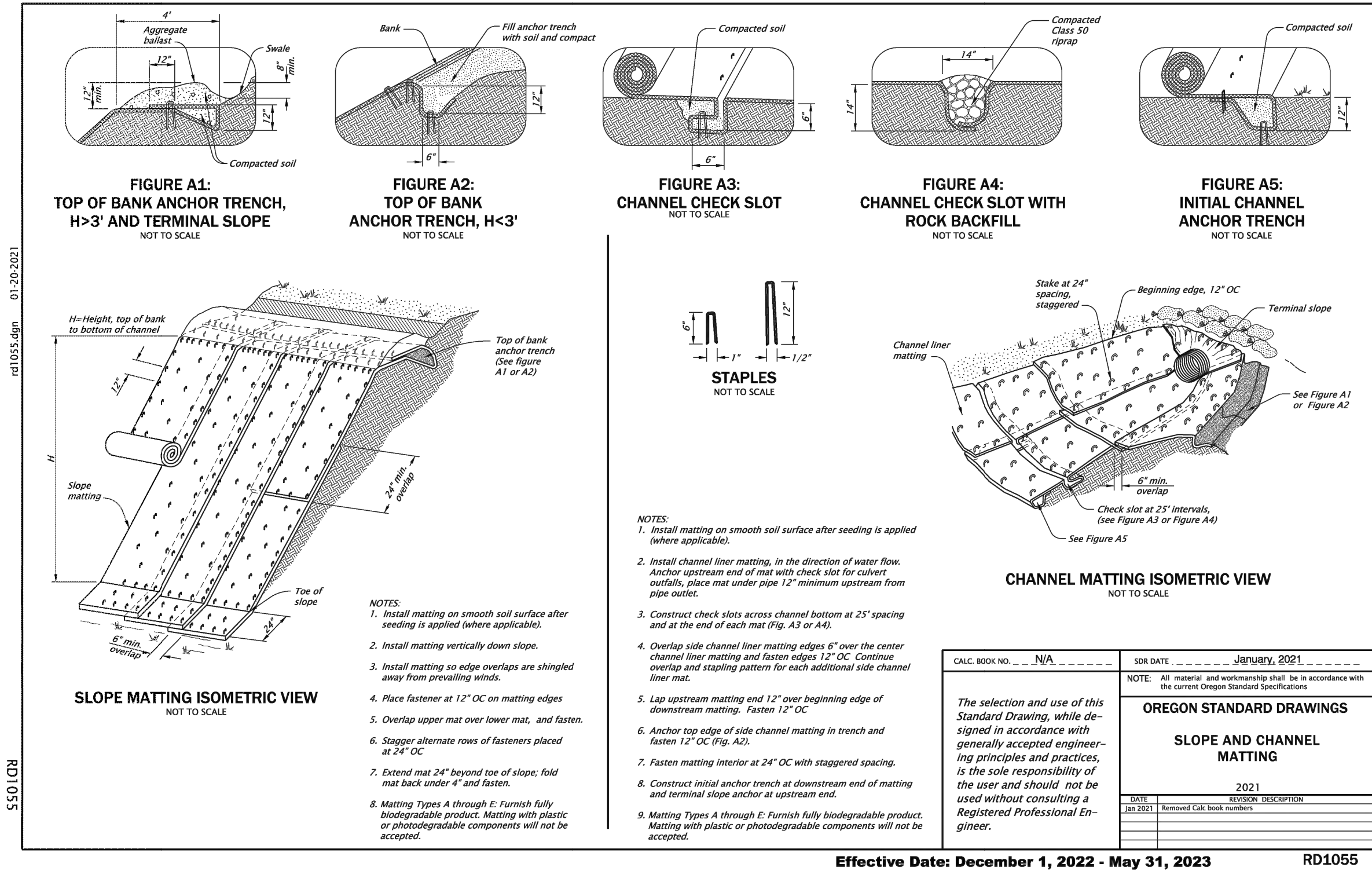
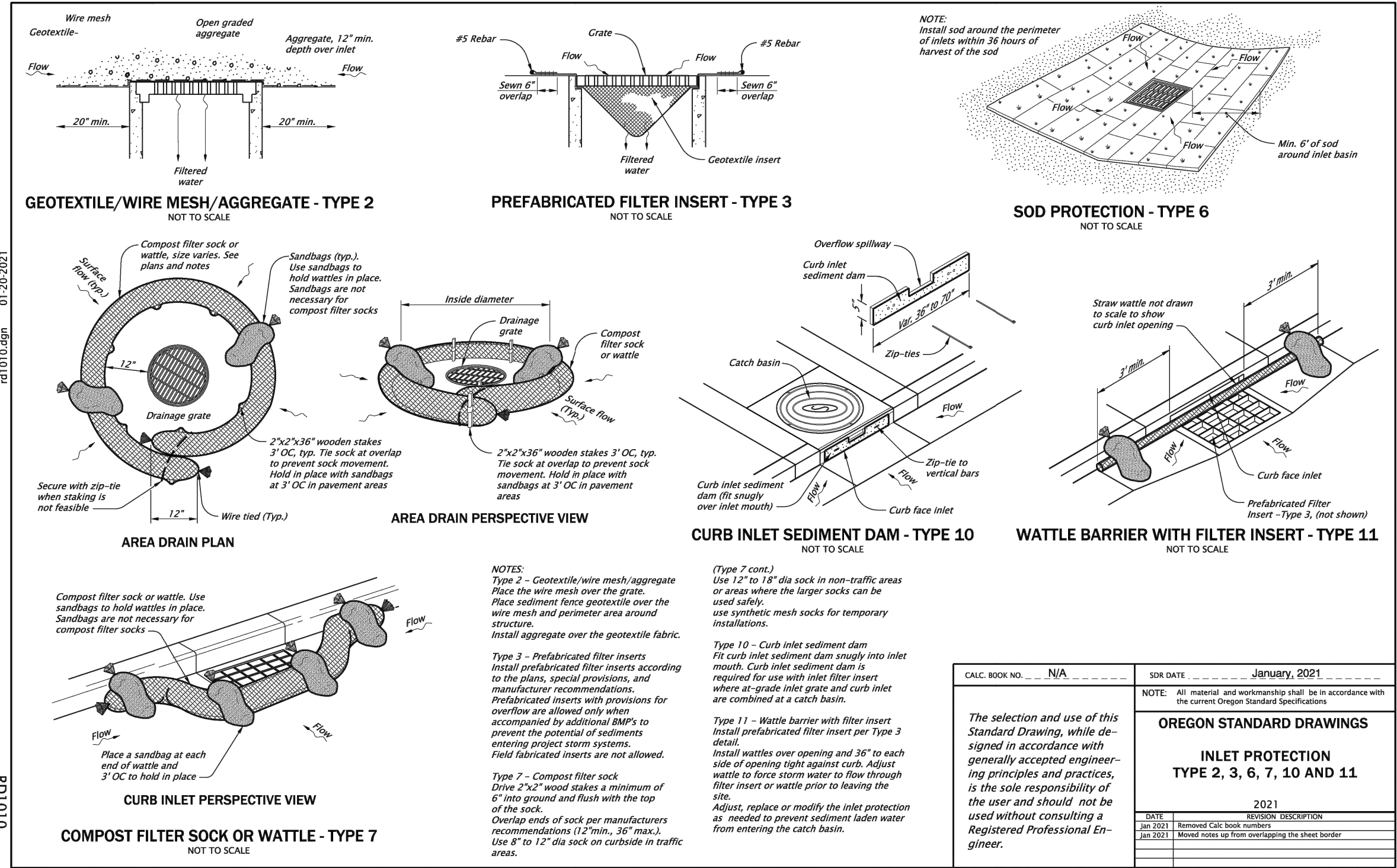
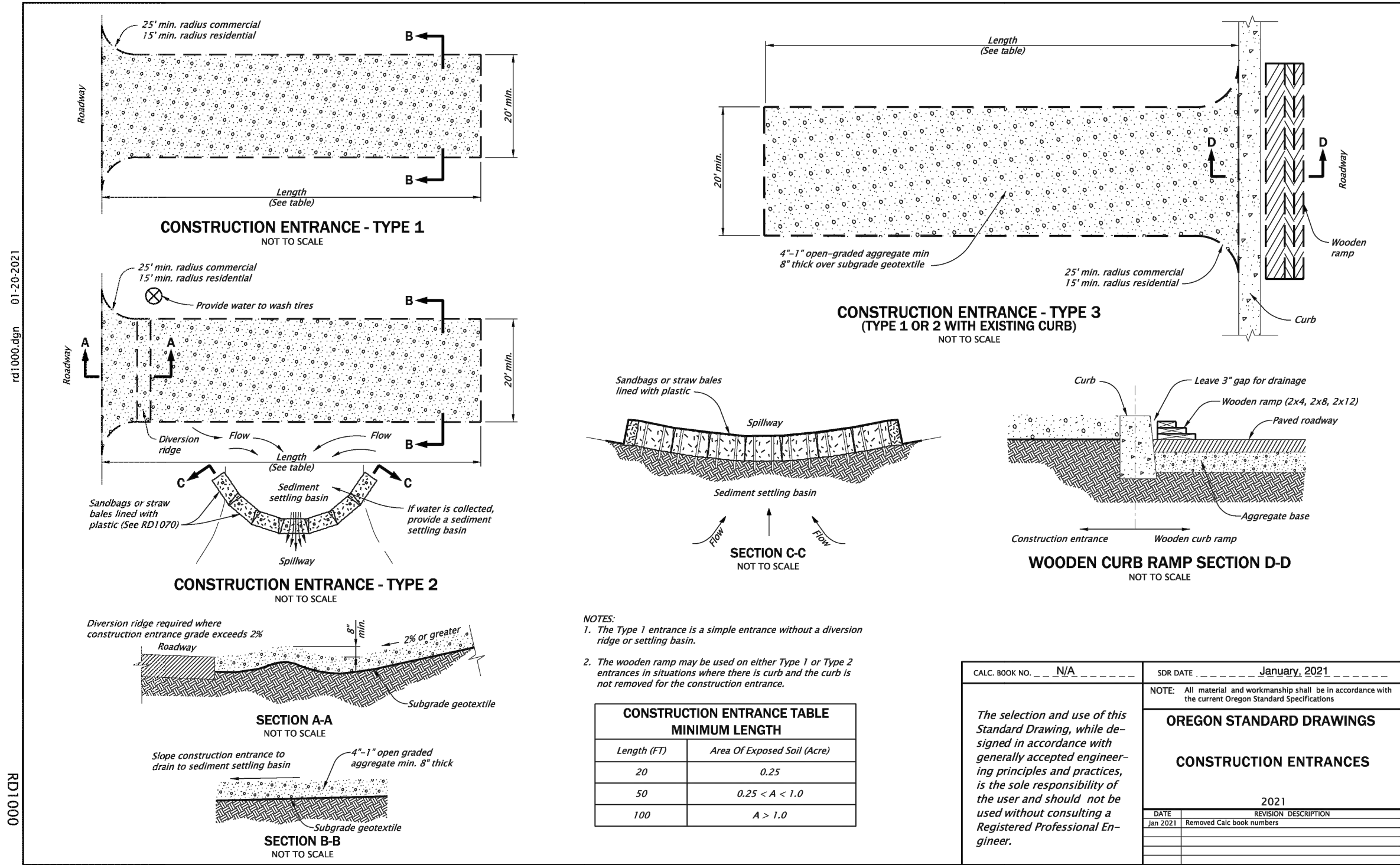


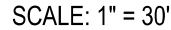
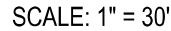
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 167 SOUTH 5TH STREET
 MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
 Project No: 24231
 Issue Date: 3/28/2025

ESCP - DETAILS

C116

Project Manager: KA
 Drawn by: LX
 Checked by: KA



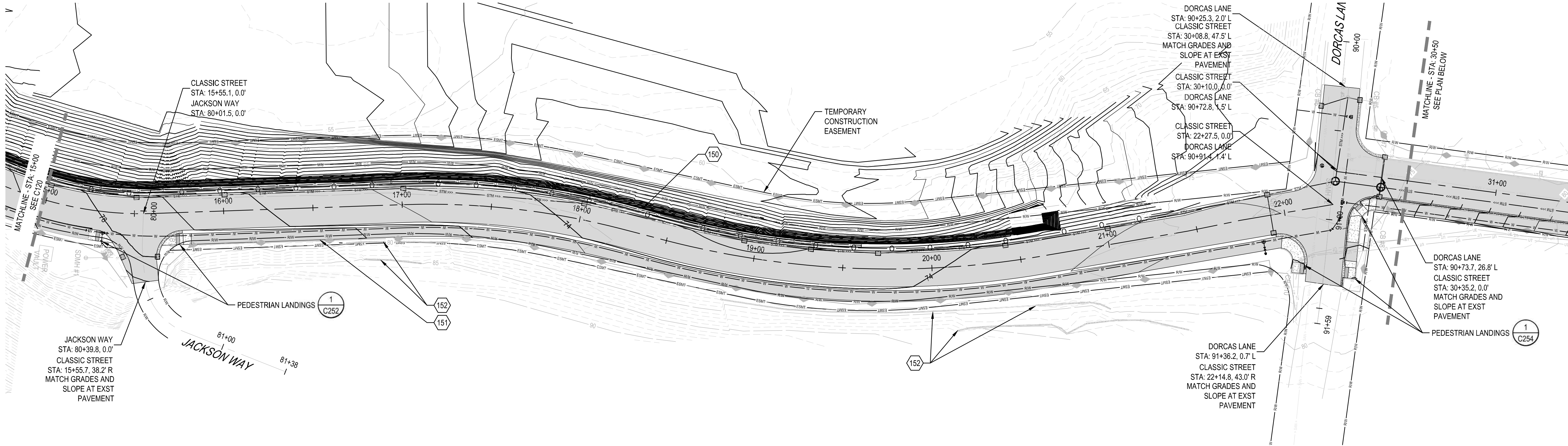


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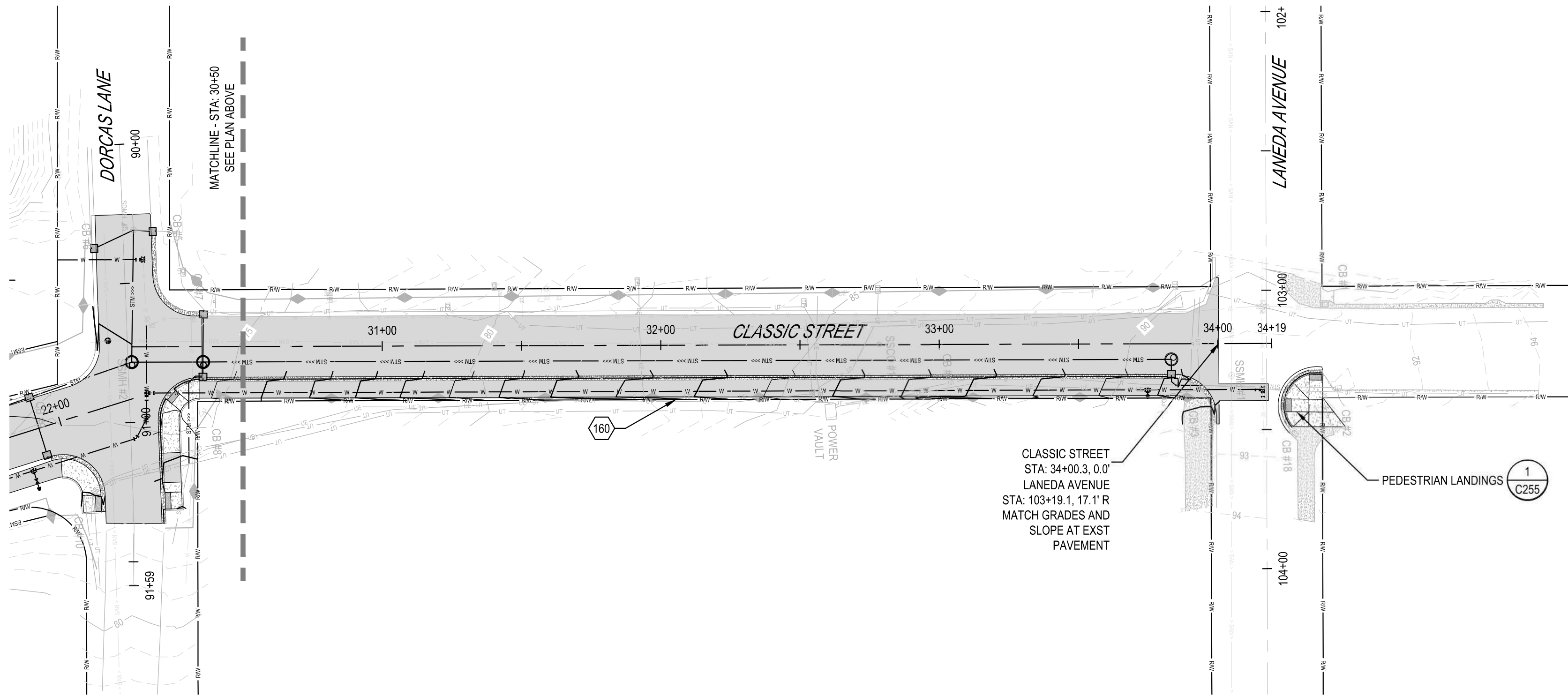
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PLAN

SCALE: 1" = 30'



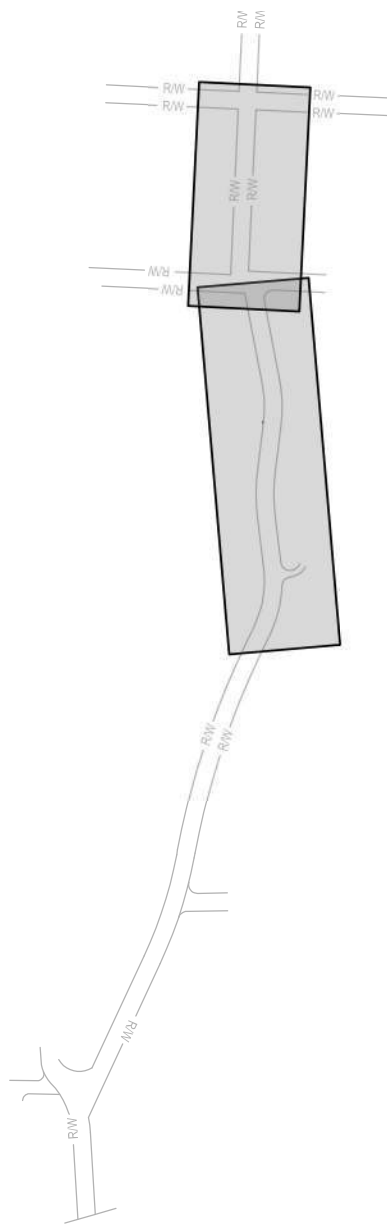
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SCALE: 1" = 30'



KEYNOTES

101	REMOVE AND REINSTALL EXISTING SIGNS
102	PROTECT STEEP SLOPES FROM CONSTRUCTION ACTIVITIES
103	EXISTING WATER MAIN
104	REMOVAL OF PAVEMENT, AC/PCC
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109	REMOVAL OF PIPE (STORM SEWER)
110	REMOVAL OF STRUCTURE (STORM SEWER)
111	REMOVE OR PLUG FILL AND ABANDON EXISTING WATER MAIN
112	VERIFY 3' MIN COVER OVER EXISTING WATER MAIN. IF COVER IS UNDER 3' REMOVE AND REPLACE IN KIND
113	COORDINATE WITH UTILITY COMPANY TO RELOCATE TELEPHONE PEDESTAL
114	CLEARING AND GRUBBING. MINIMIZE AREA TO WITHIN CONSTRUCTION LIMITS
115	GRADE TO ELIMINATE BASIN. GRADE TO FLOW TO EXST OUTLET PIPES
150	RETAINING WALL TO BE DESIGNED BY CONTRACTOR. SEE SHEET C600
151	GRADE ROAD AND PATH TO AVOID ANY UPSLOPE EXCAVATION
152	EXISTING RETAINING WALL. AVOID EXCAVATION ALONG WALL- FILL IS ACCEPTABLE
153	EMBEDMENT AND BOTTOM FACE OF WALL VARIES WITH WALL HEIGHT PER GEOTECH
154	TOP SURFACE OF PROPOSED ROAD AT DEVELOPMENT
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156	INSTALL W-BEAM GUARDRAIL TYPE 2A PER DETAILS 3 & 4/C501
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503	CONNECT TO EXISTING WATER MAIN FITTING
504	INSTALL BENDS OR DEFLECT AS NEEDED PER MANUFACTURER'S RECOMMENDATIONS
505	INSTALL CARV PER DETAIL 5/C506
506	INSTALL HYDRANT ASSEMBLY PER DETAIL
507	CAP EXISTING PIPE TEE AND ADD THRUST BLOCK
508	PROVIDE 18" SEPARATION BETWEEN WATER AND STORM OR SANITARY PIPE. SEE DETAIL 2/C505



KEY MAP

SCALE: NTS



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Revisions:

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2	5/6/2025	

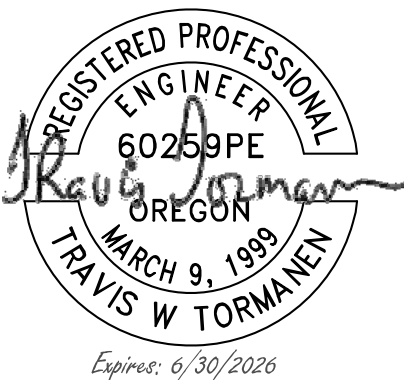
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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS

Project No: 24231

Issue Date: 5/6/2025

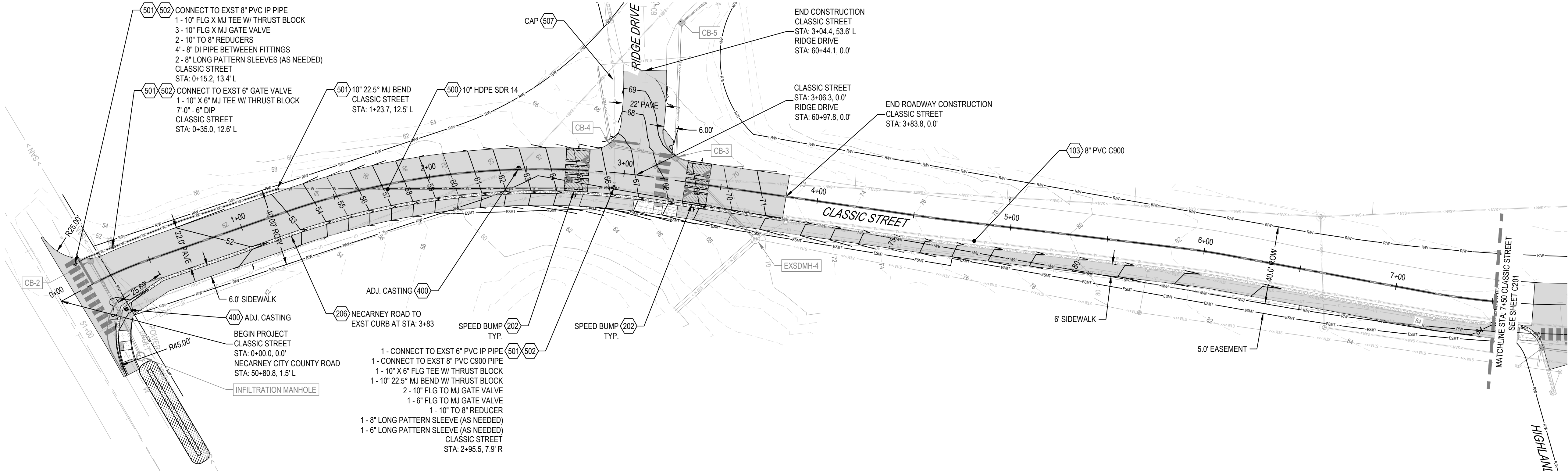
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Drawn by: DTT
Checked by: TWT

GRADING PLAN

C121

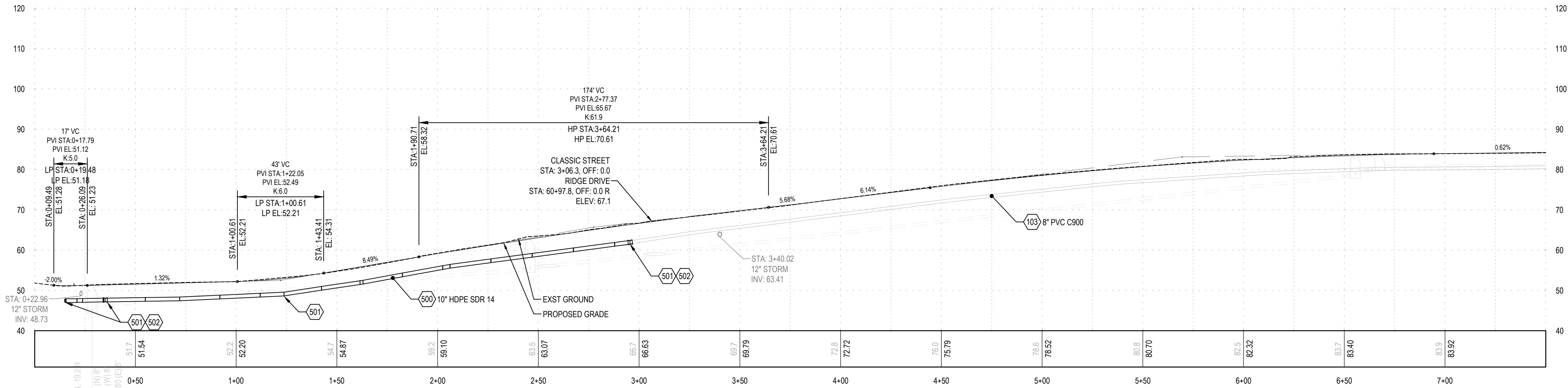
ISSUED FOR ENGINEERING PLANS

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PLAN

SCALE: 1" = 30'



PROFILE

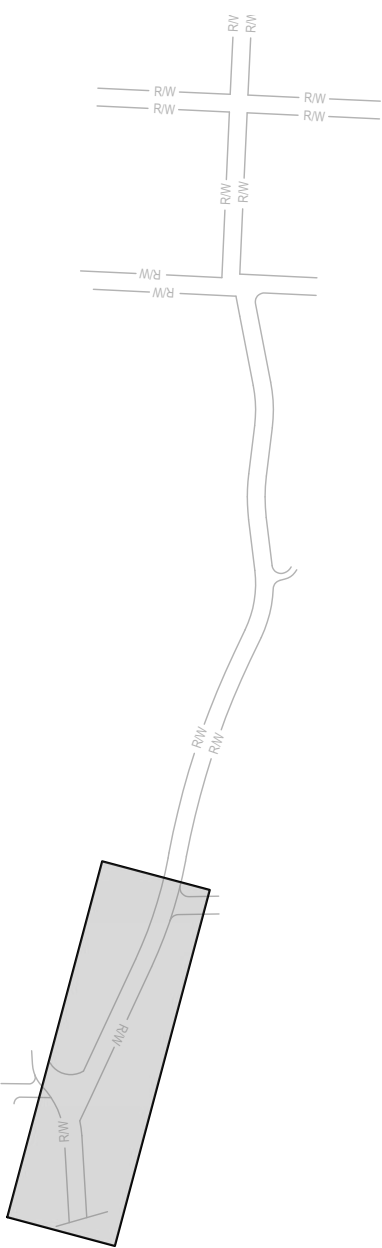
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KEYNOTES

101	REMOVE AND REINSTALL EXISTING SIGNS
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115	GRADE TO ELIMINATE BASIN. GRADE TO FLOW TO EXST OUTLET PIPES
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151	GRADE ROAD AND PATH TO AVOID ANY UPSLOPE EXCAVATION
152	EXISTING RETAINING WALL. AVOID EXCAVATION ALONG WALL- FILL IS ACCEPTABLE
153	EMBEDMENT AND BOTTOM FACE OF WALL VARIES WITH WALL HEIGHT PER GEOTECH
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508	PROVIDE 18" SEPARATION BETWEEN WATER AND STORM OR SANITARY PIPE. SEE DETAIL 2/C505

KEY MAP

SCALE: NTS



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Revisions:

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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

ROAD AND UTILITY PLAN AND PROFILE

C200

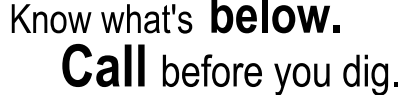
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SCALE: 1" = 30'



SCALE: 1" = 30' HORIZONTAL 1" = 15' VERTICAL



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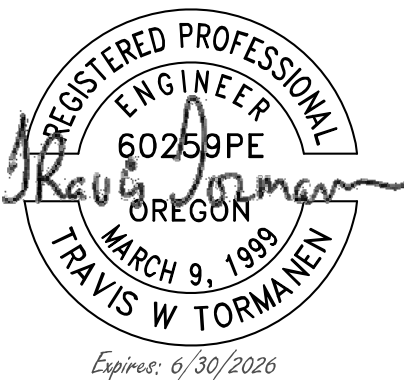
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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS

Project No: 24231
Issue Date: 5/6/2025

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Drawn by	<u>DTT</u>
Checked by	<u>TWT</u>

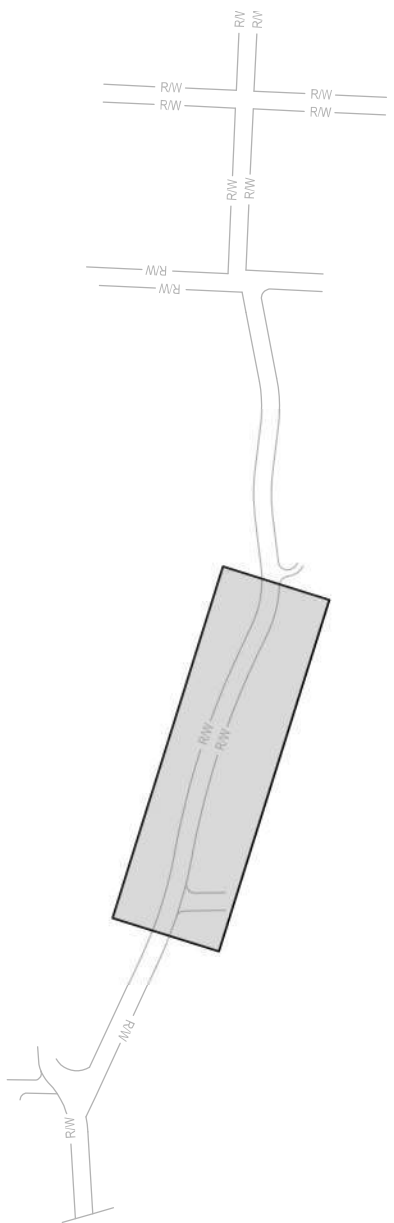
ROAD AND UTILITY PLAN AND PROFILE

SCALE: NTS

SCALE: NTS

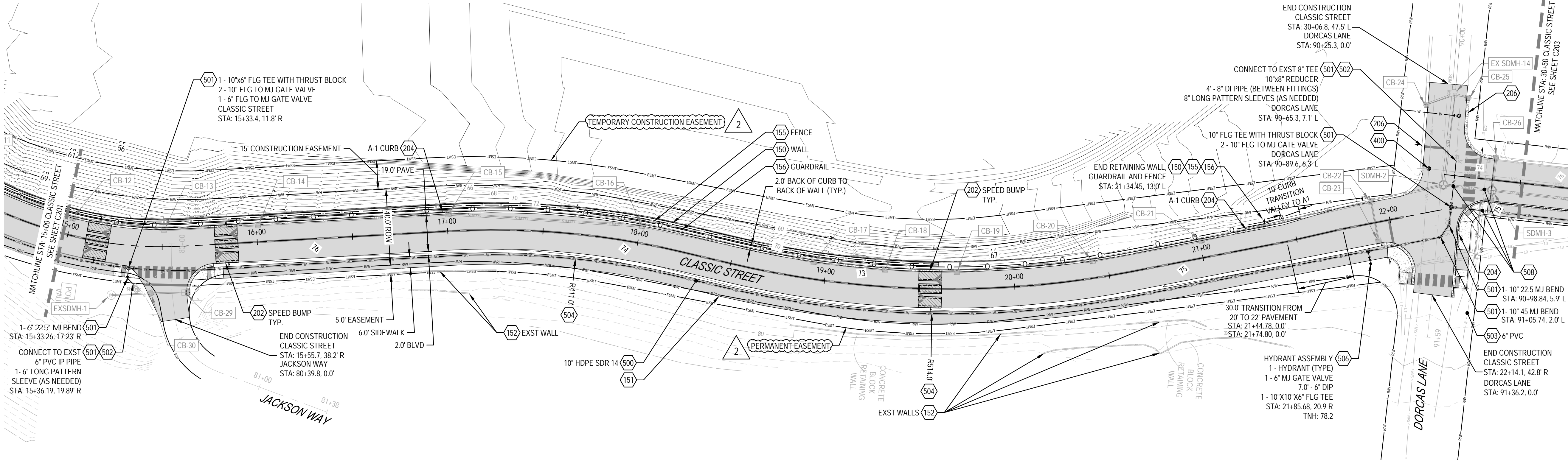
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101	REMOVE AND REINSTALL EXISTING SIGNS
102	PROTECT STEEP SLOPES FROM CONSTRUCTION ACTIVITIES
103	EXISTING WATER MAIN
104	REMOVAL OF PAVEMENT, AC/PCC
105	2" COLD PLAN PAVEMENT REMOVAL AND LEVEL 2-3/8 INCH ACP OVERLAY- PER DETAIL 6/C100
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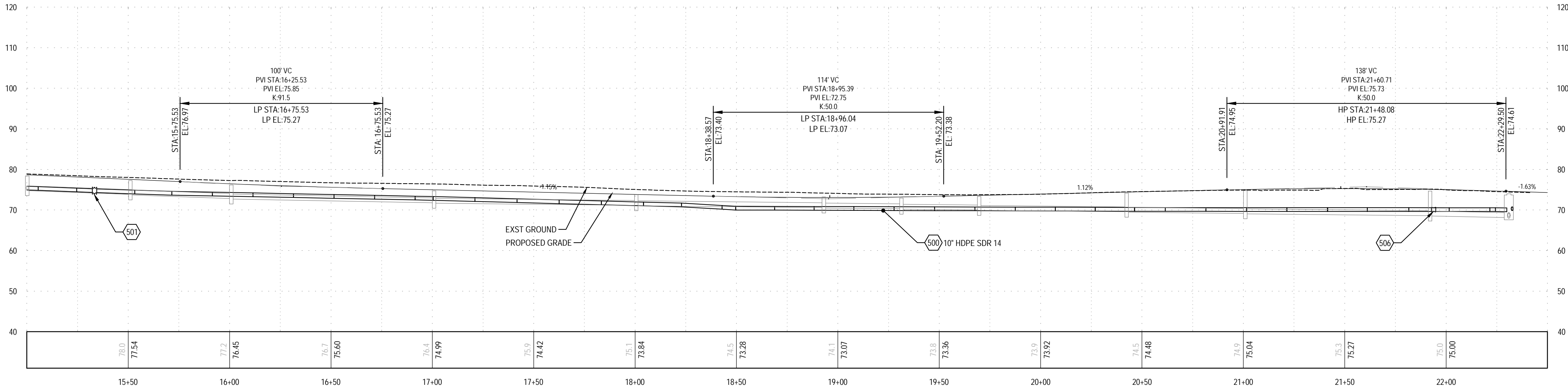
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PLAN

SCALE: 1" = 30'



PROFILE

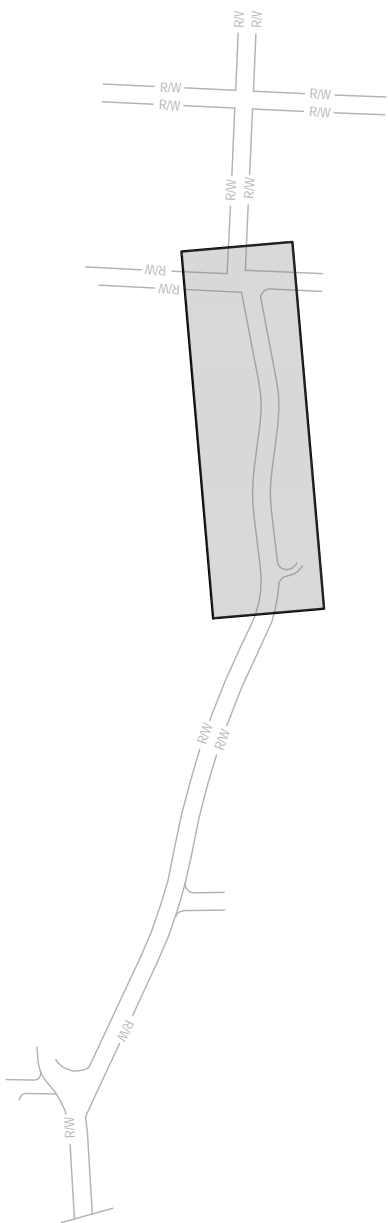
SCALE: 1" = 30' HORIZONTAL 1" = 15' VERTICAL

KEYNOTES

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KEY MAP

SCALE: NTS



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Revisions:

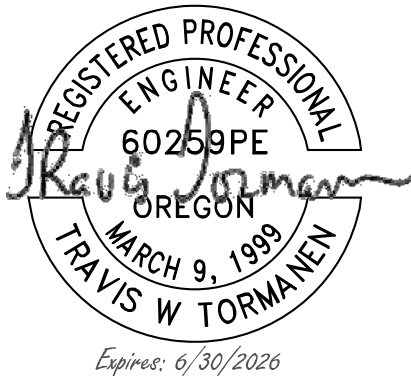
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2	5/6/2025	

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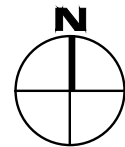


MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS
Project No: 24231
Issue Date: 5/6/2025

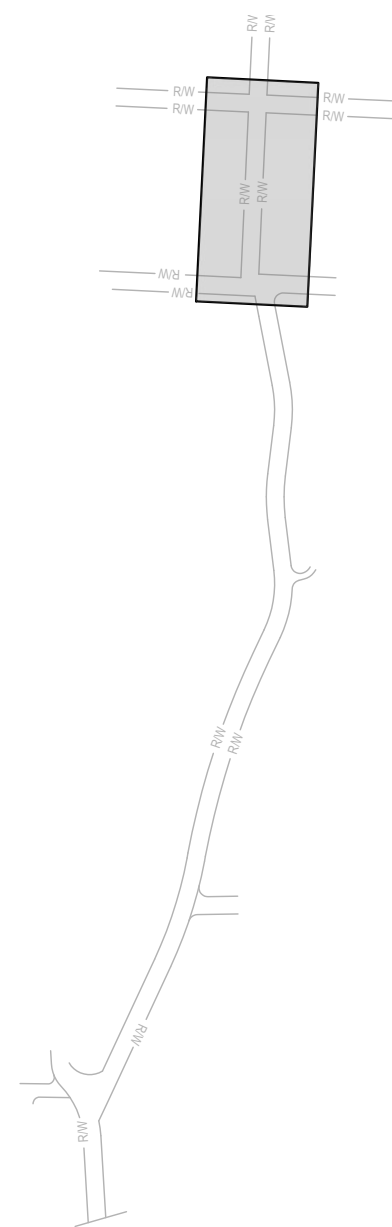
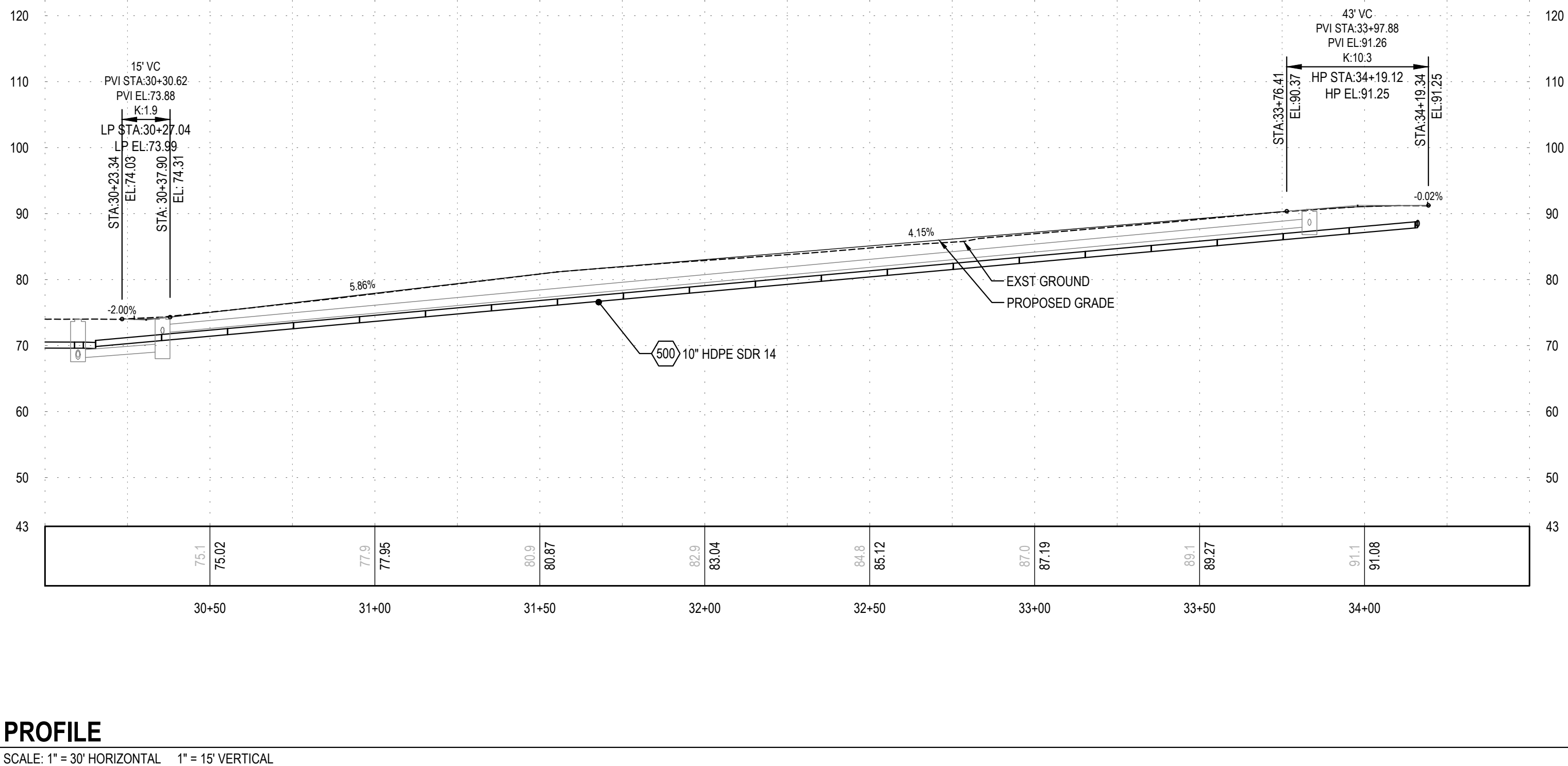
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Drawn by: DTL
Checked by: TWT

ROAD AND UTILITY PLAN AND PROFILE

C202



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PLOT DATE: 4/15/2025 10:09 AM - FILE: C:\Users\Thad\OneDrive\Windsor Engineers\24231 Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_WATR_P&P.dwg



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Revisions:



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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

WATER LINE PLAN AND PROFILE

C204

101	REMOVE AND REINSTALL EXISTING SIGNS
102	PROTECT STEEP SLOPES FROM CONSTRUCTION ACTIVITIES
103	EXISTING WATER MAIN
104	REMOVAL OF PAVEMENT, AC/PCC
105	2" COLD PLAN PAVEMENT REMOVAL AND LEVEL 2-3/8 INCH ACP OVERLAY- PER DETAIL 6/C100
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107	ASPHALT PAVEMENT SAW CUTTING (FULL DEPTH)
108	REMOVAL OF CURB
109	REMOVAL OF PIPE (STORM SEWER)
110	REMOVAL OF STRUCTURE (STORM SEWER)
111	REMOVE OR PLUG FILL AND ABANDON EXISTING WATER MAIN
112	VERIFY 3' MIN COVER OVER EXISTING WATER MAIN. IF COVER IS UNDER 3' REMOVE AND REPLACE IN KIND
113	COORDINATE WITH UTILITY COMPANY TO RELOCATE TELEPHONE PEDESTAL
114	CLEARING AND GRUBBING. MINIMIZE AREA TO WITHIN CONSTRUCTION LIMITS
115	GRADE TO ELIMINATE BASIN. GRADE TO FLOW TO EXST OUTLET PIPES
150	RETAINING WALL TO BE DESIGNED BY CONTRACTOR. SEE SHEET C600
151	GRADE ROAD AND PATH TO AVOID ANY UPSLOPE EXCAVATION
152	EXISTING RETAINING WALL. AVOID EXCAVATION ALONG WALL- FILL IS ACCEPTABLE
153	EMBEDMENT AND BOTTOM FACE OF WALL VARIES WITH WALL HEIGHT PER GEOTECH
154	TOP SURFACE OF PROPOSED ROAD AT DEVELOPMENT
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505	INSTALL CARV PER DETAIL 5/C506
506	INSTALL HYDRANT ASSEMBLY PER DETAIL
507	CAP EXISTING PIPE TEE AND ADD THRUST BLOCK
508	PROVIDE 18" SEPARATION BETWEEN WATER AND STORM OR SANITARY PIPE. SEE DETAIL 2/C505

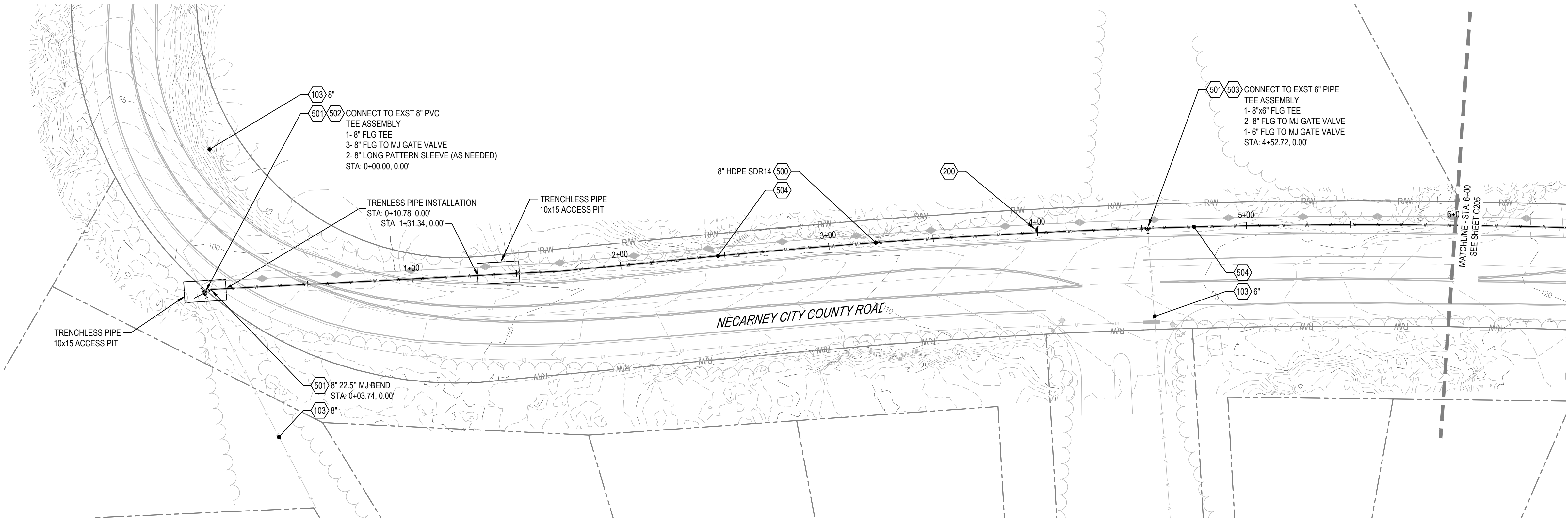
KEY MAP

SCALE: NTS



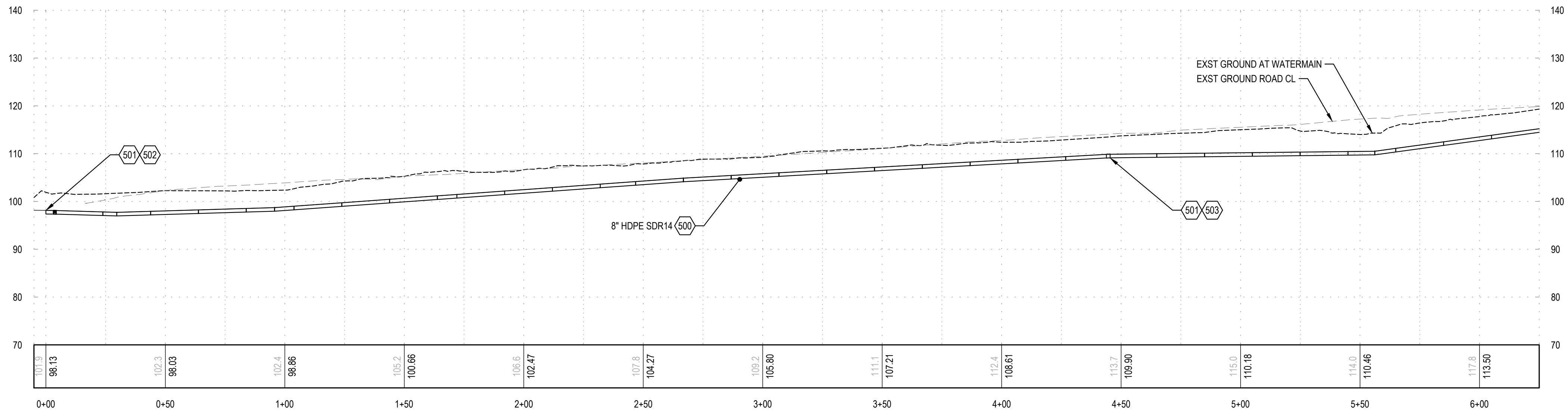
PLAN

SCALE: 1" = 30'



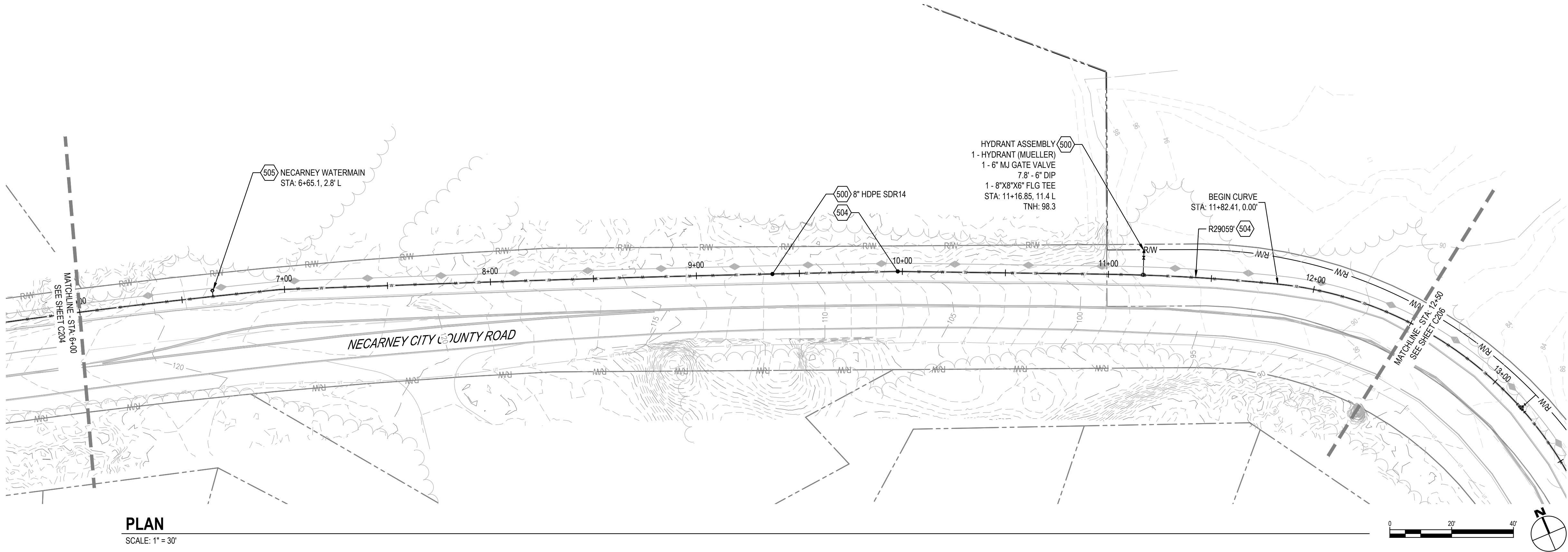
PROFILE

SCALE: 1" = 30' HORIZONTAL 1" = 15' VERTICAL

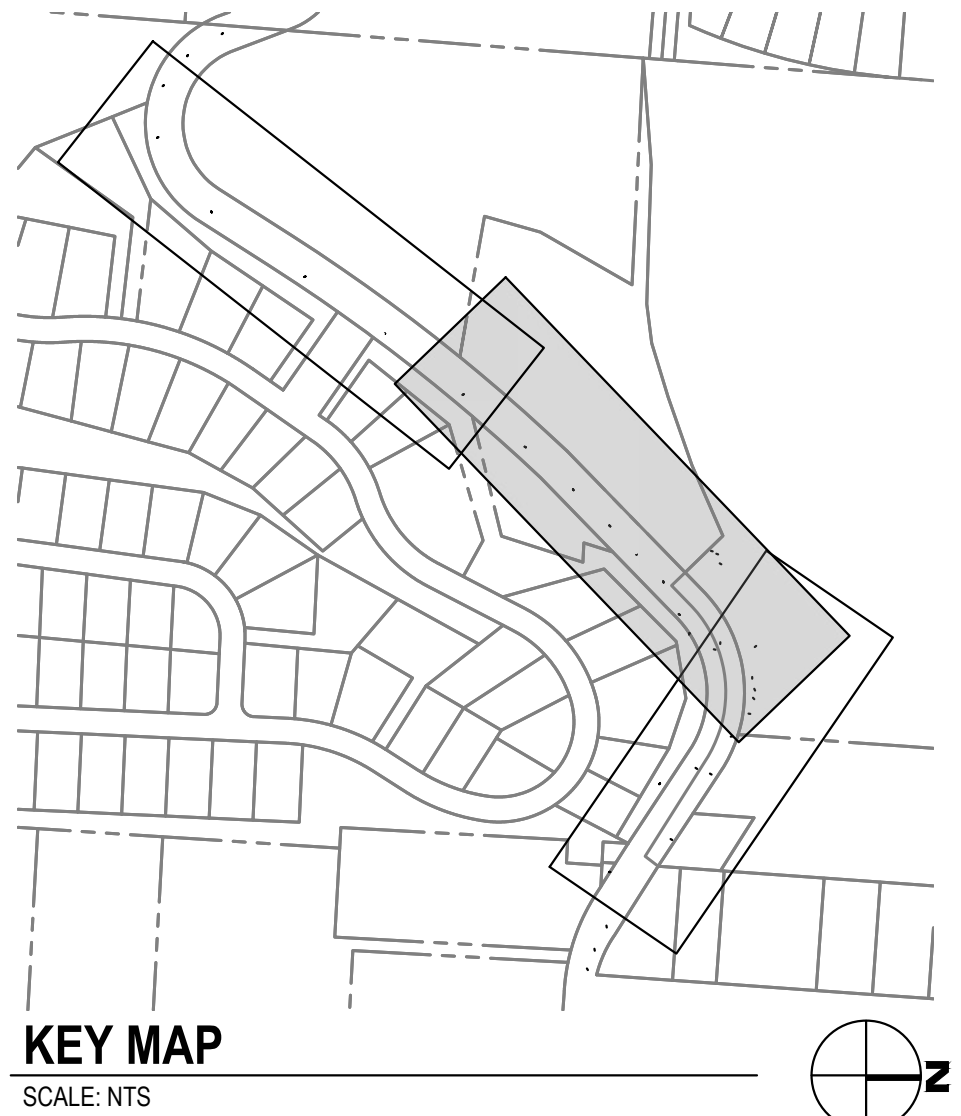
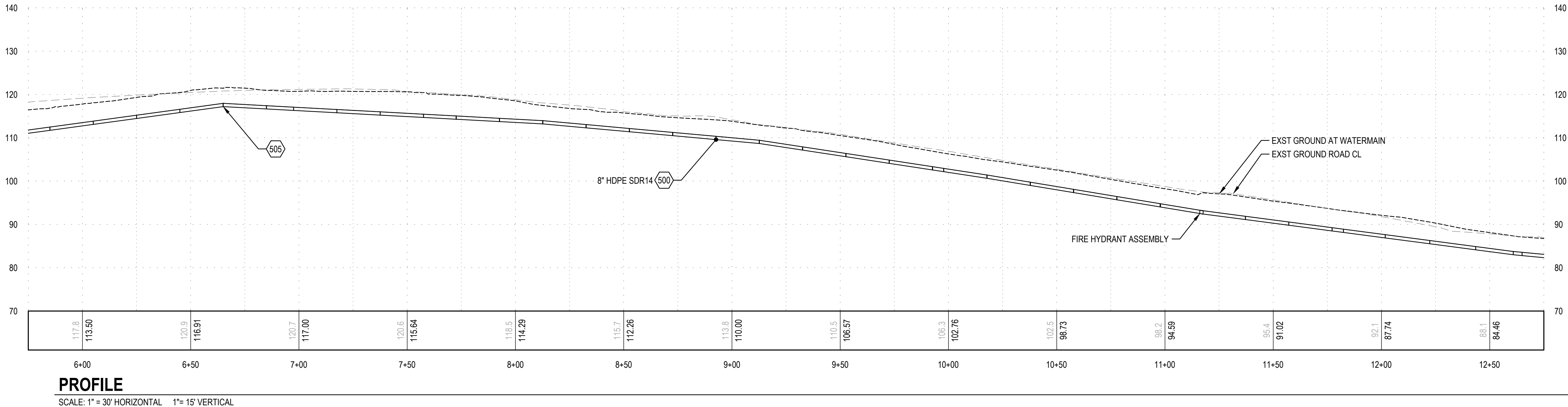


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MANZANITA CLASSIC STREET CONNECTION
 167 SOUTH 5TH STREET
 MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
 Project No: 24231
 Issue Date: 4/11/2025

Project Manager: MRL
 Drawn by: DTT
 Checked by: TWT

WATER LINE PLAN AND PROFILE

C205

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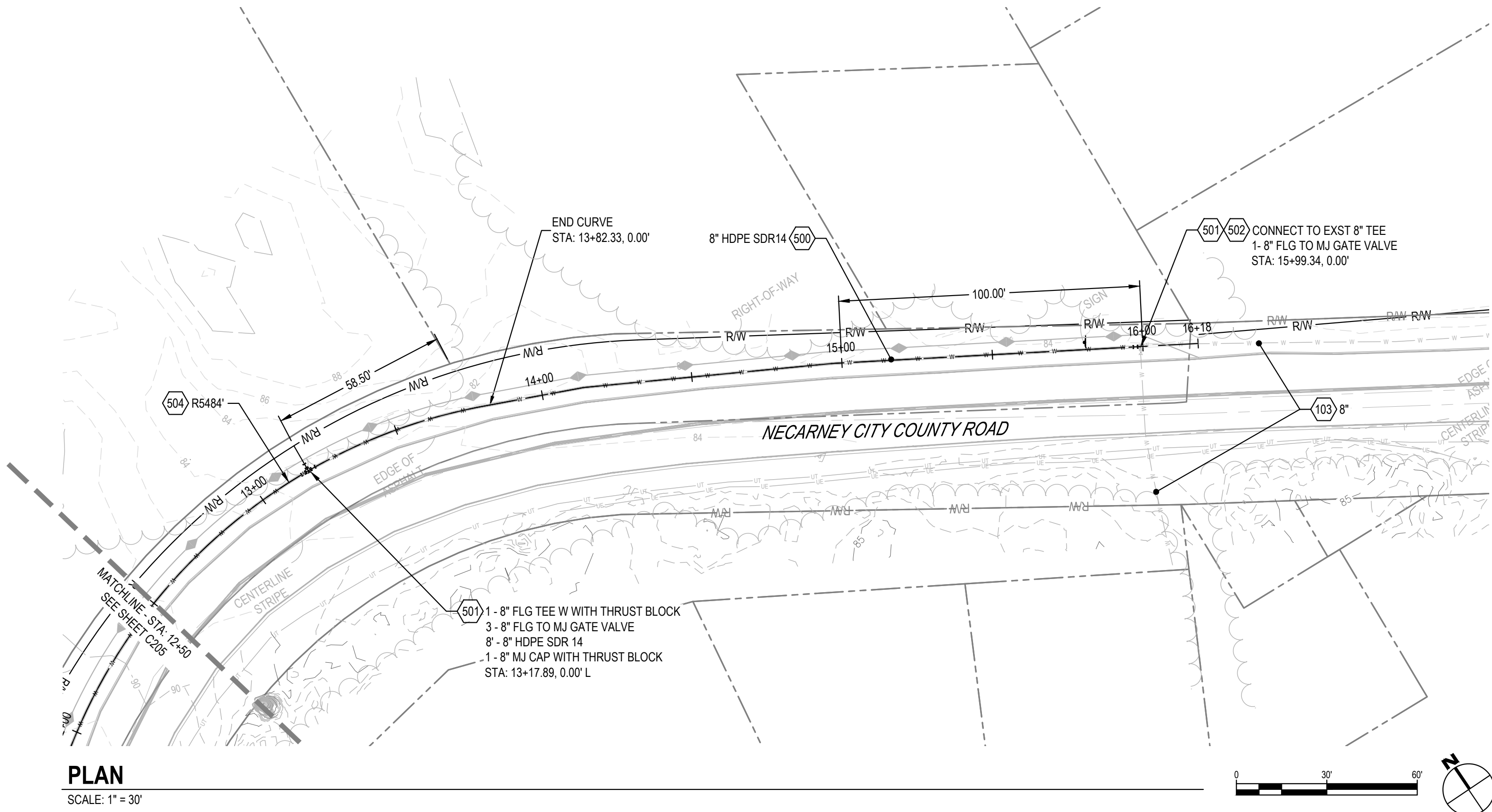
MANZANITA CLASSIC STREET CONNECTION
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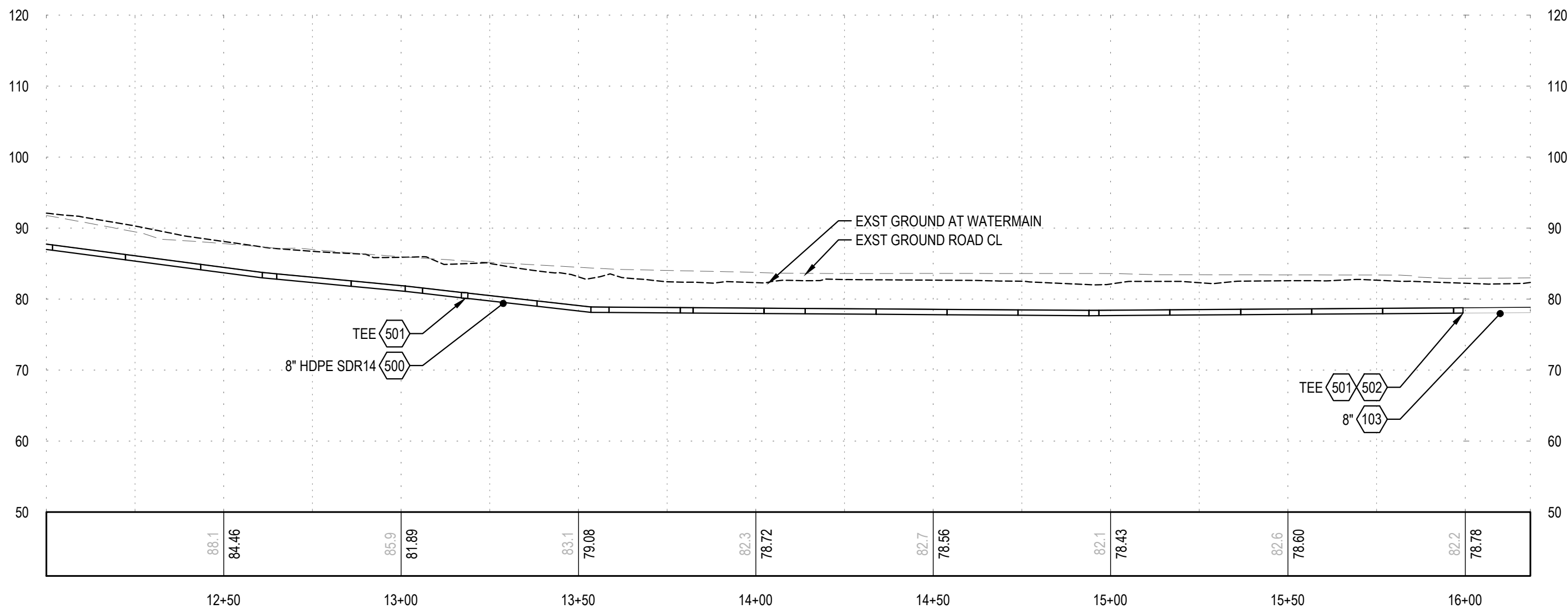
WATER LINE PLAN AND PROFILE

C206



PLAN

SCALE: 1" = 30'



PROFILE

SCALE: 1" = 30' HORIZONTAL 1" = 15' VERTICAL

KEY MAP

SCALE: NTS

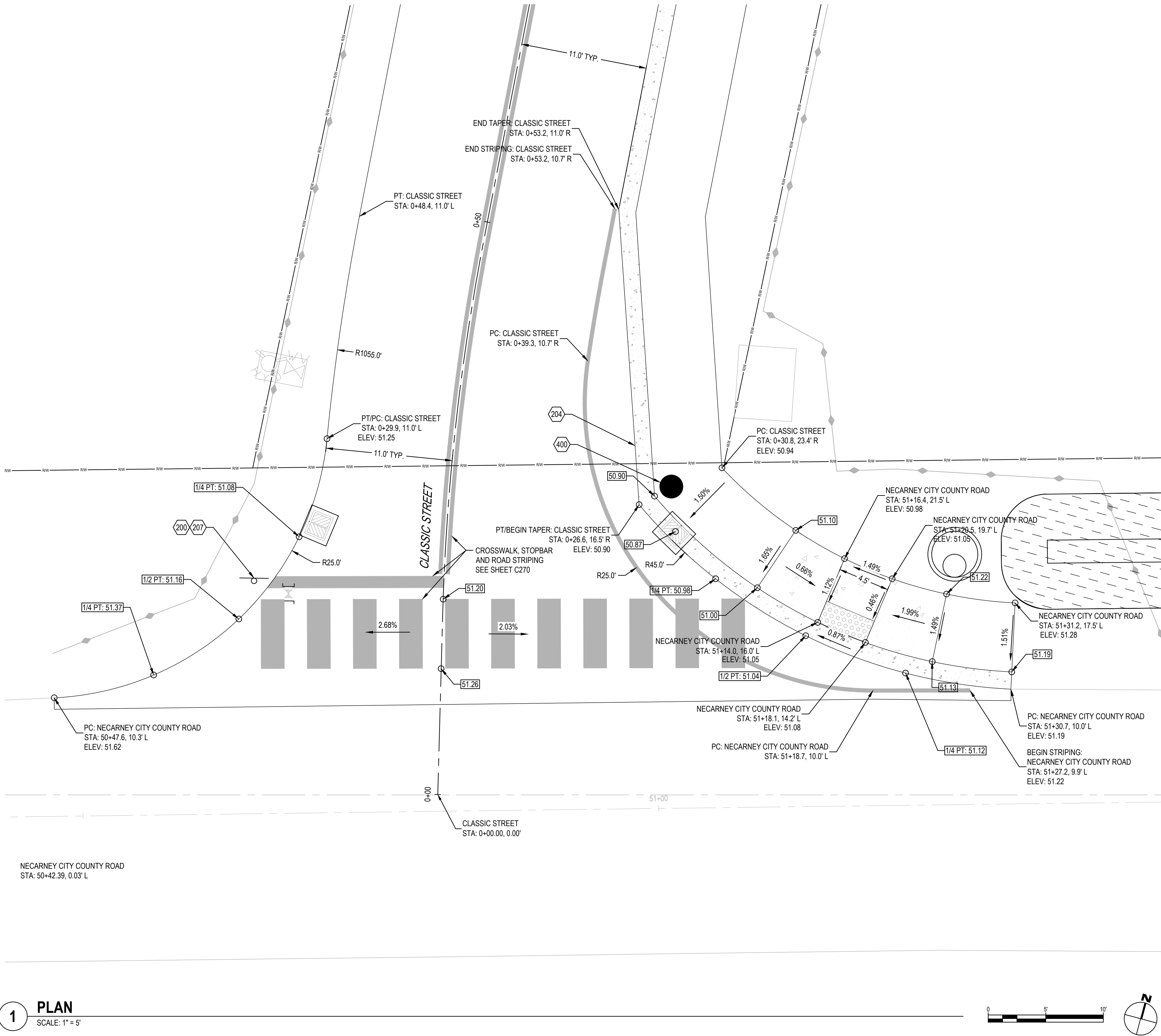
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Revisions:		
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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

**INTERSECTION PLANS -
NECARNEY CITY ROAD AND
CLASSIC STREET**

C250

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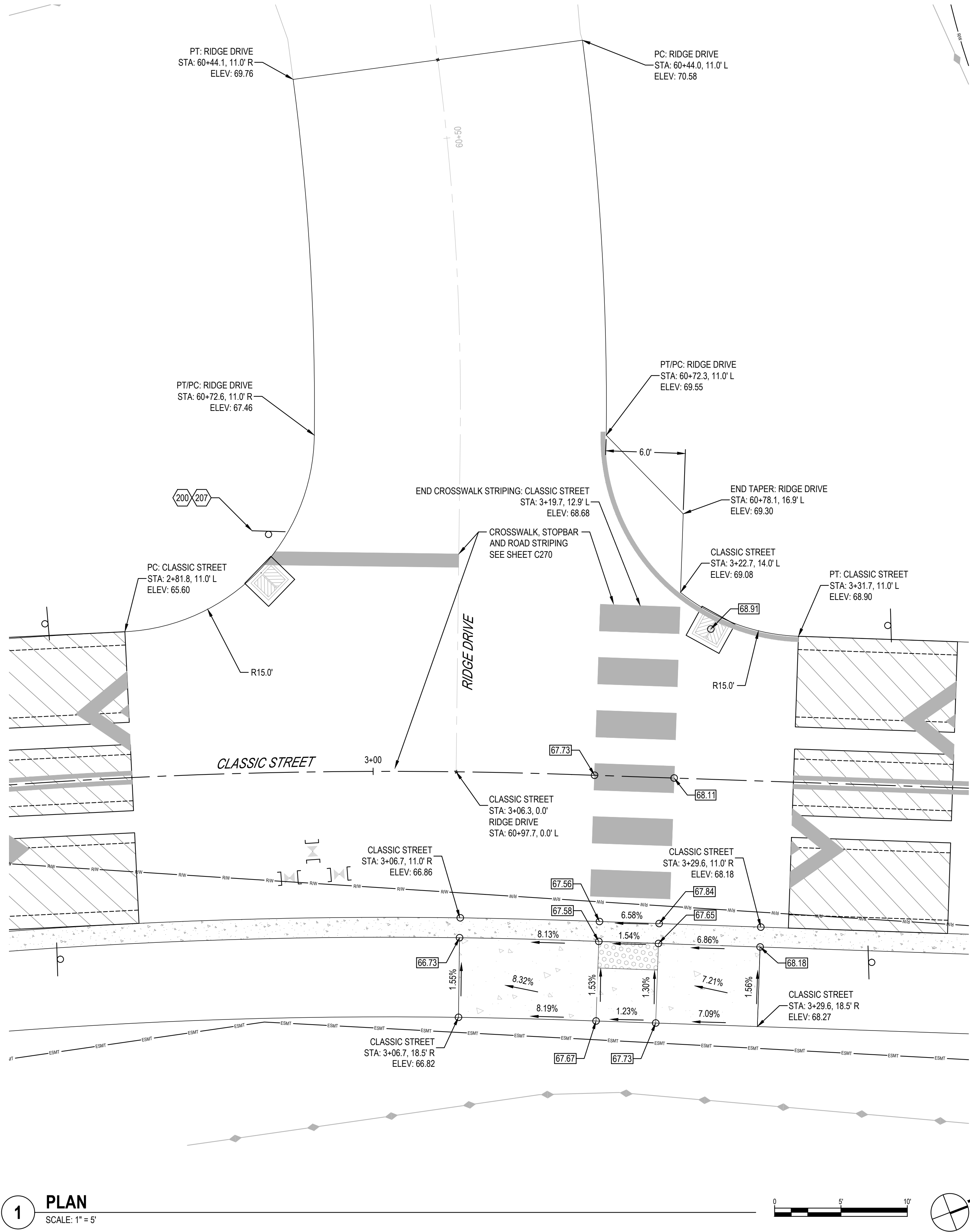
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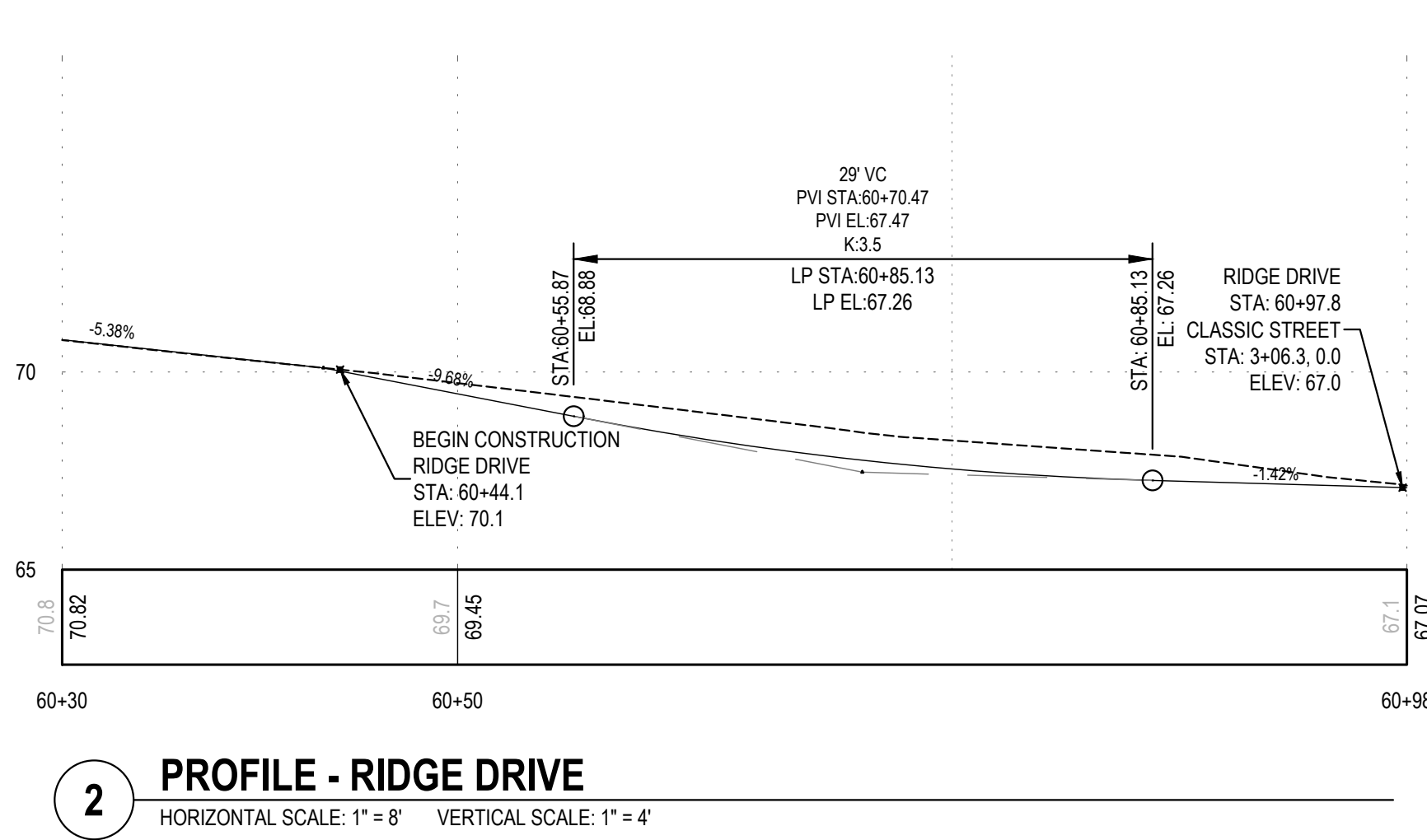
Project Manager: MRL
 Drawn by: DTT
 Checked by: TWT

**INTERSECTION PLANS - CLASSIC STREET
AND RIDGE DRIVE**

C251



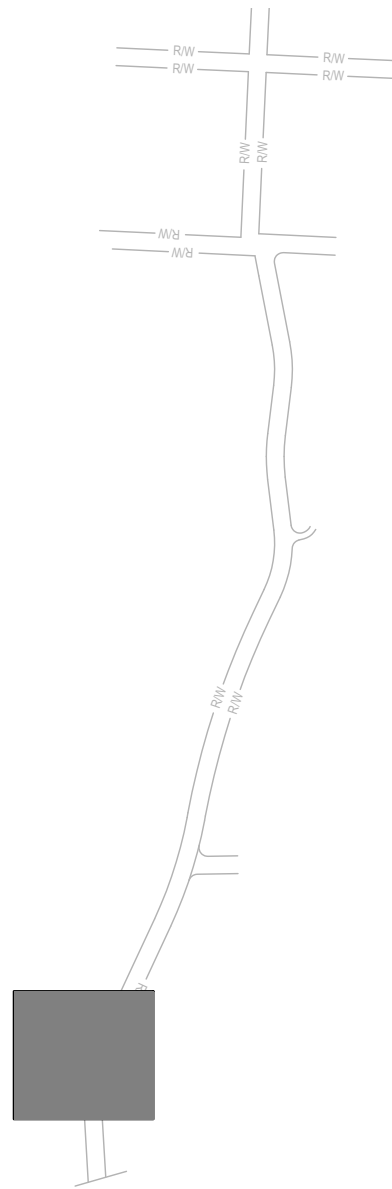
1 PLAN
 SCALE: 1" = 5'



2 PROFILE - RIDGE DRIVE
 HORIZONTAL SCALE: 1" = 8' VERTICAL SCALE: 1" = 4'

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KEY MAP
 SCALE: NTS



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1 PLAN

SCALE: 1" = 5'



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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
 MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 4/11/2025

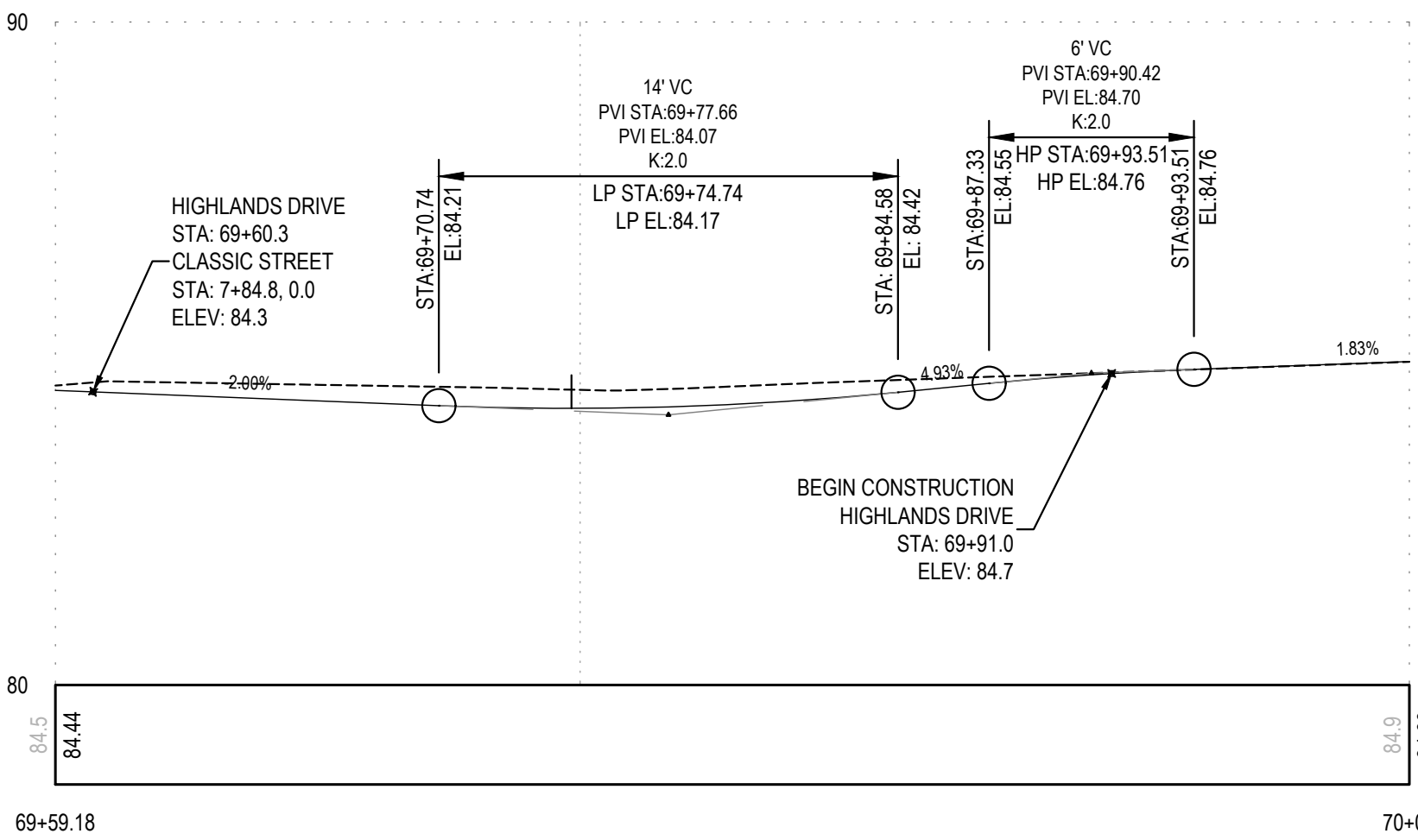
Project Manager: MRL
 Drawn by: DTT
 Checked by: TWT

INTERSECTION PLANS - CLASSIC STREET
 AND HIGHLANDS DRIVE

C252

KEY MAP

SCALE: NTS



2 PROFILE - HIGHLANDS DRIVE

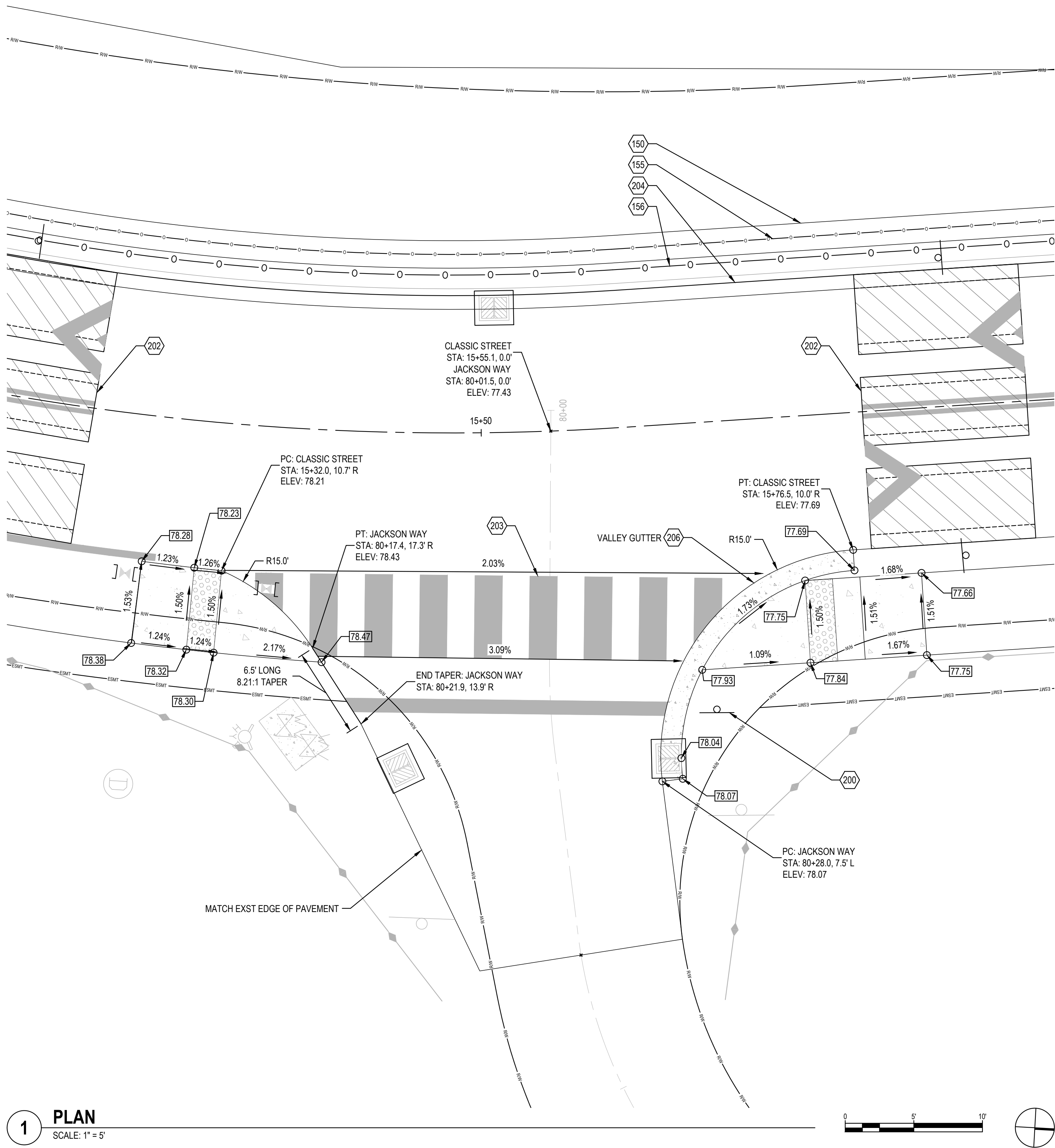
HORIZONTAL SCALE: 1" = 5' VERTICAL SCALE: 1" = 2.5'

KEYNOTES

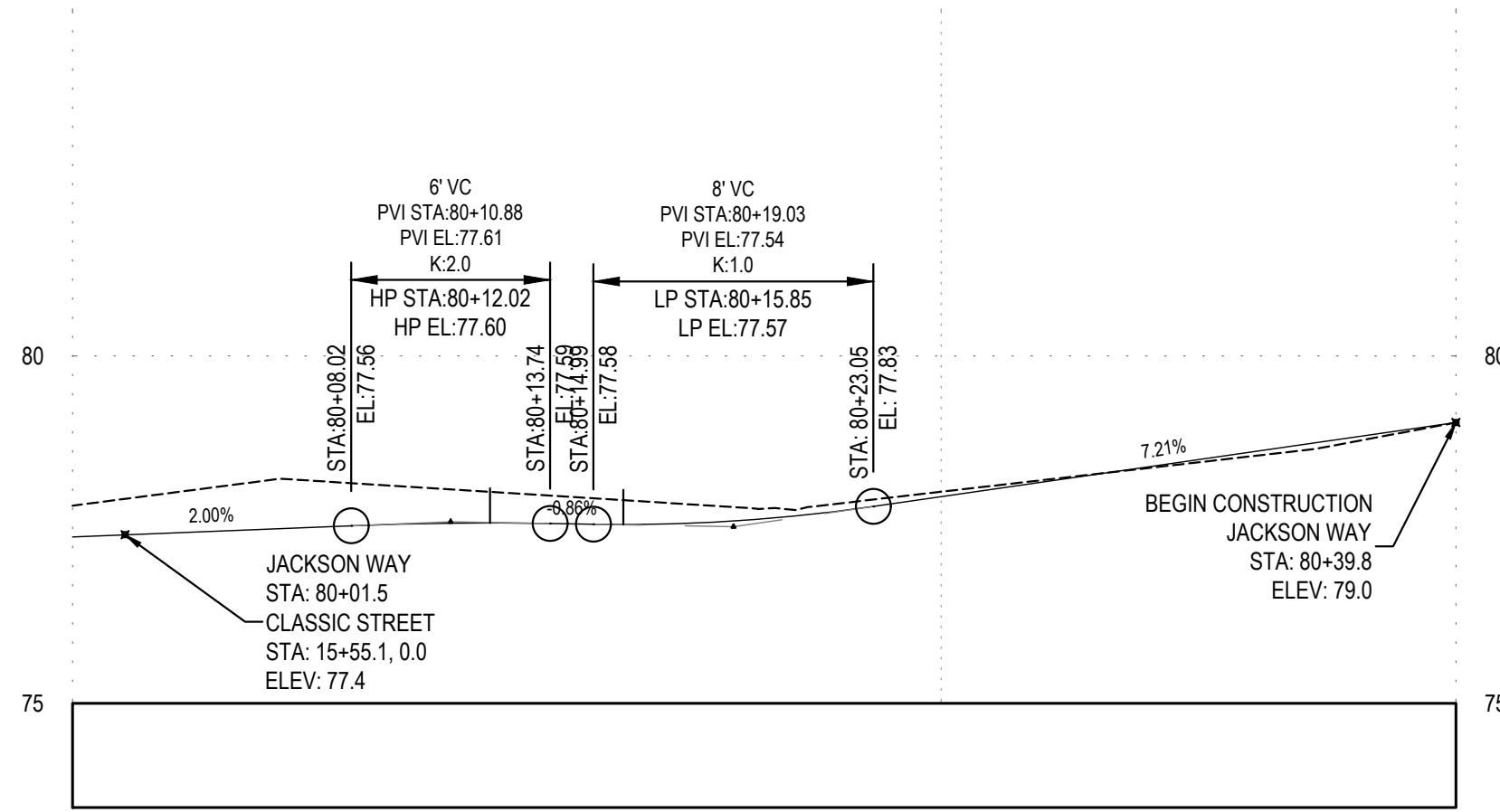
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508	PROVIDE 18" SEPARATION BETWEEN WATER AND STORM OR SANITARY PIPE. SEE DETAIL 2/C505

ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 4/15/2025 10:09 AM - FILE: C:\Users\Tad\OneDrive\Documents\Windsor Engineers\24231 Manzanita Classic Street\Infrastructure\Final Sheets\24231_RD-INT.dwg

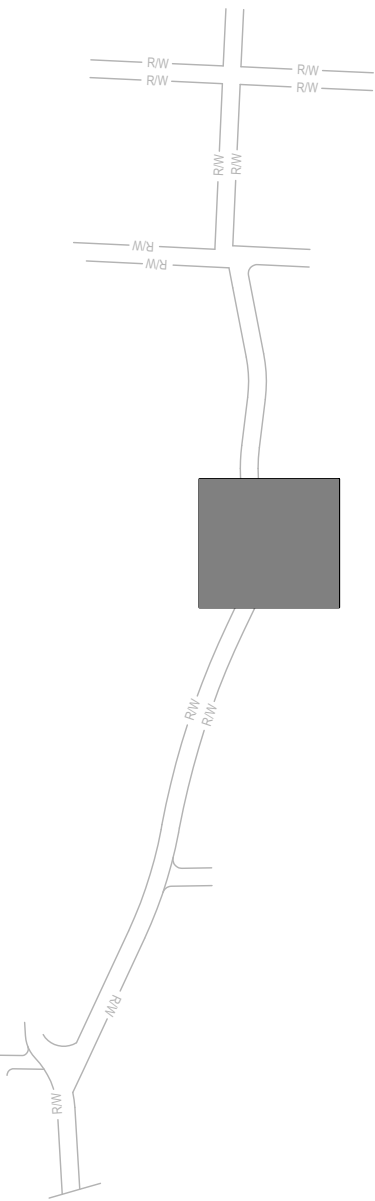


1 PLAN
SCALE: 1" = 5'



2 PROFILE - JACKSON WAY
HORIZONTAL SCALE: 1" = 5' VERTICAL SCALE: 1" = 2.5'

KEYNOTES	
101	REMOVE AND REINSTALL EXISTING SIGNS
102	PROTECT STEEP SLOPES FROM CONSTRUCTION ACTIVITIES
103	EXISTING WATER MAIN
104	REMOVAL OF PAVEMENT, AC/POC
105	2" COLD PLAN PAVEMENT REMOVAL AND LEVEL 2-3/8 INCH ACP OVERLAY- PER DETAIL 6/C100
106	EXST WATER LINES, VALVES, AND METERS TO BE REMOVED
107	ASPHALT PAVEMENT SAW CUTTING (FULL DEPTH)
108	REMOVAL OF CURB
109	REMOVAL OF PIPE (STORM SEWER)
110	REMOVAL OF STRUCTURE (STORM SEWER)
111	REMOVE OR PLUG FILL AND ABANDON EXISTING WATER MAIN
112	VERIFY 3' MIN COVER OVER EXISTING WATER MAIN. IF COVER IS UNDER 3' REMOVE AND REPLACE IN KIND
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114	CLEARING AND GRUBBING. MINIMIZE AREA TO WITHIN CONSTRUCTION LIMITS
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KEY MAP
SCALE: NTS



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Revisions: #

#	REVISION

LINE IS 1" ON FULL
SCALE DRAWING



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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
Project No: 24231
Issue Date: 4/11/2025

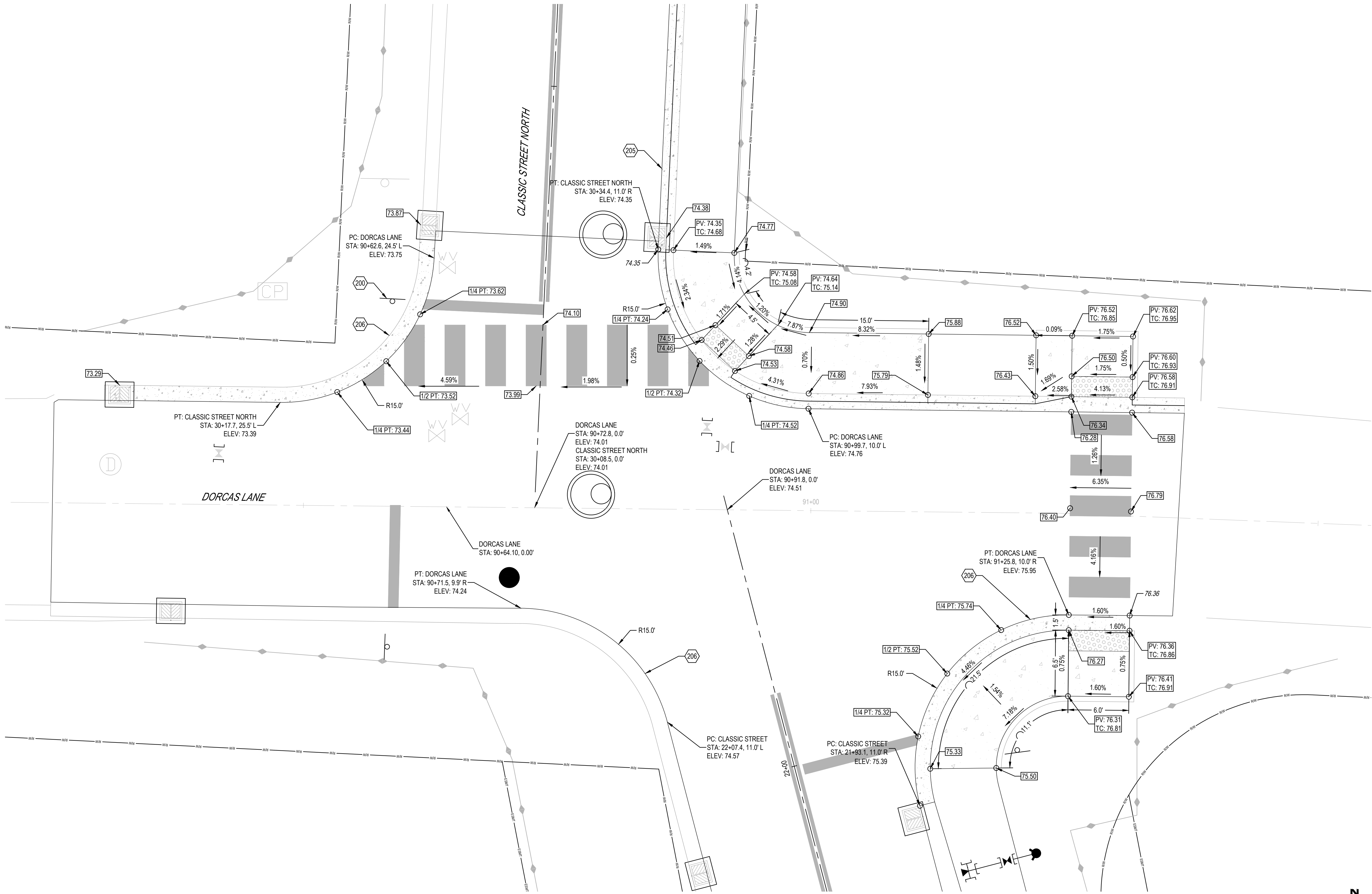
Project Manager: MRL
Drawn by: DTT
Checked by: TWT

INTERSECTION PLANS - CLASSIC STREET
AND JACKSON WAY

C253

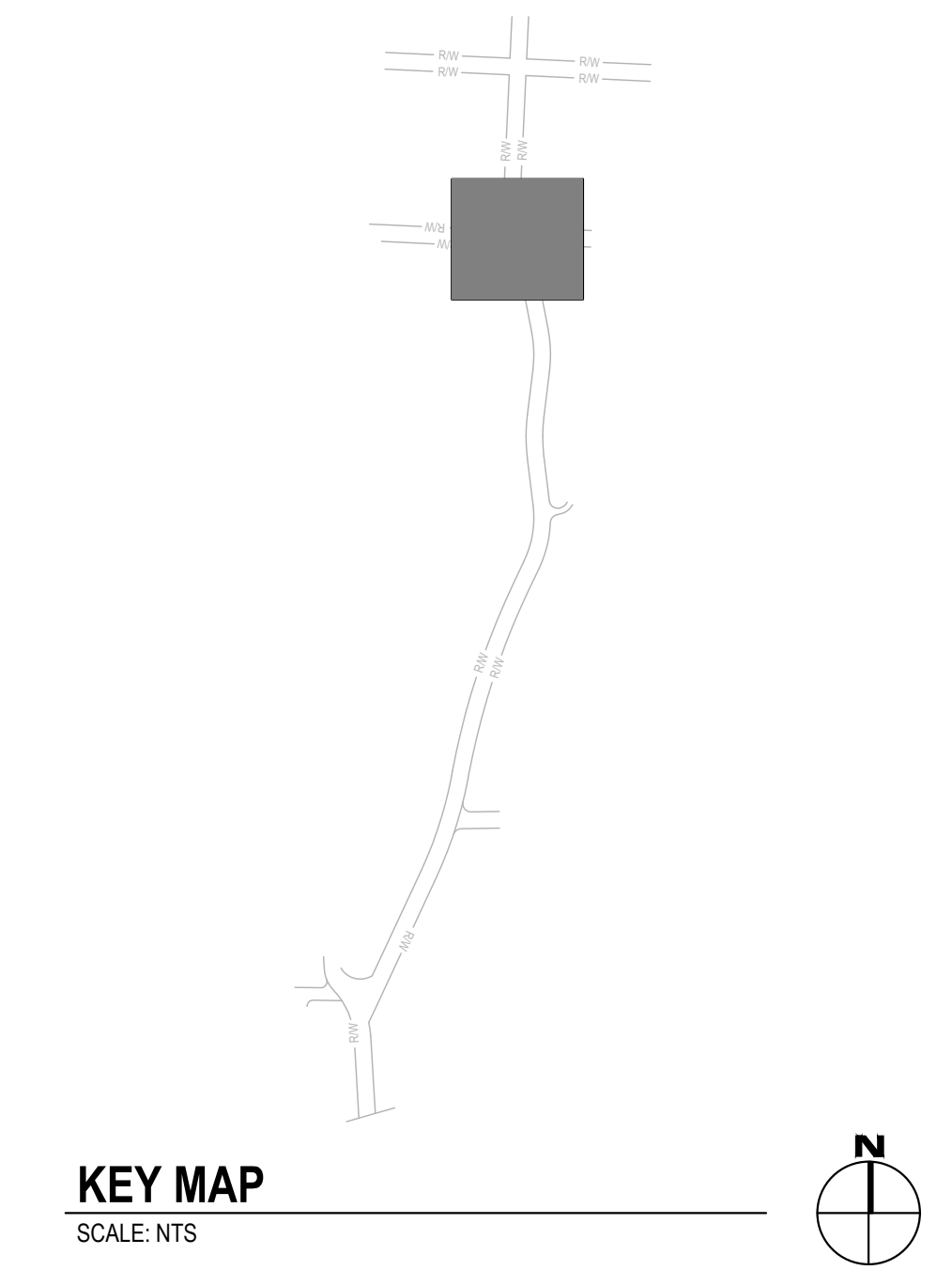
ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 4/15/2025 10:09 AM - FILE: C:\Users\Tad\OneDrive\Documents\Windsor Engineers\24231 Manzanita Classic Street\Infrastructure\Final Sheets\24231_RD-INT.dwg



1 PLAN
SCALE: 1" = 5'

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KEY MAP
SCALE: NTS



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Revisions:

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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

INTERSECTION PLANS - CLASSIC STREET AND DORCAS LANE

C254

ISSUED FOR ENGINEERING PLANS - BID SET

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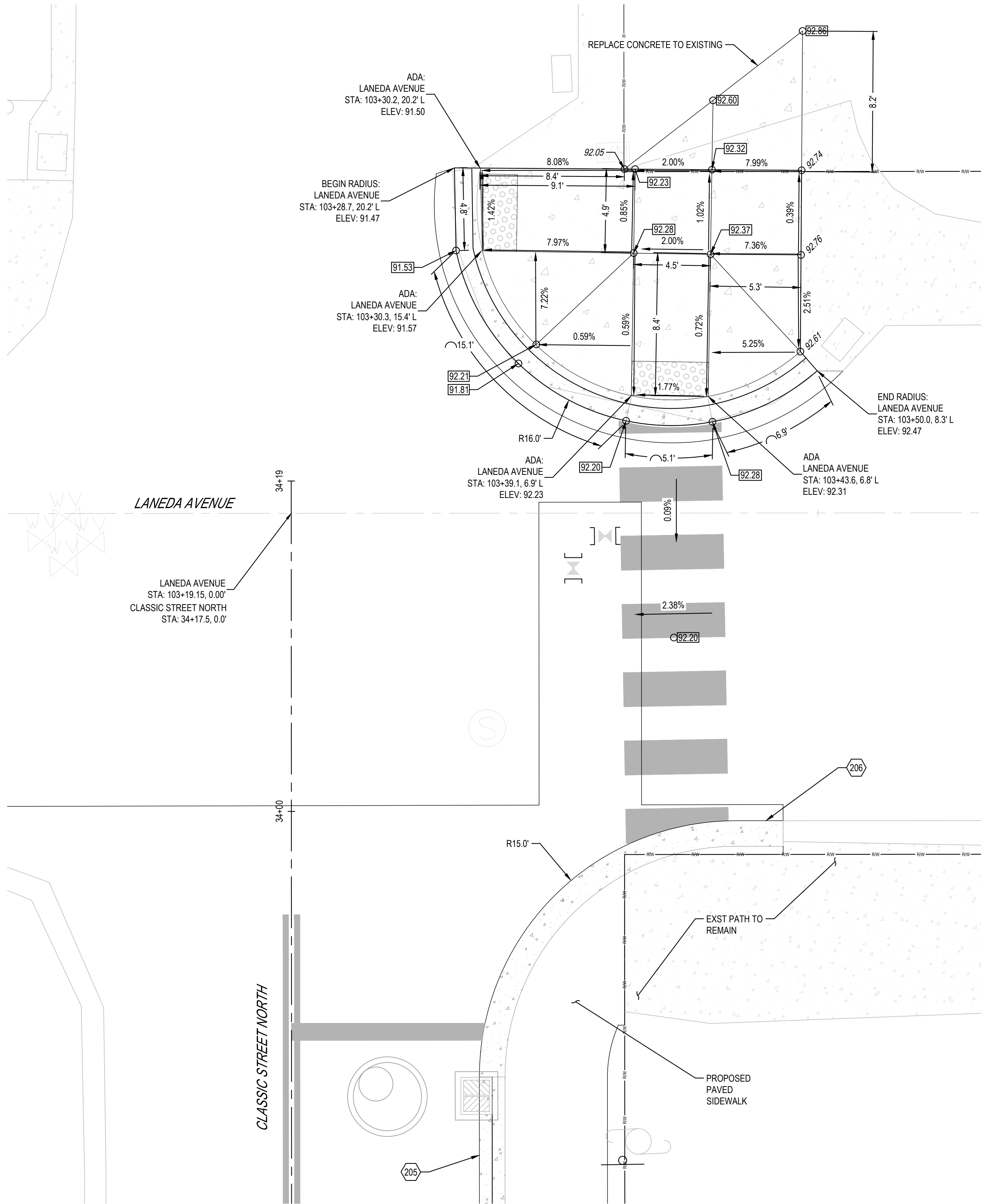
MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

**INTERSECTION PLANS - CLASSIC STREET
AND LANEDA AVENUE**

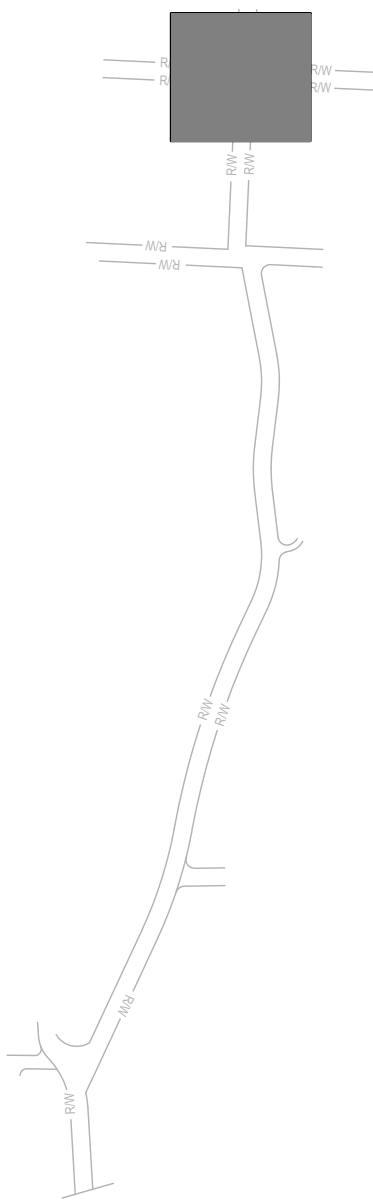
C255



1 PLAN
SCALE: 1" = 4'



KEY MAP
SCALE: NTS

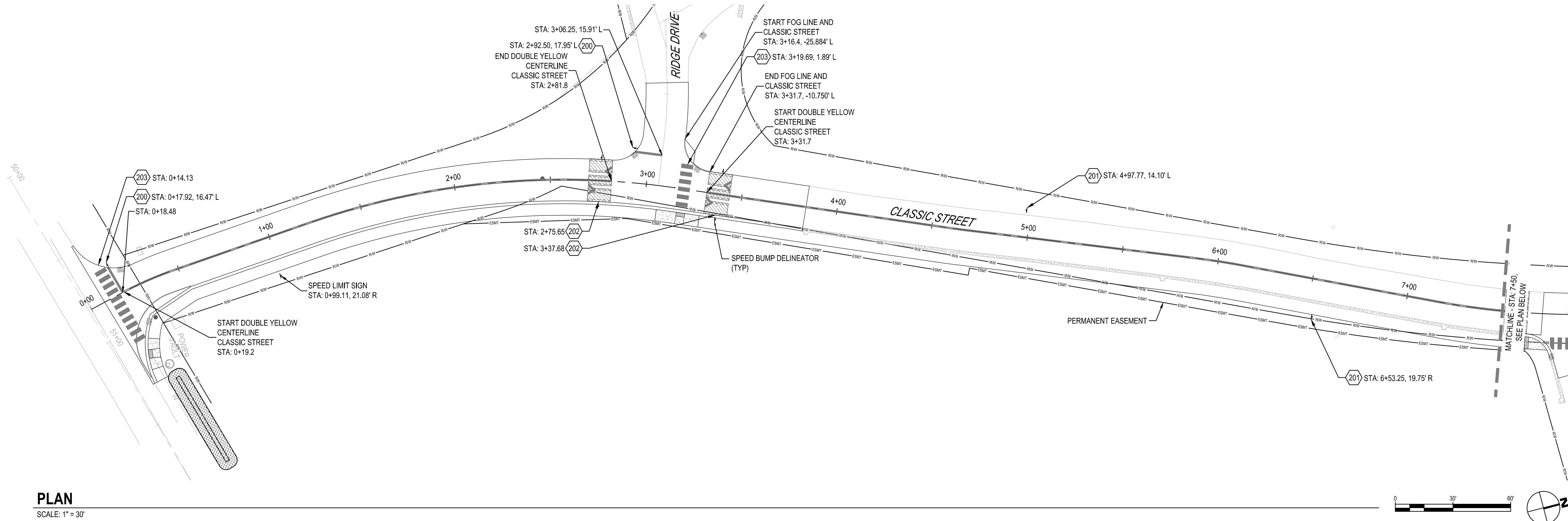


KEYNOTES

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ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 5/7/2025 6:45 PM - FILE: C:\Users\Marcel.Lee\Documents\Windsor Engineers\24231 Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_MRK3.dwg



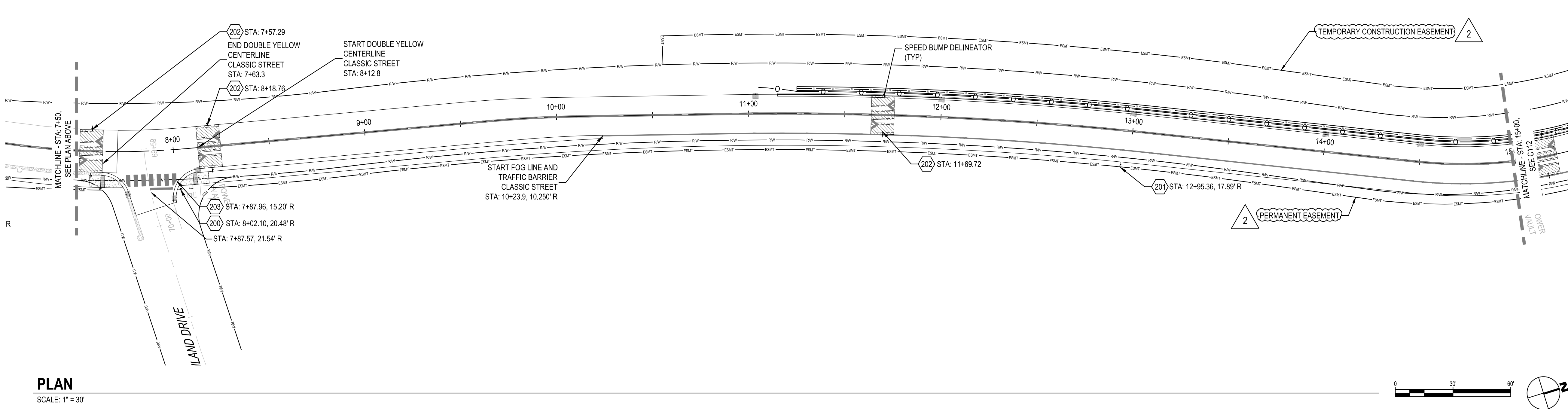
PLAN

SCALE: 1" = 30'



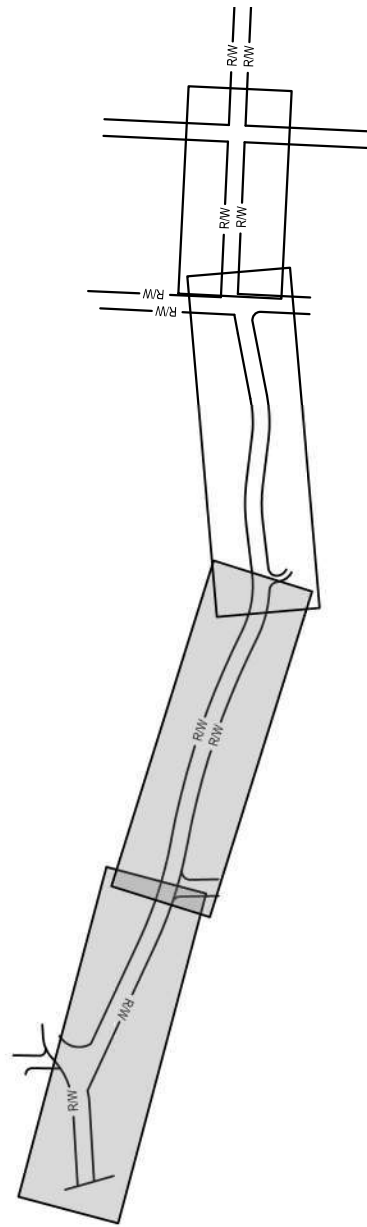
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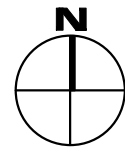
PLAN

SCALE: 1" = 30'



KEY MAP

SCALE: NTS



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Revisions:

#	DATE	DESCRIPTION
1	4/18/2025	
2	5/6/2025	

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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS

Project No: 24231

Issue Date: 5/6/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

SIGNAGE AND STRIPING PLAN

C270

ISSUED FOR ENGINEERING PLANS

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Revisions:

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1	4/18/2025	
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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS

Project No: 24231

Issue Date: 5/6/2025

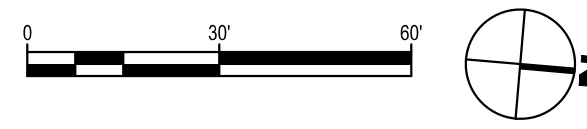
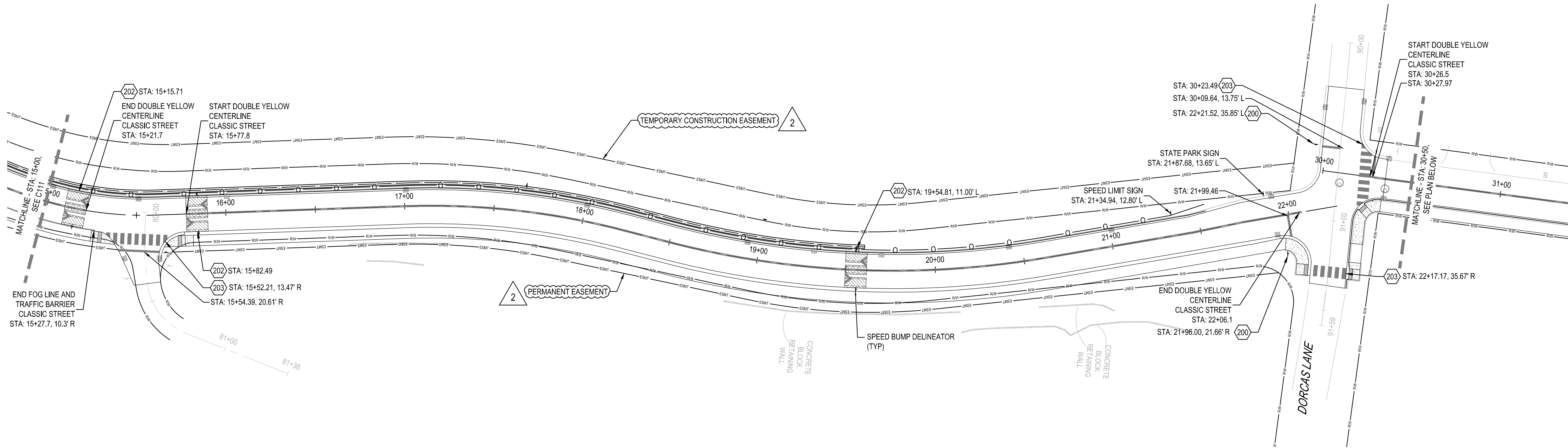
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Drawn by: DTT
Checked by: TWT

SIGNAGE AND STRIPING PLAN

C271

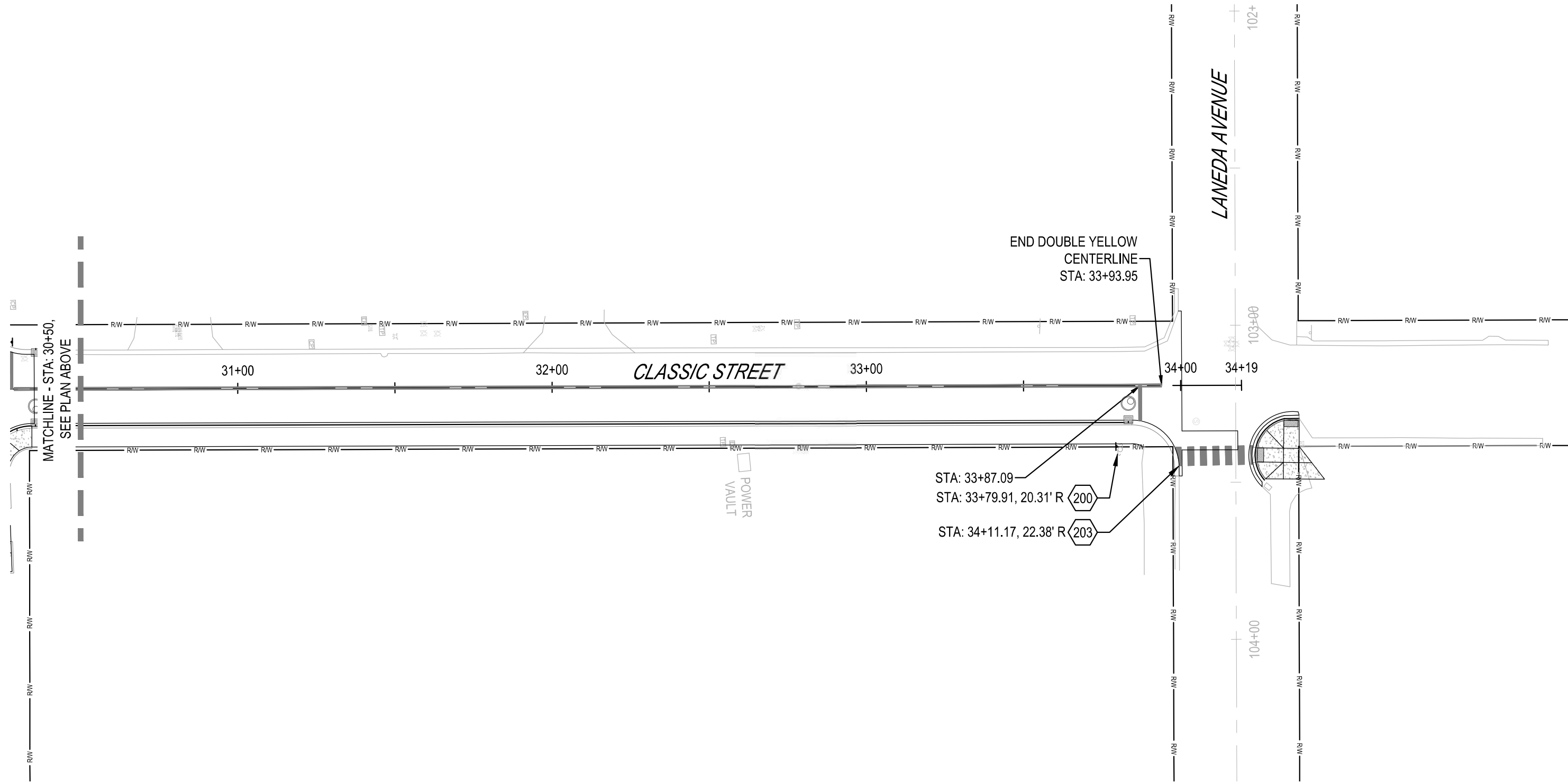
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SCALE: 1" = 30'



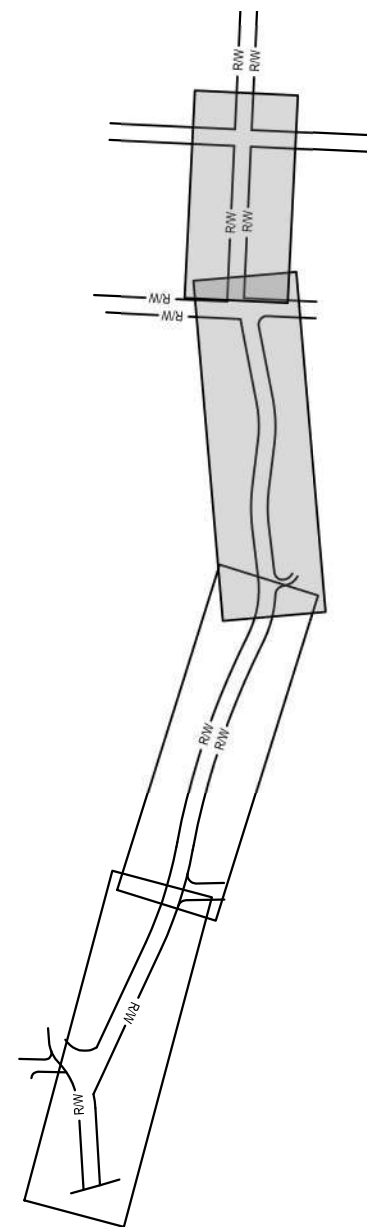
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SCALE: 1" = 30'



KEY MAP

SCALE: NTS

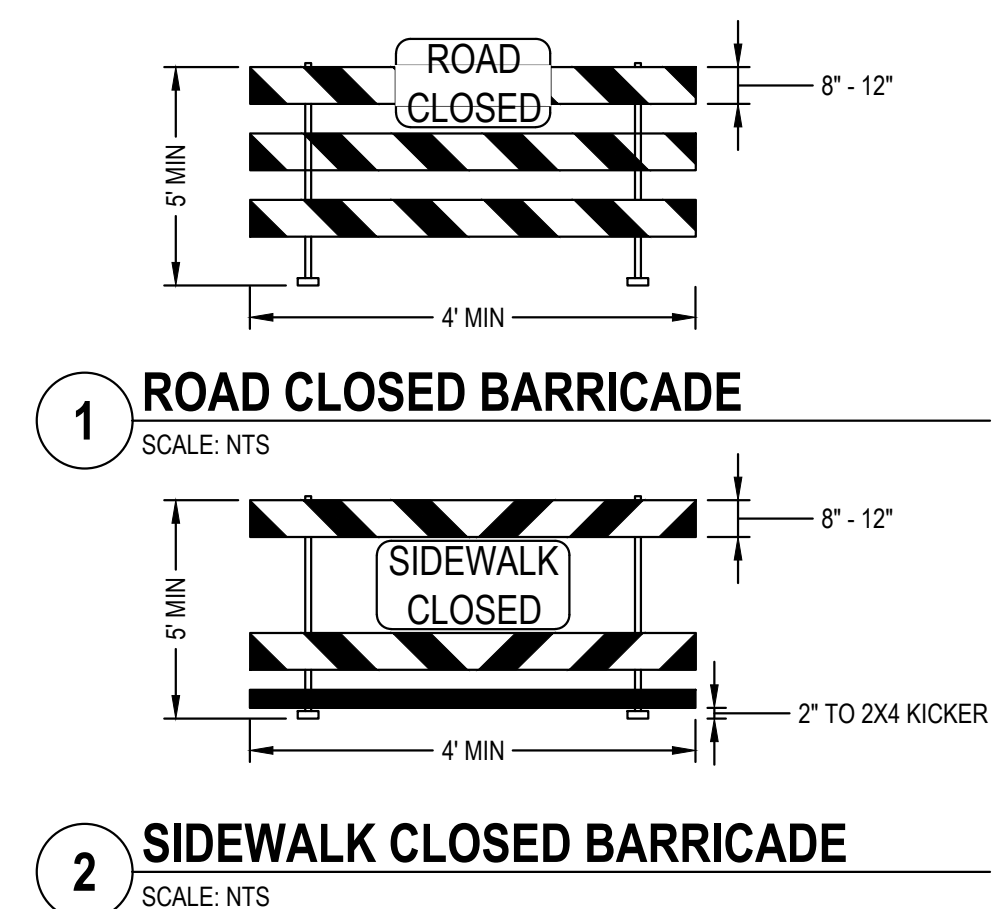


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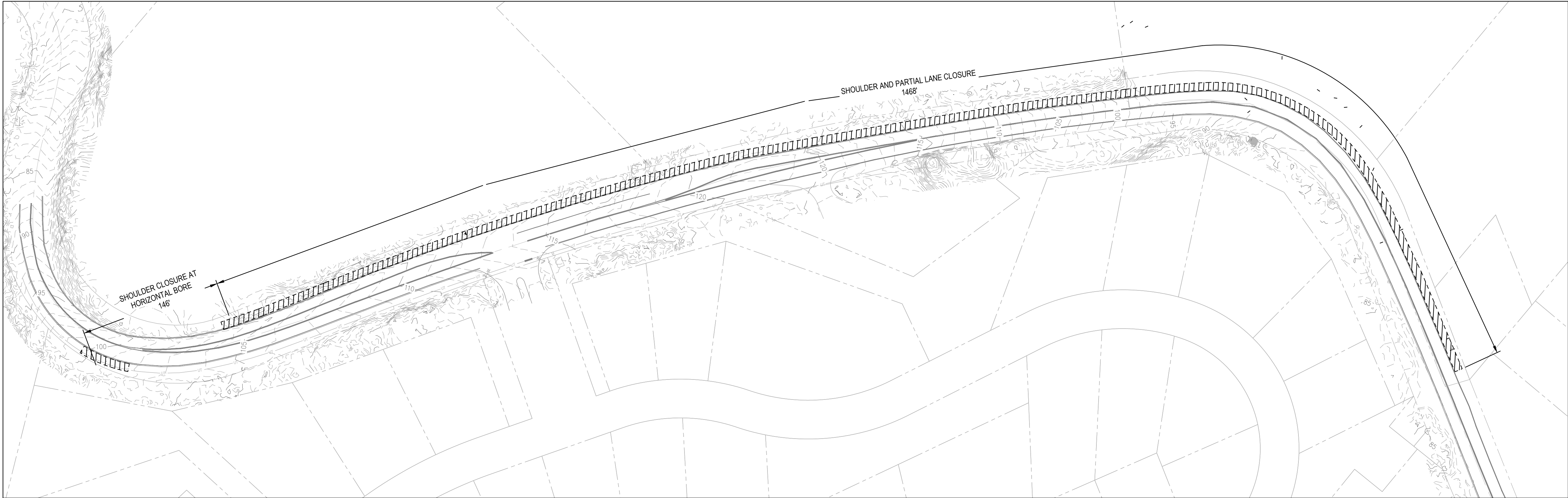


ISSUED FOR ENGINEERING PLANS



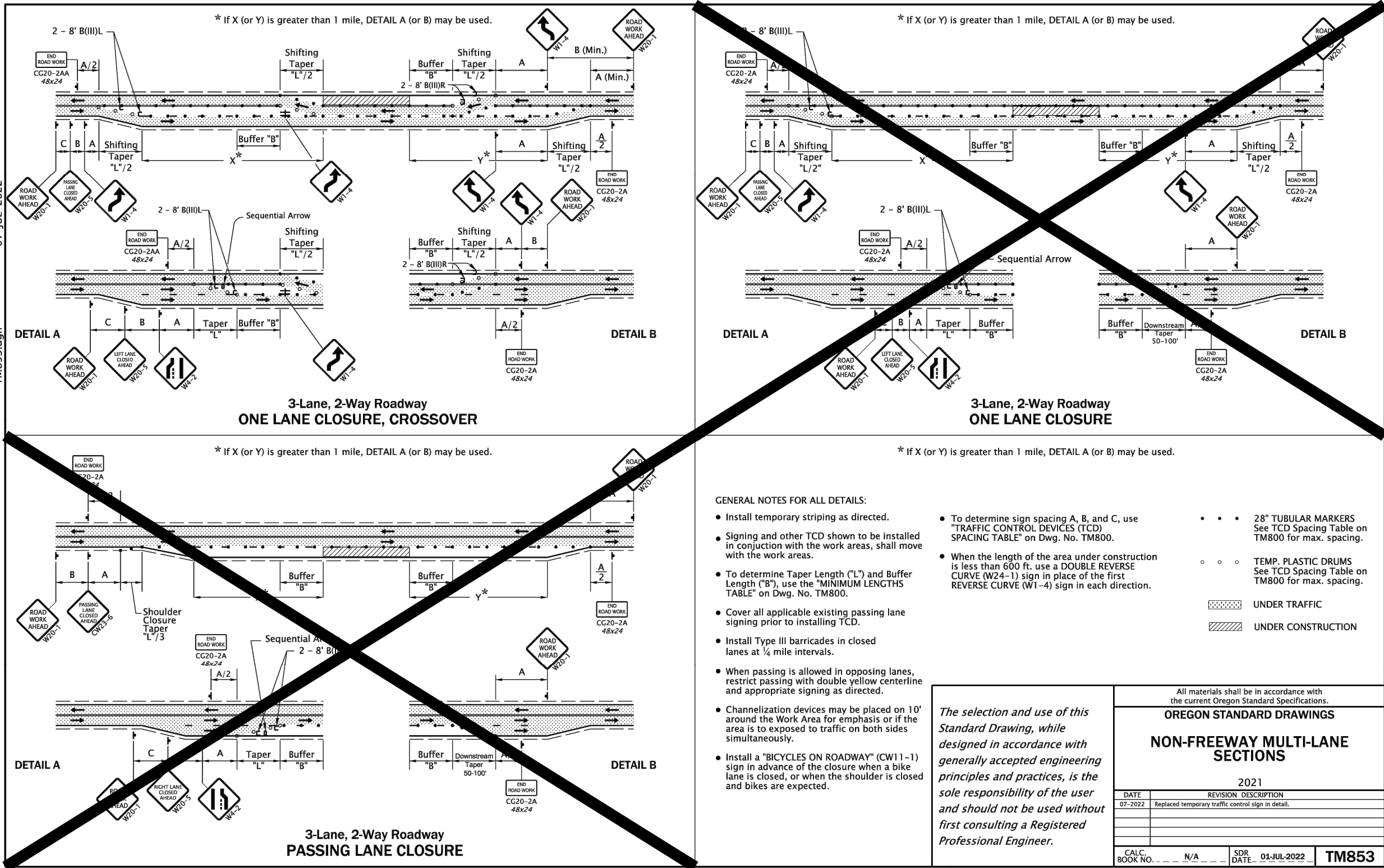
SHEET NOTES

1. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC PLAN IN COMPLIANCE WITH LOCAL JURISDICTION REQUIREMENTS.



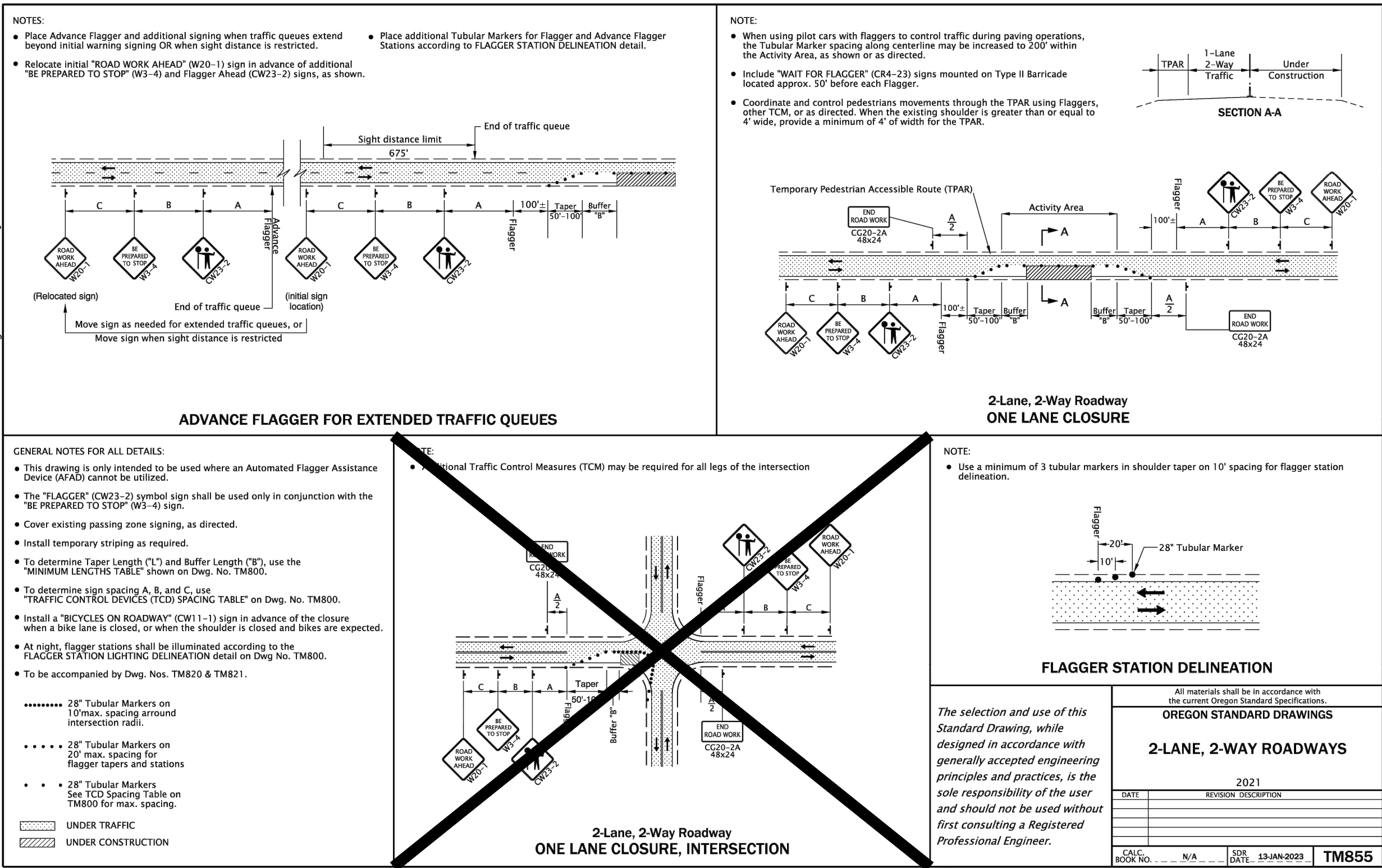
1 TEMPORARY TRAFFIC CONTROL PLAN

SCALE: 1" = 60'




2 SIDEWALK CLOSED BARRICADE

SCALE: NTS



2 SIDEWALK CLOSED BARRICADE

SCALE: NTS




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Revisions:

#	DESCRIPTION

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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

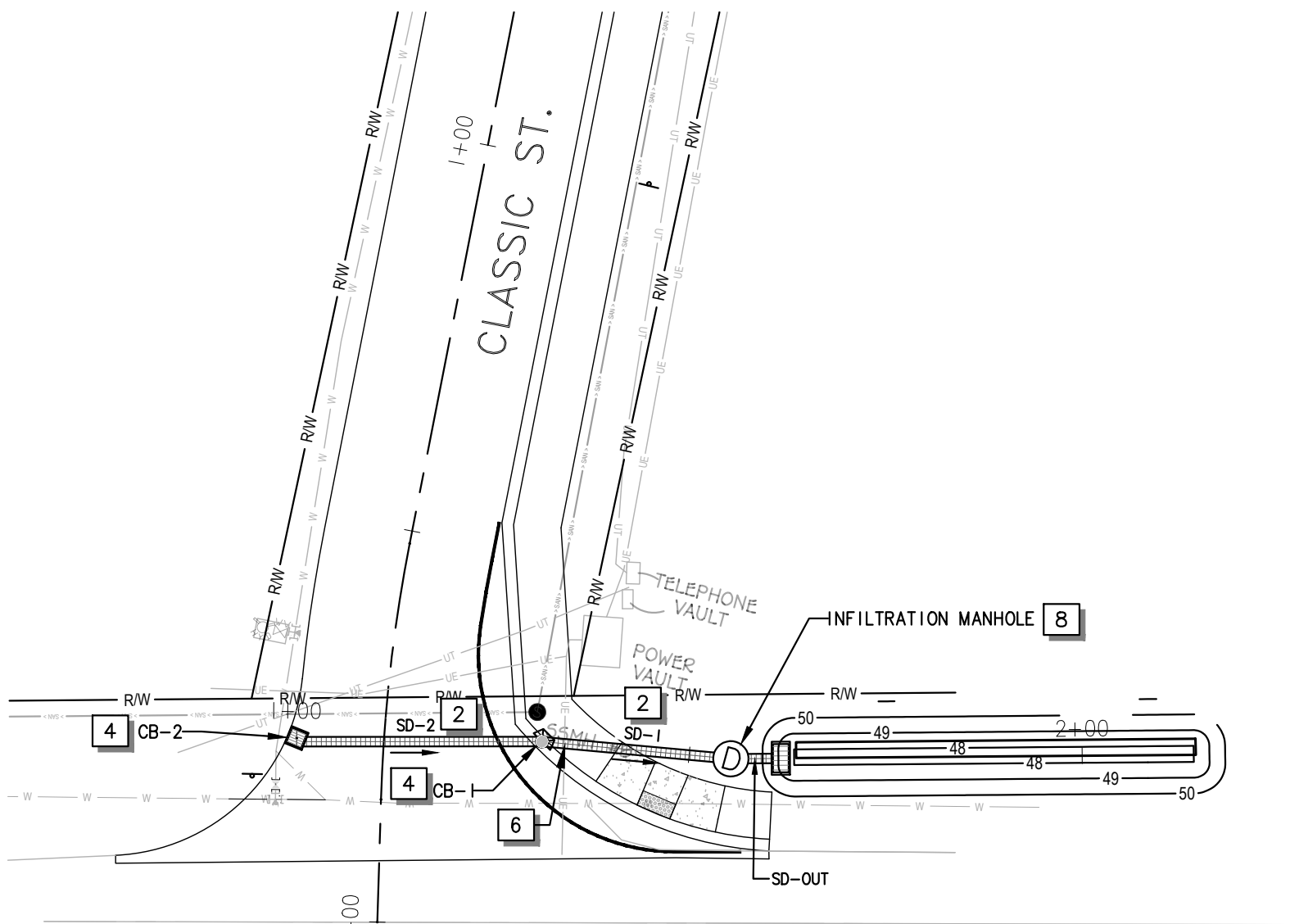
Project No: 24231
Issue Date: 4/11/2025

TRAFFIC CONTROL PLAN

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

C273

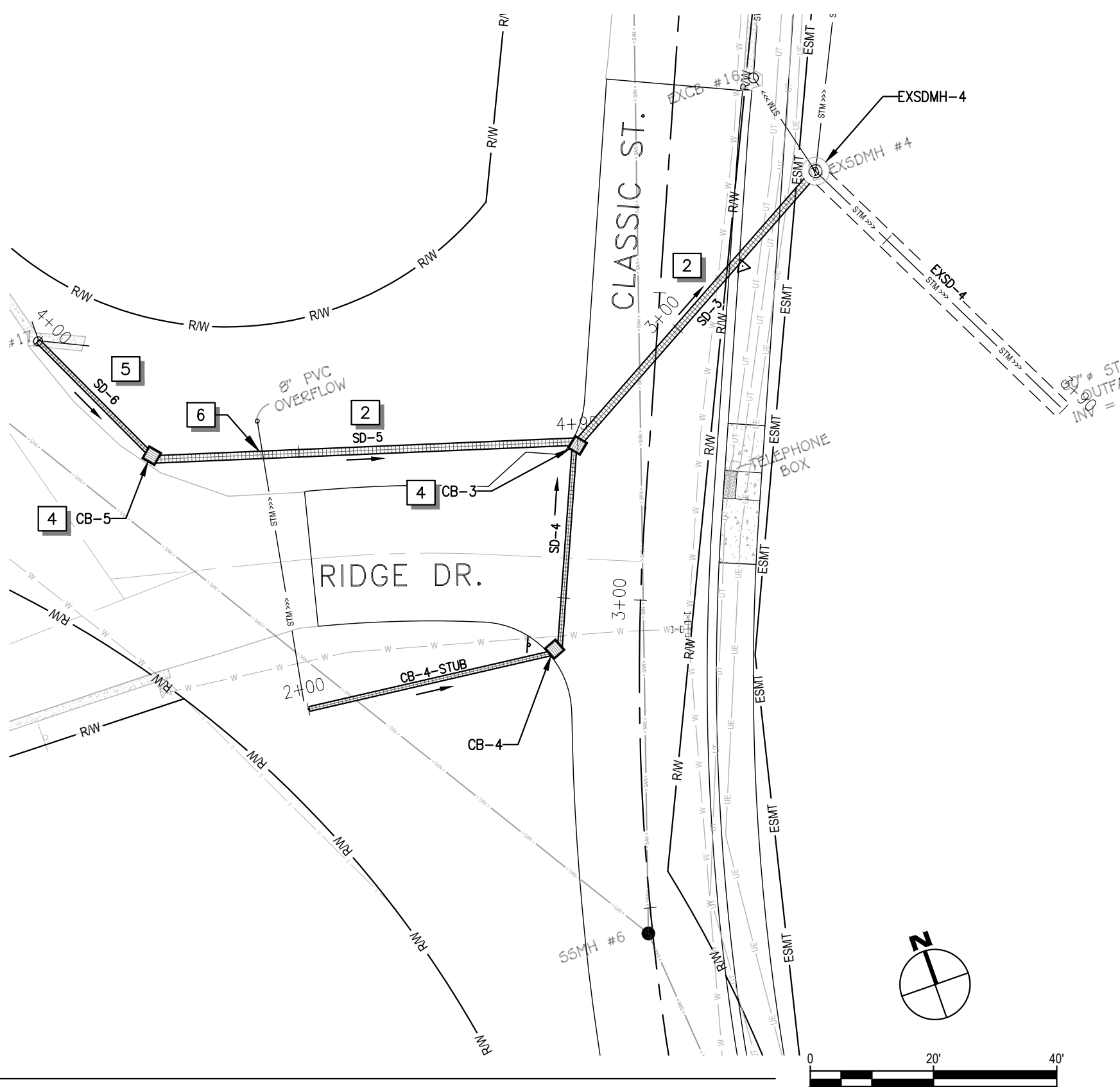
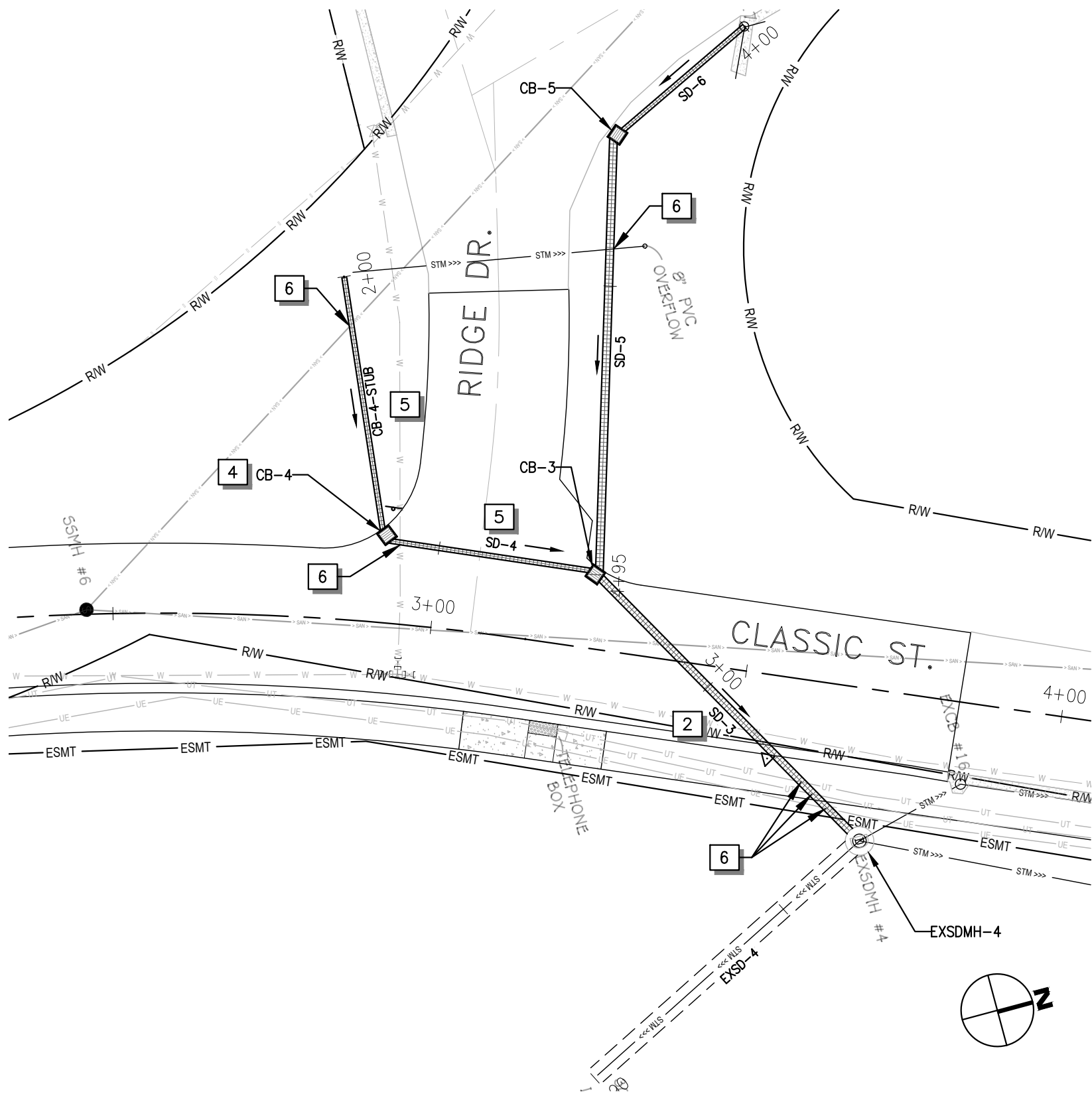
ISSUED FOR ENGINEERING PLANS - BID SET



NECARNEY CITY COUNTY ROAD

PLAN

SCALE: 1" = 20'



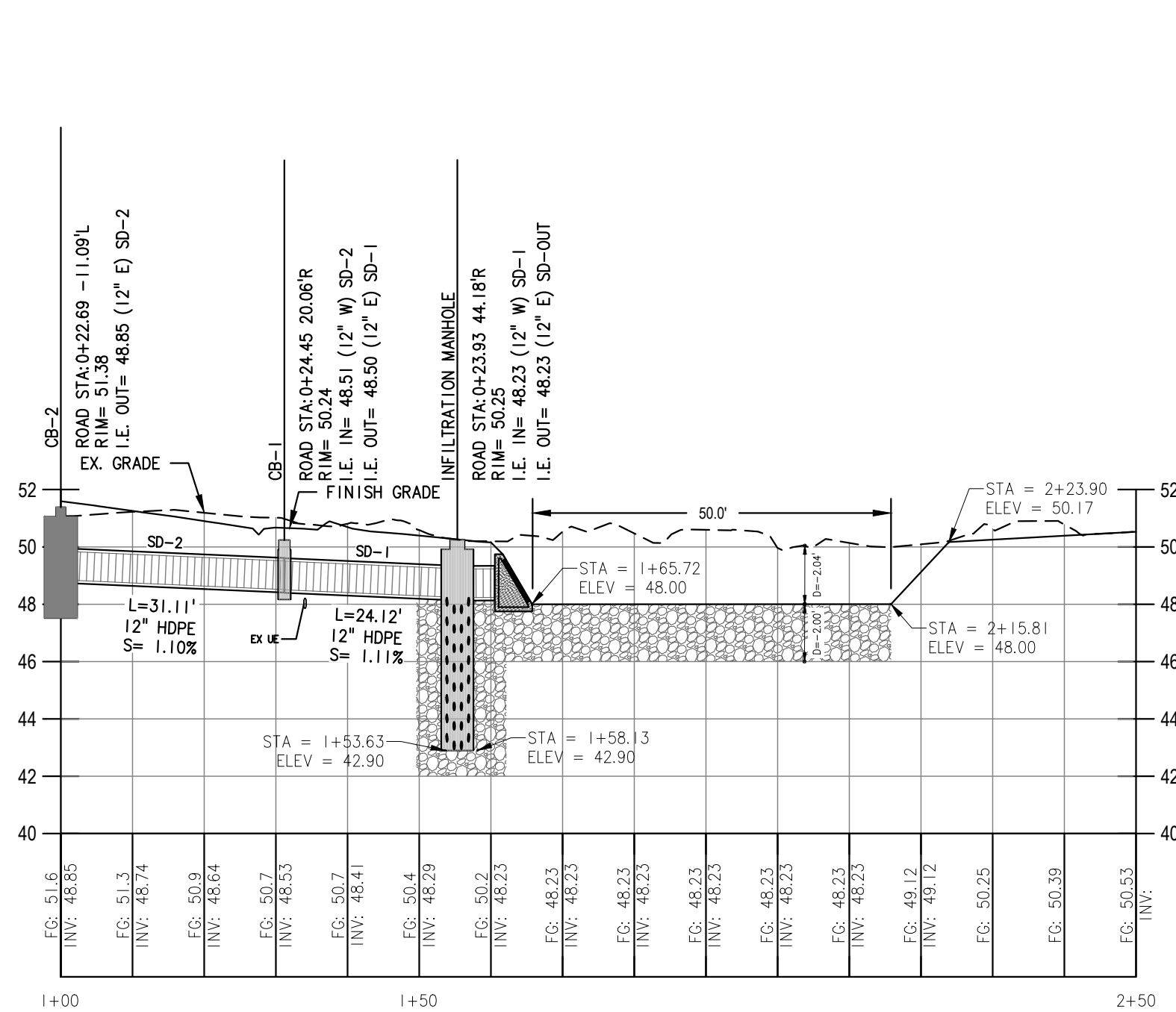
STORM

- 1 CONSTRUCT 48"Ø CONCRETE STORM DRAIN MANHOLE AS PER DETAIL 2, SHEET C306 AND STORM STRUCTURE TABLE ON THIS SHEET.
- 2 CONSTRUCT 12"Ø HDPE STORM PIPE AS PER TRENCH DETAIL 1 SHEET C306. SEE PIPE TABLE ON THIS SHEET.
- 3 CONSTRUCT NYLOPLAST CATCH BASIN WITH H20 GRATE AS PER DETAIL 4, SHEET C306. SEE STORM STRUCTURE AND STORM PIPE TABLE THIS SHEET. RECONNECT PIPES WHERE SHOWN.
- 4 CONSTRUCT PRECAST CONCRETE CATCH BASIN WITH H20 GRATE AS PER DETAIL 5, SHEET C306. SEE STORM STRUCTURE AND STORM PIPE TABLE THIS SHEET. RECONNECT PIPES WHERE SHOWN.
- 5 CONSTRUCT 8"Ø HDPE STORM PIPE AS PER TRENCH DETAIL 1 SHEET C306. SEE PIPE TABLE ON THIS SHEET.
- 6 UTILITY ELEVATION UNKNOWN. CONTRACTOR SHALL POT-HOLE UTILITY TO DETERMINE IF CONFLICT EXISTS AND REPORT ALL FINDINGS TO ENGINEER. UTILITY SHALL BE RELOCATED BY THE CONTRACTOR DURING CONSTRUCTION WITH THE ASSISTANCE OF THE UTILITY AGENCY IF UTILITY CONFLICTS OCCUR. THE CONTRACTOR SHALL COORDINATE WITH UTILITY AGENCY AND SHALL ANTICIPATE ALL COSTS FOR UTILITY CROSSING DURING CONSTRUCTION.
- 8 CONSTRUCT 48"Ø CONCRETE STORM DRAIN MANHOLE WITH THE INFILTRATION AS PER DETAIL 2, SHEET C306 AND STORM STRUCTURE TABLE ON THIS SHEET.

LEGEND

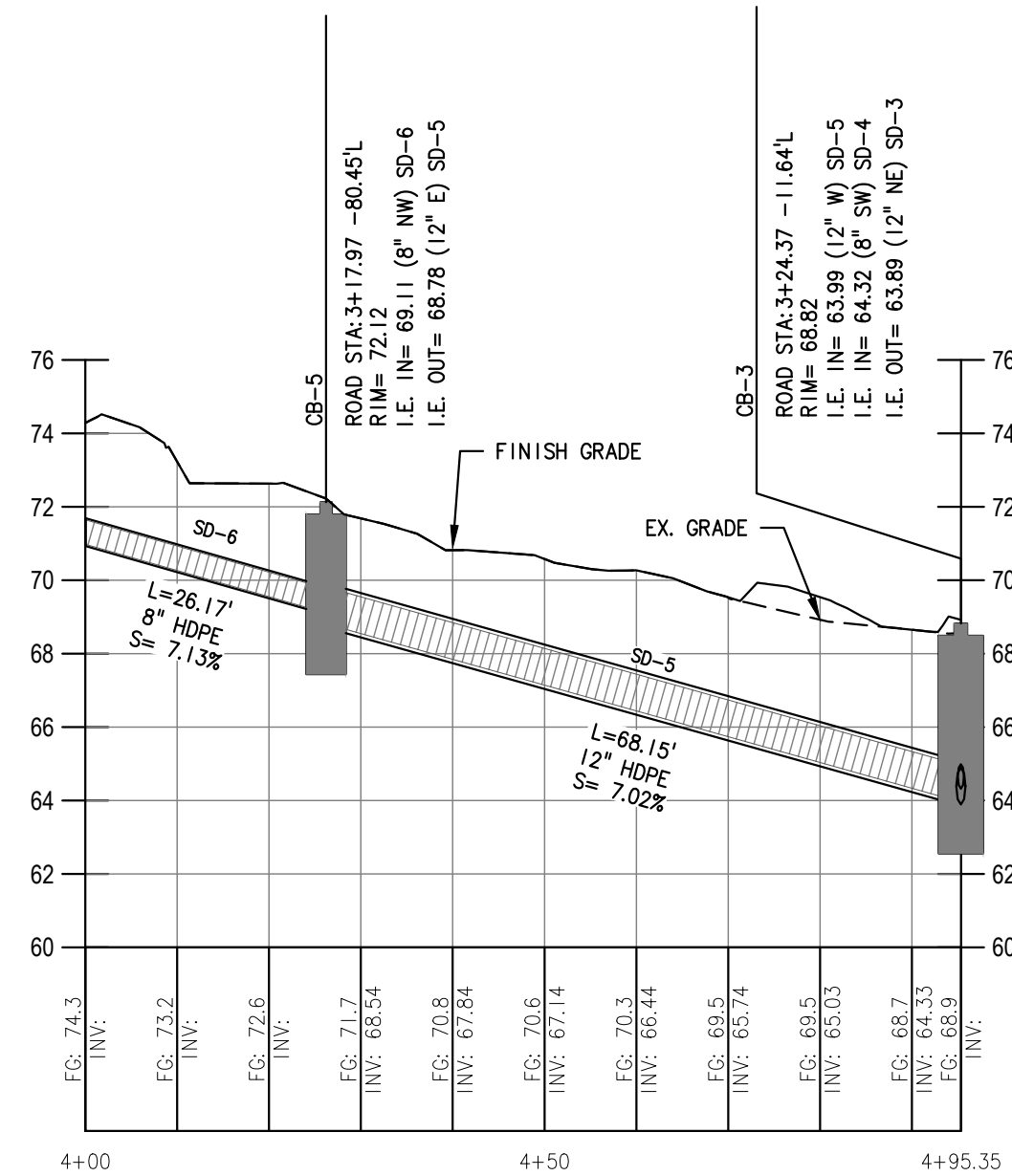
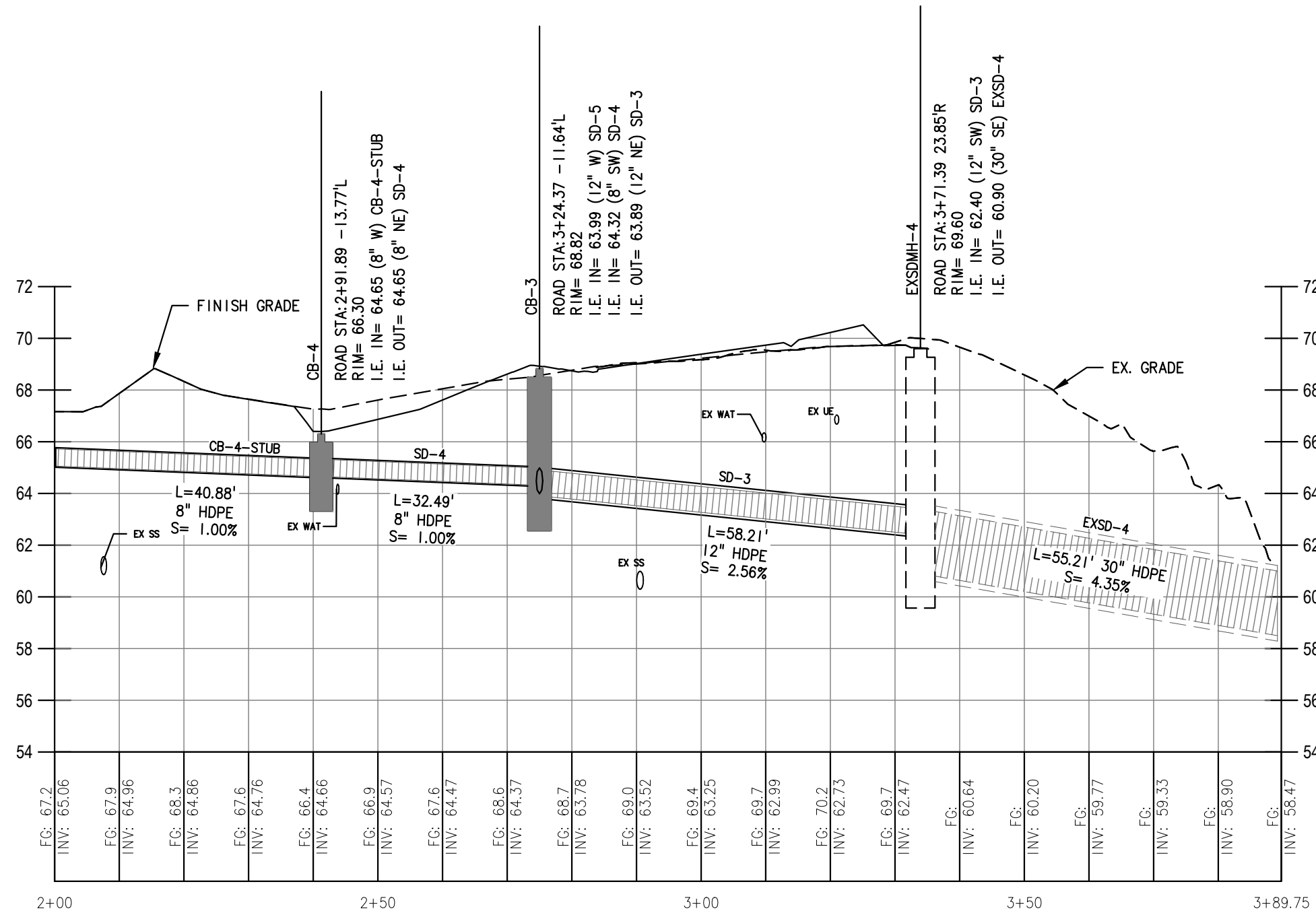
- FLOW ARROW
- CATCH BASIN - CONCRETE
- CATCH BASIN - NYLOPLAST
- STORM LINE
- STORM MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM LINE
- RIGHT-OF-WAY
- EASEMENT

STORM-CLASSIC STRUCTURE TABLE				
Structure Name	Street Location	Structure Details	I.E. IN	I.E. OUT
CB-1	0+24.45 20.06' R	RIM: 50.24' SUMP: 48.50'	48.51' SD-2	48.50' SD-1
CB-2	0+22.69 11.09' L	RIM: 51.38' SUMP: 47.85'		48.85' SD-2
CB-3	3+24.37 11.64' L	RIM: 68.82' SUMP: 62.89'	63.99' SD-5 64.32' SD-4	63.89' SD-3
CB-4	2+91.89 13.77' L	RIM: 66.30' SUMP: 63.65'	64.65' CB-4-STUB	64.65' SD-4
CB-5	3+17.97 80.45' L	RIM: 72.12' SUMP: 67.78'	69.11' SD-6	68.78' SD-5
EXSDMH-4	3+71.39 23.85' R	RIM: 69.60' SUMP: 59.90'	62.40' SD-3	60.90' EXSD-4
INFILTRATION MANHOLE	0+23.93 44.18' R	RIM: 50.25' SUMP: 43.23'	48.23' SD-1	48.23' SD-OUT



PROFILE

SCALE: 1" = 20' HORIZONTAL 1" = 5' VERTICAL



STORM PIPE TABLE			
Pipe Name	Size	Length	Slope
CB-4-STUB	8"	40.88'	1.00%
EXSD-4	30"	55.21'	4.35%
SD-1	12"	24.12'	1.11%
SD-2	12"	31.11'	1.10%
SD-3	12"	58.21'	2.56%
SD-4	8"	32.49'	1.00%
SD-5	12"	68.15'	7.02%
SD-6	8"	26.17'	7.13%

KEY MAP

SCALE: NTS



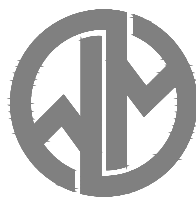
Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION: UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

#	DESCRIPTION

LINE IS 1" ON FULL
SCALE DRAWING



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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
Project No: 24231
Issue Date: 3/28/2025

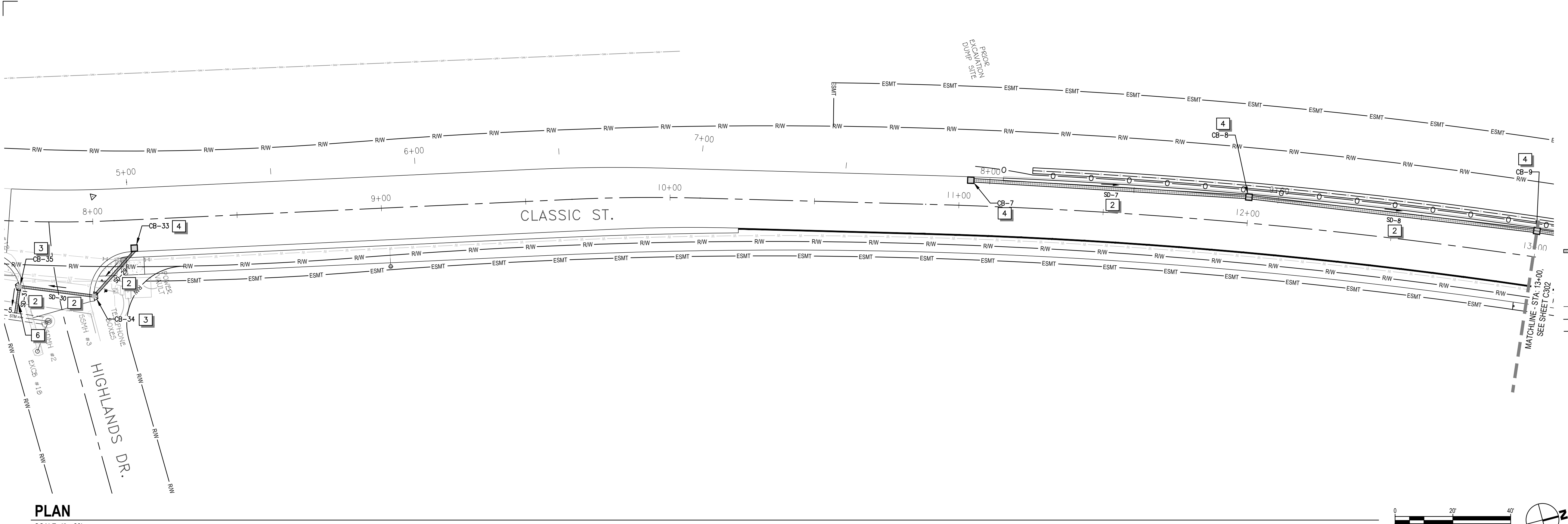
Project Manager: KA
Drawn by: LX
Checked by: KA

STORMWATER PLAN & PROFILE

C300

ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 3/28/2025 5:24 PM - FILE: N:\Shared\Projects\24019\Win - Windsor - Manzanita Classic Street\CAD\C301.dwg

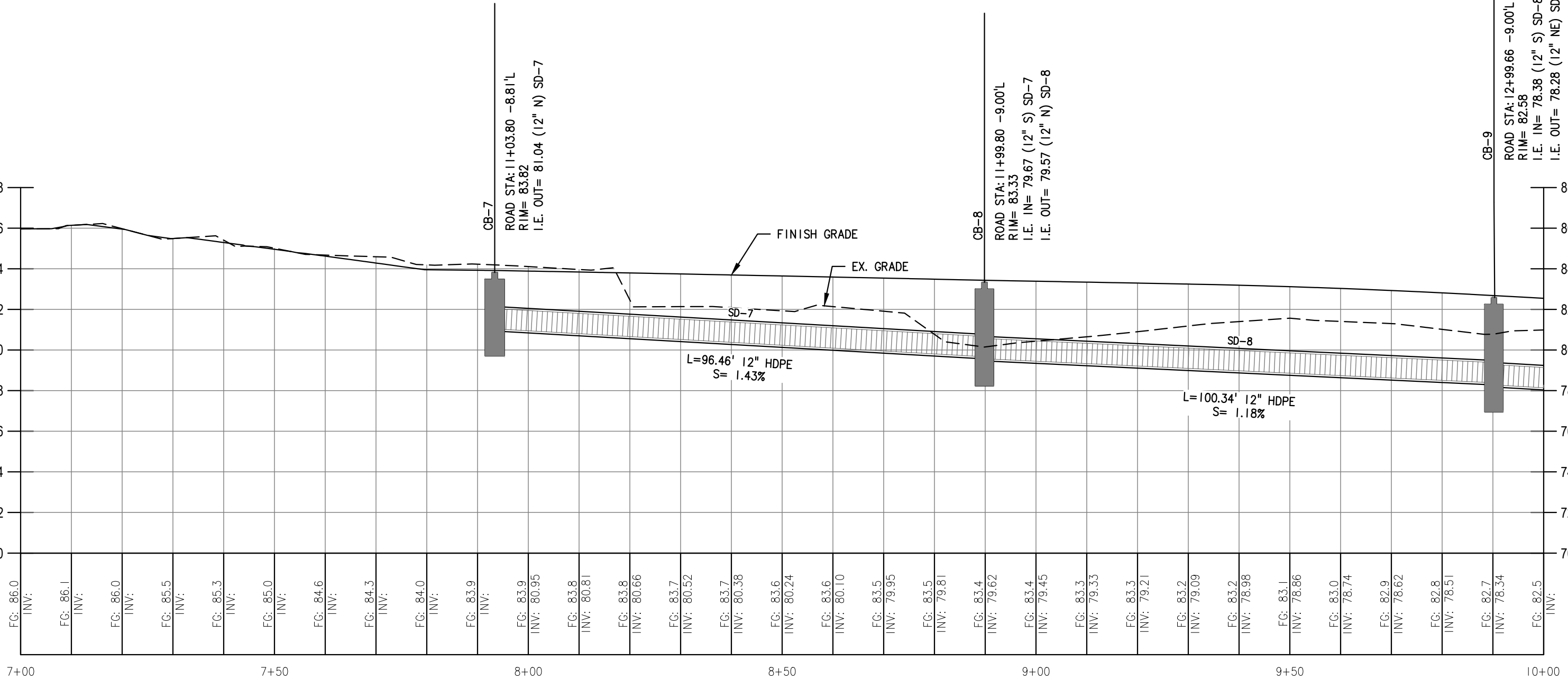
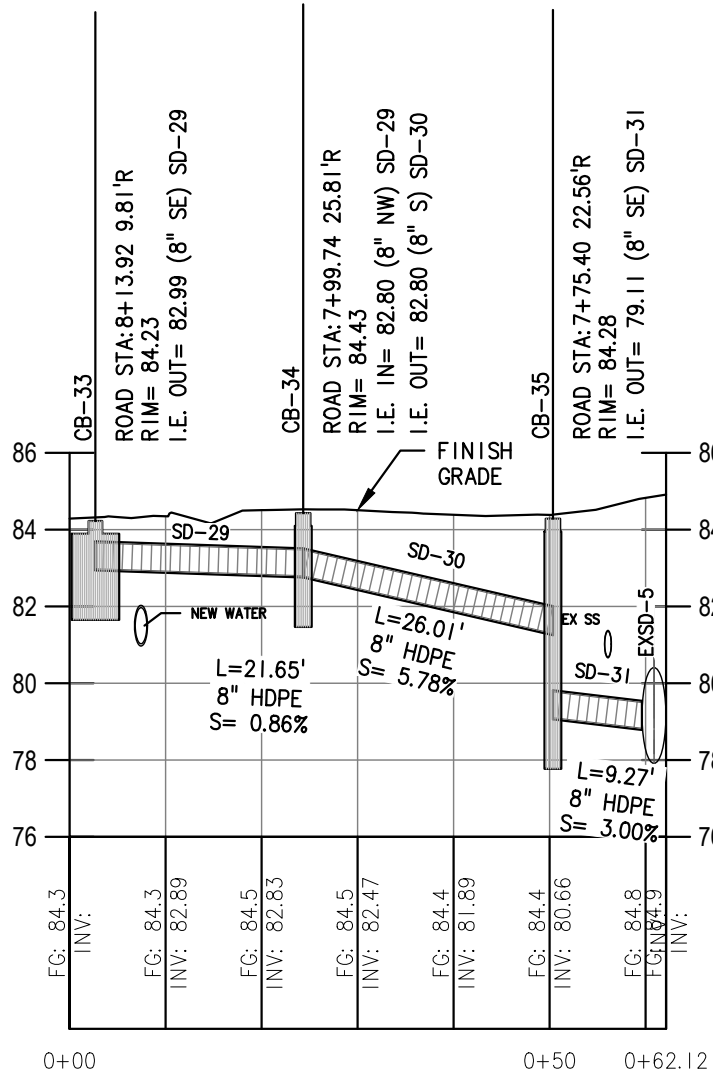


- ### STORM
- 1 CONSTRUCT 48"Ø CONCRETE STORM DRAIN MANHOLE AS PER DETAIL 2, SHEET C306 AND STORM STRUCTURE TABLE ON THIS SHEET.
 - 2 CONSTRUCT 12"Ø HDPE STORM PIPE AS PER TRENCH DETAIL 1 SHEET C306. SEE PIPE TABLE ON THIS SHEET.
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- ### LEGEND
- FLOW ARROW
 - CATCH BASIN - CONCRETE
 - CATCH BASIN - NYLOPLAST
 - STORM LINE
 - STORM MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING STORM LINE
 - RIGHT-OF-WAY
 - EASEMENT

STORM-CLASSIC STRUCTURE TABLE				
Structure Name	Street Location	Structure Details	I.E. IN	I.E. OUT
CB-7	11+03.80 8.81' L	RIM: 83.82' SUMP: 80.04'		81.04' SD-7
CB-8	11+99.80 9.00' L	RIM: 83.33' SUMP: 78.57'	79.67' SD-7	79.57' SD-8
CB-9	12+99.66 9.00' L	RIM: 82.58' SUMP: 77.28'	78.38' SD-8	78.28' SD-9
CB-33	8+13.92 9.81' R	RIM: 84.23' SUMP: 81.99'		82.99' SD-29
CB-34	7+99.74 25.81' R	RIM: 84.43' SUMP: 81.80'	82.80' SD-29	82.80' SD-30
CB-35	7+75.40 22.56' R	RIM: 84.28' SUMP: 78.11'		79.11' SD-31

STORM PIPE TABLE			
Pipe Name	Size	Length	Slope
SD-7	12"	96.46'	1.43%
SD-8	12"	100.34'	1.18%
SD-29	8"	21.65'	0.86%
SD-30	8"	26.01'	5.78%
SD-31	8"	9.27'	3.00%



KEY MAP

SCALE: NTS



Know what's below.
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Revisions: #

NO.	DESCRIPTION	DATE

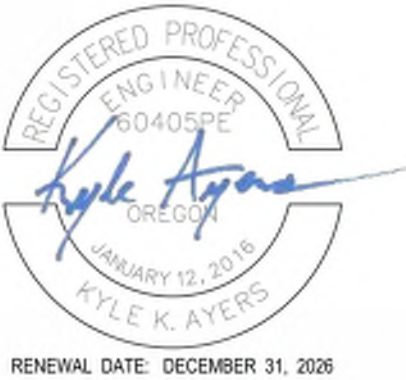
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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
Project No: 24231
Issue Date: 3/28/2025

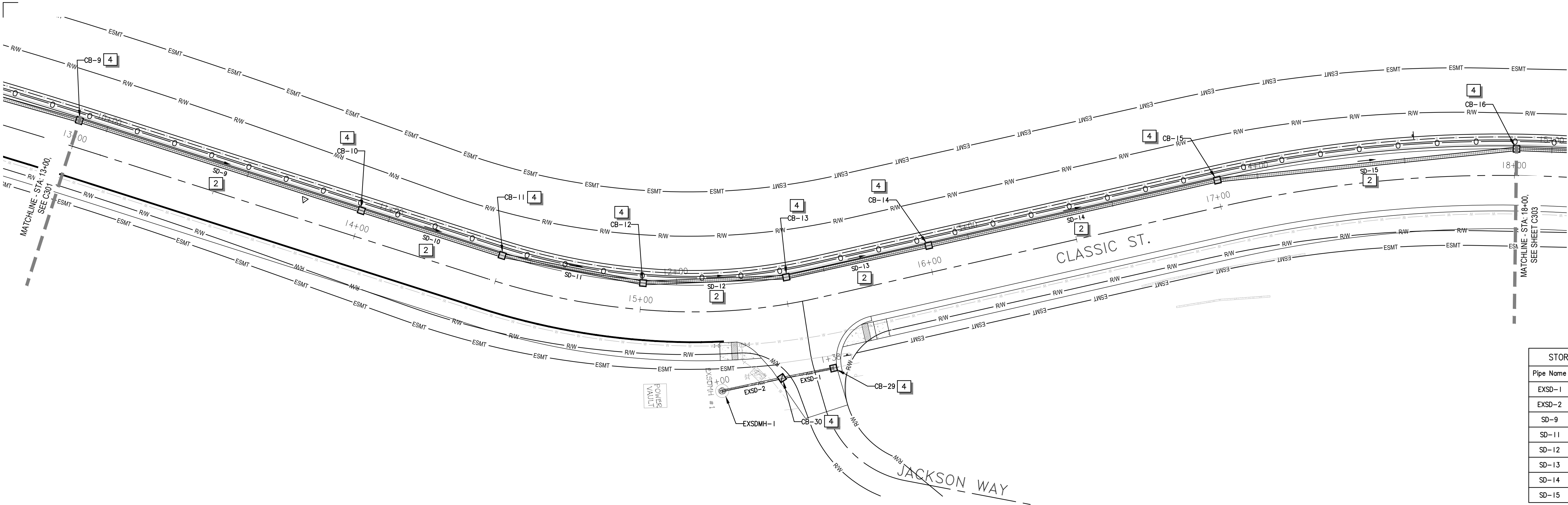
Project Manager: KA
Drawn by: LX
Checked by: KA

STORMWATER PLAN & PROFILE

C301

ISSUED FOR ENGINEERING PLANS - BID SET

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PLAN

SCALE: 1" = 20'



STORM

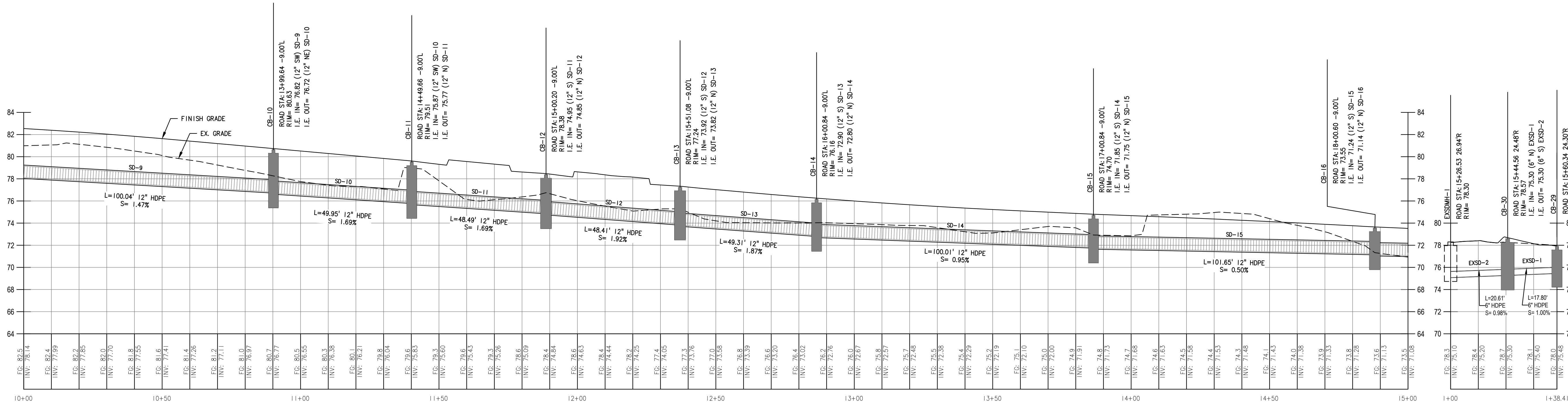
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LEGEND

- FLOW ARROW
- ▢ CATCH BASIN - CONCRETE
- ▢ CATCH BASIN - NYLOPLAST
- STORM LINE
- STORM MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM LINE
- RIGHT-OF-WAY
- EASEMENT

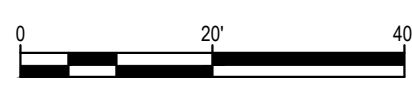
STORM PIPE TABLE				
Pipe Name	Size	Length	Slope	
EXSD-1	6"	17.80'	1.00%	
EXSD-2	6"	20.61'	0.98%	
SD-9	12"	100.04'	1.47%	
SD-11	12"	48.49'	1.69%	
SD-12	12"	48.41'	1.92%	
SD-13	12"	49.31'	1.87%	
SD-14	12"	100.01'	0.95%	
SD-15	12"	101.65'	0.50%	

STORM-CLASSIC STRUCTURE TABLE				
Structure Name	Street Location	Structure Details	I.E. IN	I.E. OUT
CB-10	13+99.64 9.00' L	RIM: 80.63' SUMP: 75.72'	76.82' SD-9	76.72' SD-10
CB-11	14+49.66 9.00' L	RIM: 79.51' SUMP: 74.77'	75.87' SD-10	75.77' SD-11
CB-12	15+00.20 9.00' L	RIM: 78.38' SUMP: 73.85'	74.95' SD-11	74.85' SD-12
CB-13	15+51.08 9.00' L	RIM: 77.24' SUMP: 72.82'	73.92' SD-12	73.82' SD-13
CB-14	16+00.84 9.00' L	RIM: 76.16' SUMP: 70.75'	72.90' SD-13	72.80' SD-14
CB-15	17+00.84 9.00' L	RIM: 74.70' SUMP: 70.75'	71.85' SD-14	71.75' SD-15
CB-16	18+00.60 9.00' L	RIM: 73.55' SUMP: 70.14'	71.24' SD-15	71.14' SD-16
CB-29	15+60.34 24.30' R	RIM: 77.90' SUMP: 74.56'		
CB-30	15+44.56 24.48' R	RIM: 78.57' SUMP: 74.30'	75.30' EXSD-1	75.30' EXSD-2
EXSDMH-1	15+26.53 26.94' R	RIM: 78.30' SUMP: 75.06'		



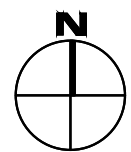
PROFILE

SCALE: 1" = 20' HORIZONTAL 1" = 5' VERTICAL



KEY MAP

SCALE: NTS



Know what's below.
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Revisions:



NO.	DESCRIPTION	DATE

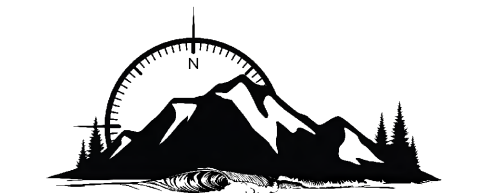
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Internet: www.nccivil.com

MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 3/28/2025

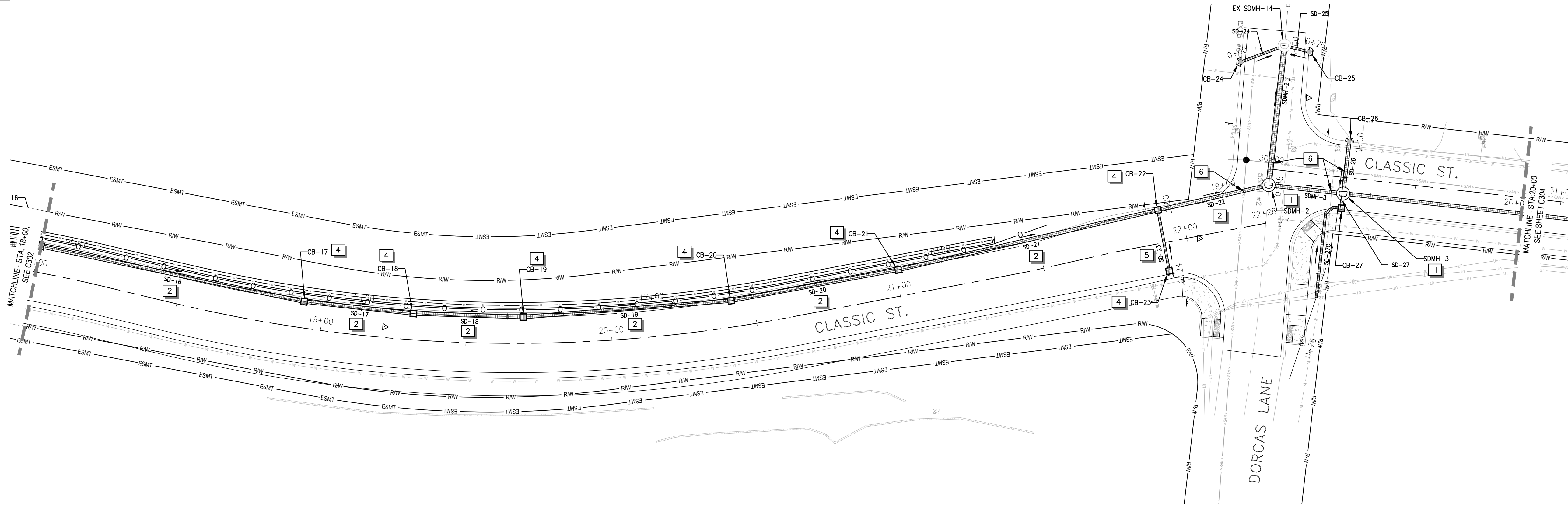
Project Manager: KA
Drawn by: LX
Checked by: KA

STORMWATER PLAN & PROFILE

C302

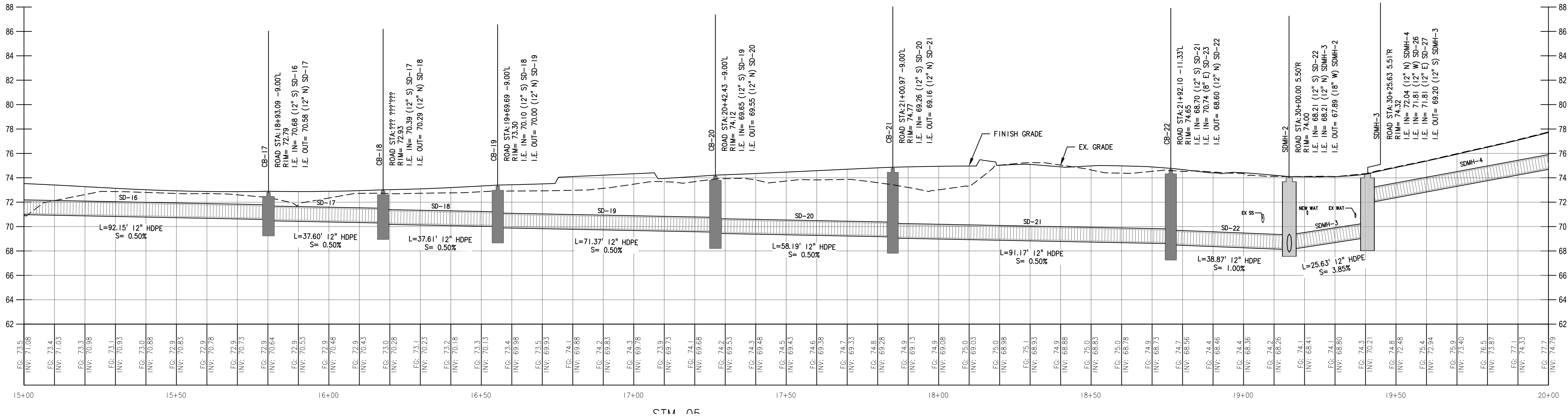
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PLAN

SCALE: 1" = 20'



PROFILE

SCALE: 1" = 20' HORIZONTAL 1" = 5' VERTICAL

STORM

- 1 CONSTRUCT 48"Ø CONCRETE STORM DRAIN MANHOLE AS PER DETAIL 2, SHEET C306 AND STORM STRUCTURE TABLE ON THIS SHEET.
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LEGEND

- FLOW ARROW
- CATCH BASIN - CONCRETE
- CATCH BASIN - NYLOPLAST
- STORM LINE
- STORM MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM LINE
- RIGHT-OF-AWAY
- EASEMENT

STORM-CLASSIC STRUCTURE TABLE				
Structure Name	Street Location	Structure Details	I.E. IN	I.E. OUT
CB-17	18+93.09 9.00' L	R IM: 72.79' SUMP: 69.58'	70.68' SD-16	70.58' SD-17
CB-18	??? ??? R	R IM: 72.93' SUMP: 69.29'	70.39' SD-17	70.29' SD-18
CB-19	19+69.69 9.00' L	R IM: 73.30' SUMP: 69.00'	70.10' SD-18	70.00' SD-19
CB-20	20+42.43 9.00' L	R IM: 74.12' SUMP: 68.55'	69.65' SD-19	69.55' SD-20
CB-21	21+00.97 9.00' L	R IM: 74.77' SUMP: 68.16'	69.26' SD-20	69.16' SD-21
CB-22	21+92.10 11.33' L	R IM: 74.65' SUMP: 67.60'	68.70' SD-21 70.74' SD-23	68.60' SD-22
CB-23	21+92.02 9.83' R	R IM: 75.17' SUMP: 69.93'		70.93' SD-23
SDMH-2	30+00.00 5.50' R	R IM: 74.00' SUMP: 67.89'	68.21' SD-22 68.21' SDMH-3	67.89' SDMH-2

STORM PIPE TABLE			
Pipe Name	Size	Length	Slope
SD-17	12"	37.60'	0.50%
SD-18	12"	37.61'	0.50%
SD-19	12"	71.37'	0.50%
SD-20	12"	58.19'	0.50%
SD-21	12"	91.17'	0.50%
SD-22	12"	38.87'	1.00%
SD-23	8"	21.17'	0.90%
SD-26	12"	17.85'	0.59%
SD-27	12"	5.08'	0.77%

KEY MAP

SCALE: NTS



Know what's below.
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Revisions:

#	

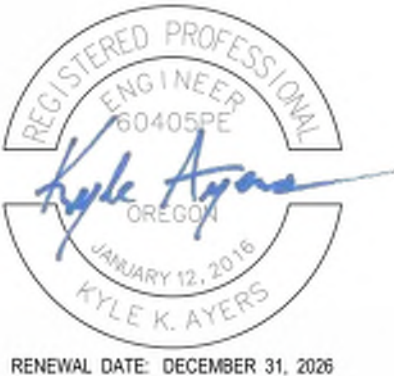
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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 3/28/2025

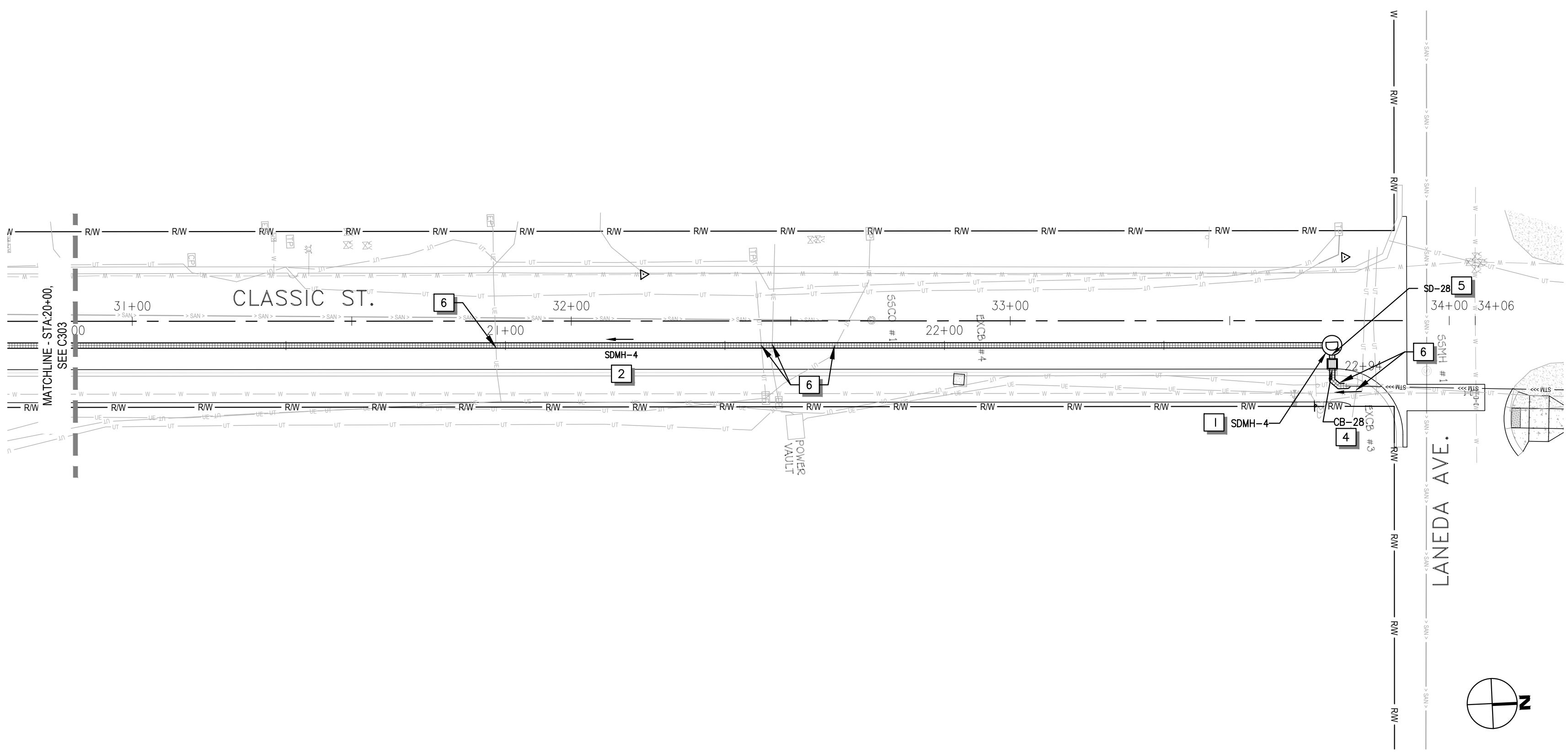
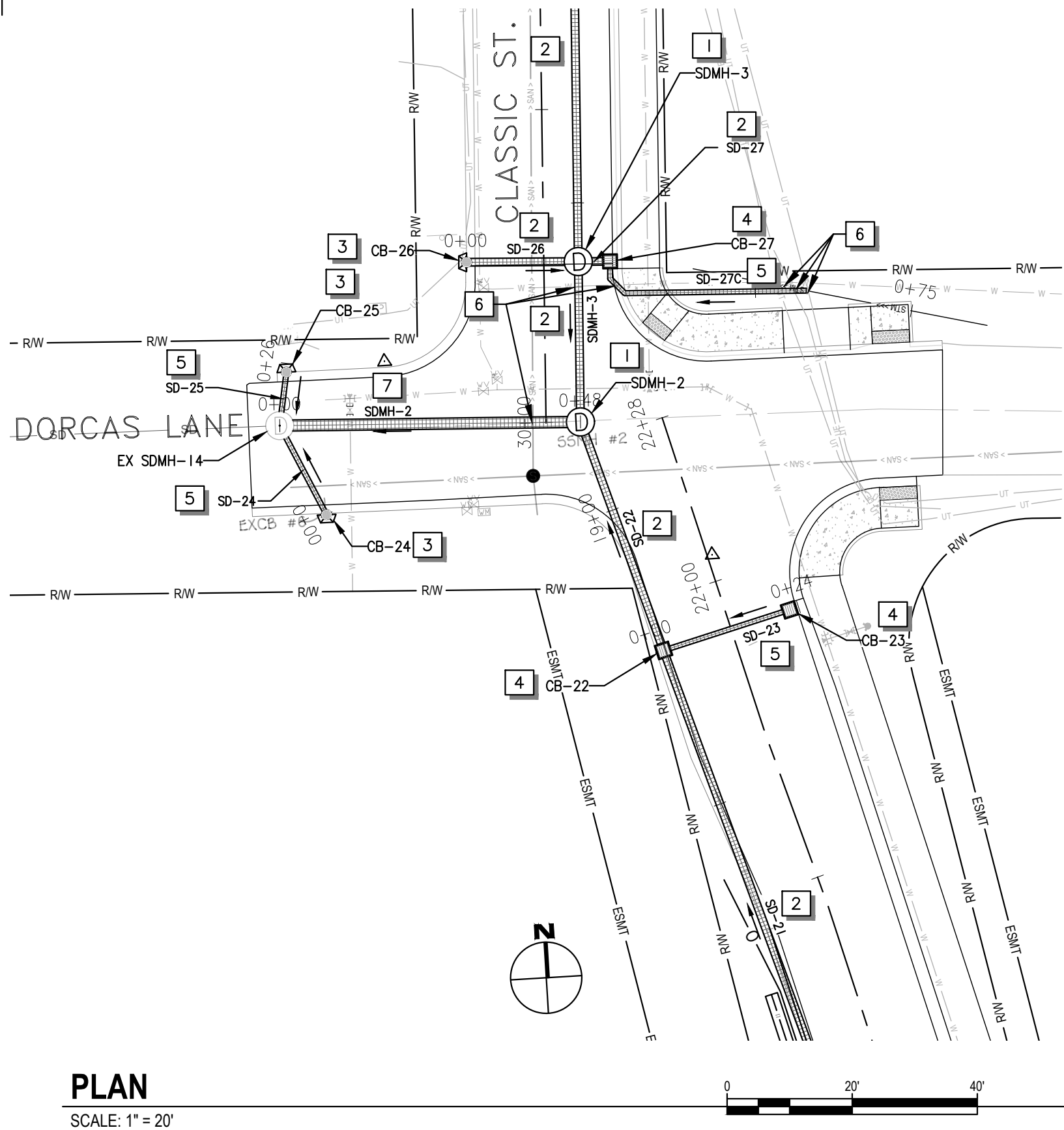
Project Manager: KA
Drawn by: LX
Checked by: KA

STORMWATER PLAN & PROFILE

C303

ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 3/28/2025 5:25 PM - FILE: N:\Shared\Projects\24019\Win - Windsor - Manzanita Classic Street\CAD\C300.dwg



STORM

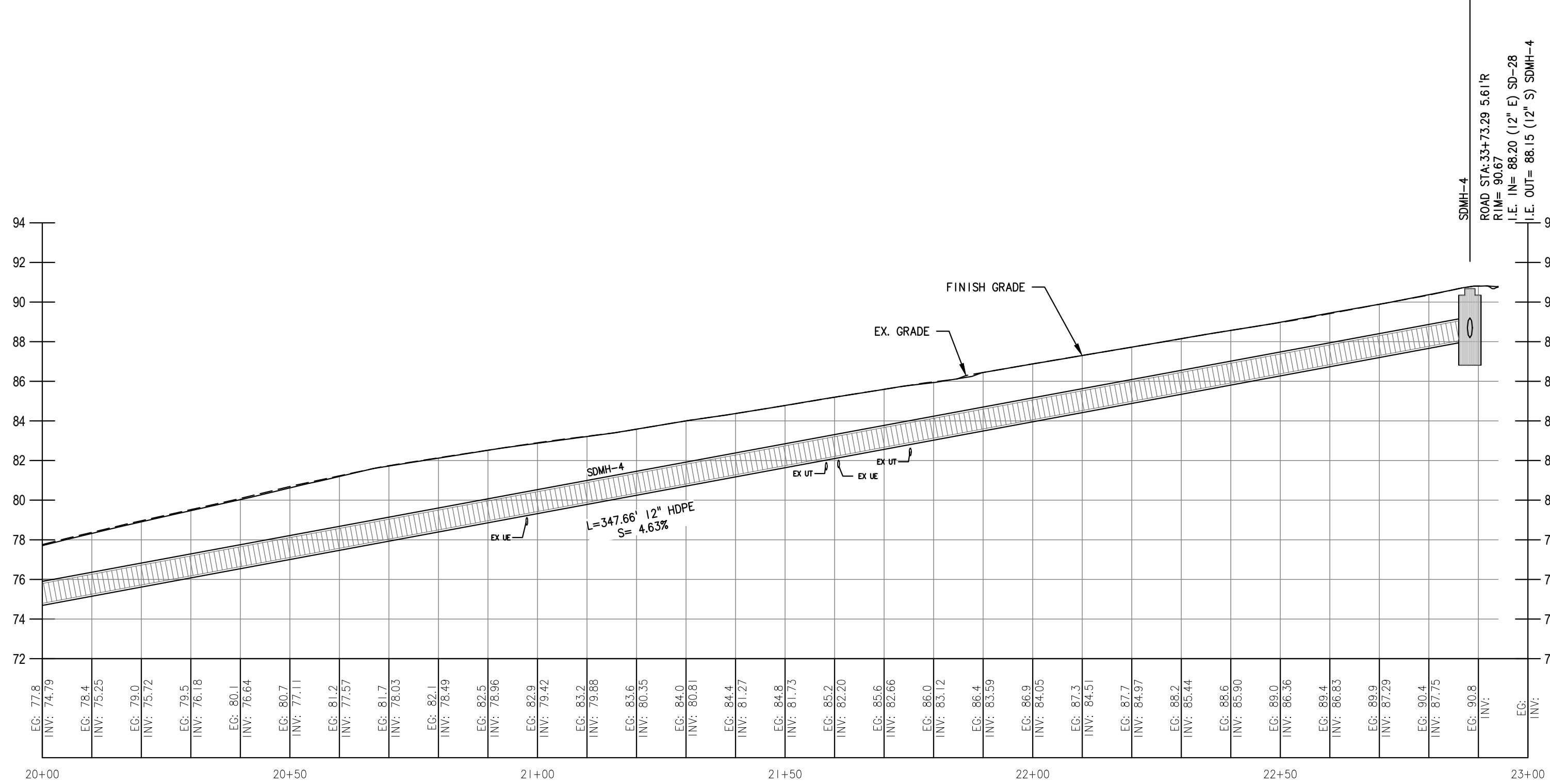
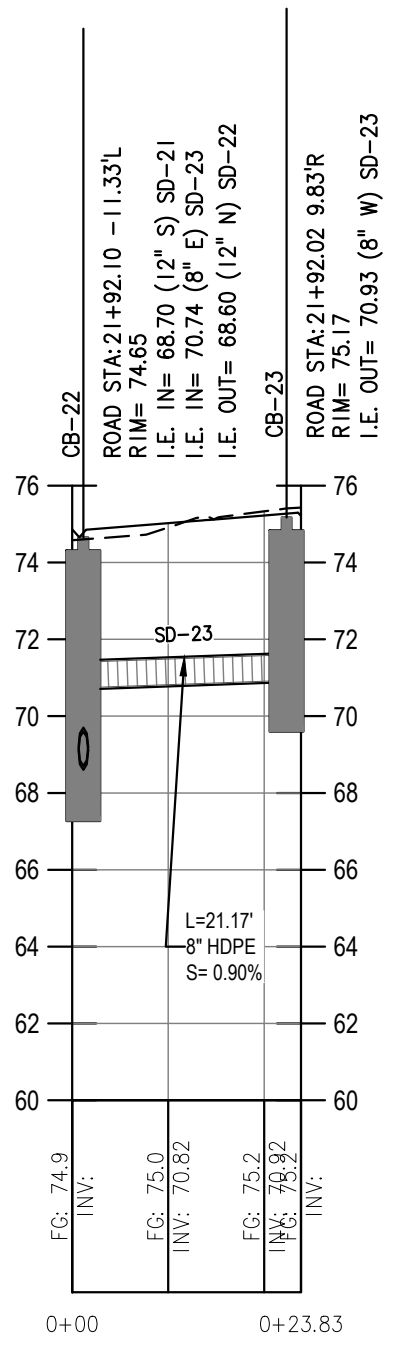
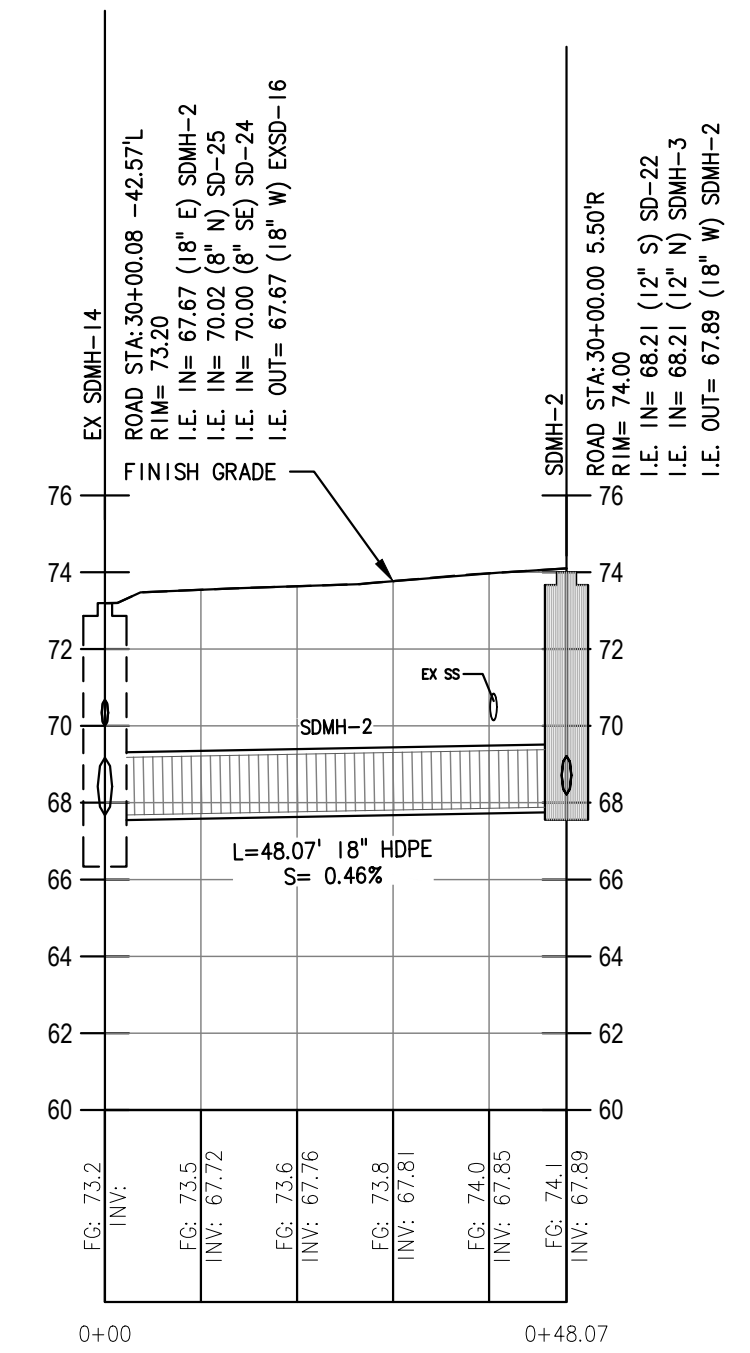
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- 7 CONSTRUCT 18"Ø HDPE STORM PIPE AS PER TRENCH DETAIL 1 SHEET C306. SEE PIPE TABLE ON THIS SHEET.

LEGEND

- FLOW ARROW
- CATCH BASIN - CONCRETE
- CATCH BASIN - NYLOPLAST
- STORM LINE
- STORM MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM LINE
- RIGHT-OF-AWAY
- EASEMENT

STORM-CLASSIC STRUCTURE TABLE				
Structure Name	Street Location	Structure Details	I.E. IN	I.E. OUT
CB-22	21+92.10 11.33' L	RIM: 74.65' SUMP: 67.60'	68.70' SD-21 70.74' SD-23	68.60' SD-22
CB-23	21+92.02 9.83' R	RIM: 75.17' SUMP: 69.93'		70.93' SD-23
EX SDMH-14	30+00.08 42.57' L	RIM: 73.20' SUMP: 66.67'	67.67' SDMH-2 70.02' SD-25 70.00' SD-24	67.67' EXSD-16
SDMH-2	30+00.00 5.50' R	RIM: 74.00' SUMP: 67.89'	68.21' SD-22 68.21' SDMH-3	67.89' SDMH-2
SDMH-4	33+73.29 5.61' R	RIM: 90.67' SUMP: 87.15'	88.20' SD-28	88.15' SDMH-4

STORM PIPE TABLE			
Pipe Name	Size	Length	Slope
SD-23	8"	21.17'	0.90%
SDMH-2	18"	48.07'	0.46%
SDMH-4	12"	347.66'	4.63%



PROFILE

SCALE: 1" = 20' HORIZONTAL 1" = 5' VERTICAL

KEY MAP

SCALE: NTS



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Revisions:



#	

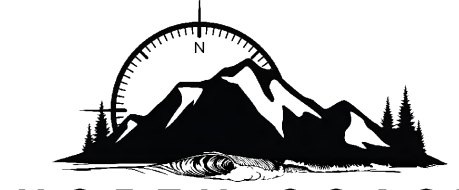
LINE IS 1" ON FULL
SCALE DRAWING



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Phone: 503.440.1088
Cell: 503.812.3732
Internet: www.nccivil.com

MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231

Issue Date: 3/28/2025

Project Manager: KA
Drawn by: LX
Checked by: KA

STORMWATER PLAN & PROFILE

C304

ISSUED FOR ENGINEERING PLANS - BID SET

PLOT DATE: 3/28/2025 5:25 PM - FILE: N:\Shared\Projects\24019\Win - Windsor - Manzanita Classic Street\CADC300.dwg



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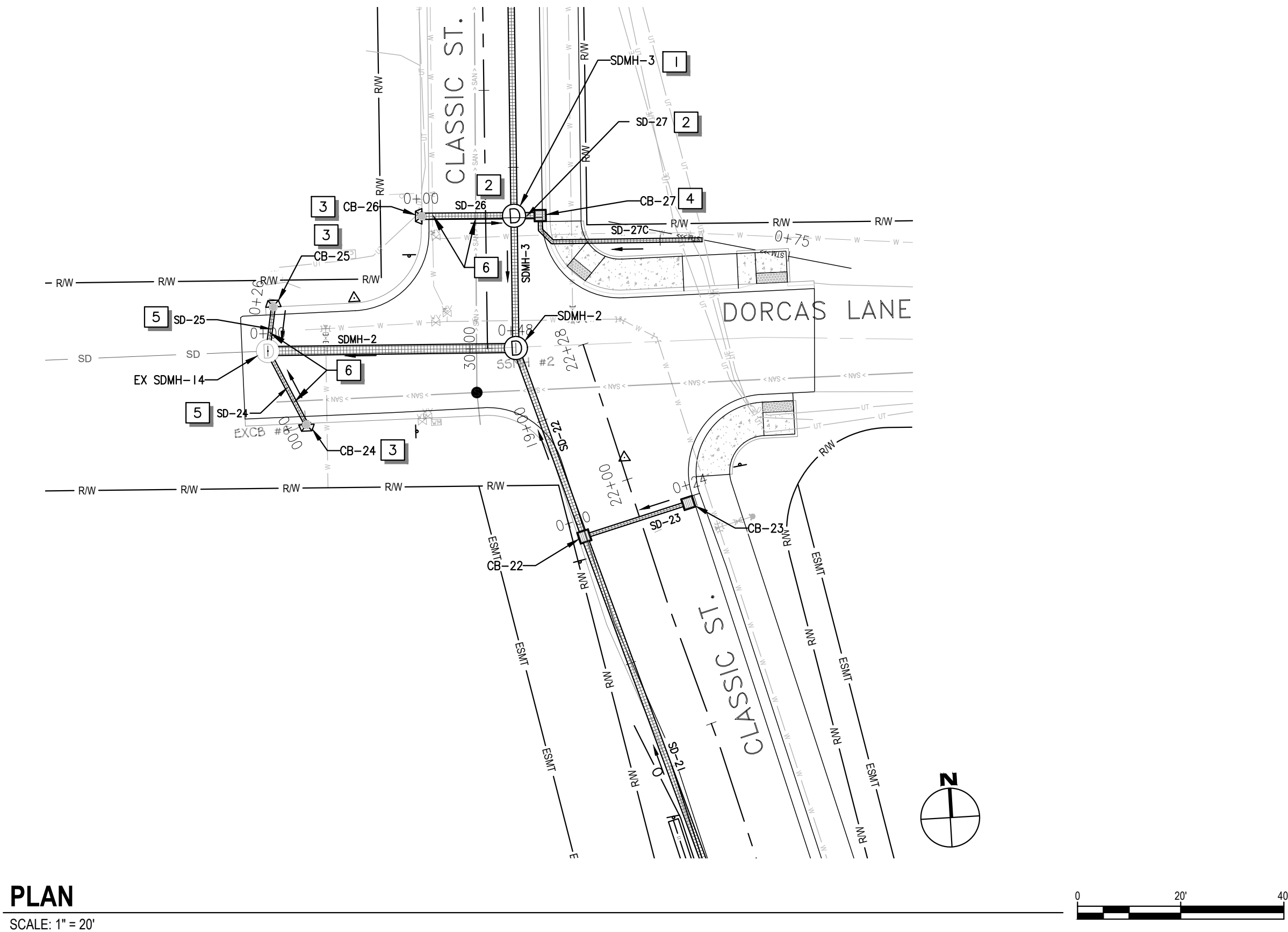
MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

Project No: 24231
Issue Date: 3/28/2025

Project Manager: KA
Drawn by: LX
Checked by: KA

**STORMWATER PLAN & PROFILE &
INFILTRATION DETAILS**

C305



STORM

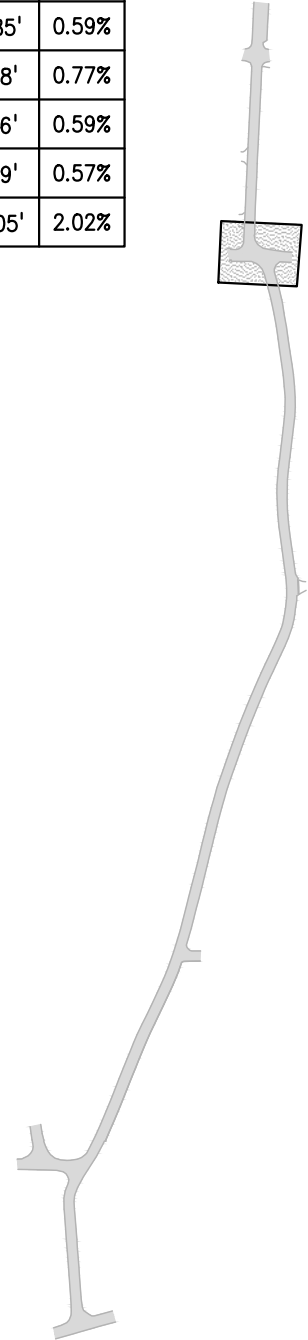
- 1 CONSTRUCT 48"Ø CONCRETE STORM DRAIN MANHOLE AS PER DETAIL 2, SHEET C306 AND STORM STRUCTURE TABLE ON THIS SHEET.
- 2 CONSTRUCT 12"Ø HDPE STORM PIPE AS PER TRENCH DETAIL 1 SHEET C306. SEE PIPE TABLE ON THIS SHEET.
- 3 CONSTRUCT NYLOPLAST CATCH BASIN WITH H20 GRATE AS PER DETAIL 4, SHEET C306. SEE STORM STRUCTURE AND STORM PIPE TABLE THIS SHEET. RECONNECT PIPES WHERE SHOWN.
- 4 CONSTRUCT PRECAST CONCRETE CATCH BASIN WITH H20 GRATE AS PER DETAIL 5, SHEET C306. SEE STORM STRUCTURE AND STORM PIPE TABLE THIS SHEET. RECONNECT PIPES WHERE SHOWN.
- 5 CONSTRUCT 8"Ø HDPE STORM PIPE AS PER TRENCH DETAIL 1 SHEET C306. SEE PIPE TABLE ON THIS SHEET.
- 6 UTILITY ELEVATION UNKNOWN. CONTRACTOR SHALL POthOLE UTILITY TO DETERMINE IF CONFLICT EXISTS AND REPORT ALL FINDINGS TO ENGINEER. UTILITY SHALL BE RELOCATED BY THE CONTRACTOR DURING CONSTRUCTION WITH THE ASSISTANCE OF THE UTILITY AGENCY IF UTILITY CONFLICTS OCCUR. THE CONTRACTOR SHALL COORDINATE WITH UTILITY AGENCY AND SHALL ANTICIPATE ALL COSTS FOR UTILITY CROSSING DURING CONSTRUCTION.
- 7 CONSTRUCT 18"Ø HDPE STORM PIPE AS PER TRENCH DETAIL 1 SHEET C306. SEE PIPE TABLE ON THIS SHEET.

LEGEND

- FLOW ARROW
- ▣ CATCH BASIN - CONCRETE
- ▣ CATCH BASIN - NYLOPLAST
- STORM LINE
- ⊙ STORM MANHOLE
- ⊙ EXISTING STORM MANHOLE
- STM --- EXISTING STORM LINE
- RW --- RIGHT-OF-WAY
- EAS --- EASEMENT

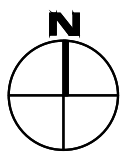
STORM-CLASSIC STRUCTURE TABLE				
Structure Name	Street Location	Structure Details	I.E. IN	I.E. OUT
CB-26	30+25.77 12.35' L	RIM: 73.78' SUMP: 70.92'		71.92' SD-26
CB-27	30+25.60 10.58' R	RIM: 74.26' SUMP: 70.85'	72.01' SD-27A	71.85' SD-27
EX SDMH-14	30+00.08 42.57' L	RIM: 73.20' SUMP: 66.67'	67.67' SDMH-2 70.02' SD-25 70.00' SD-24	67.67' EXSD-16
SDMH-3	30+25.63 5.51' R	RIM: 74.32' SUMP: 68.36'	72.04' SDMH-4 71.81' SD-26 71.81' SD-27	69.20' SDMH-3

STORM PIPE TABLE			
Pipe Name	Size	Length	Slope
SD-24	8"	16.09'	4.37%
SD-25	8"	8.62'	1.00%
SD-26	12"	17.85'	0.59%
SD-27	12"	5.08'	0.77%
SD-27A	8"	2.76'	0.59%
SD-27B	8"	3.29'	0.57%
SD-27C	8"	29.05'	2.02%

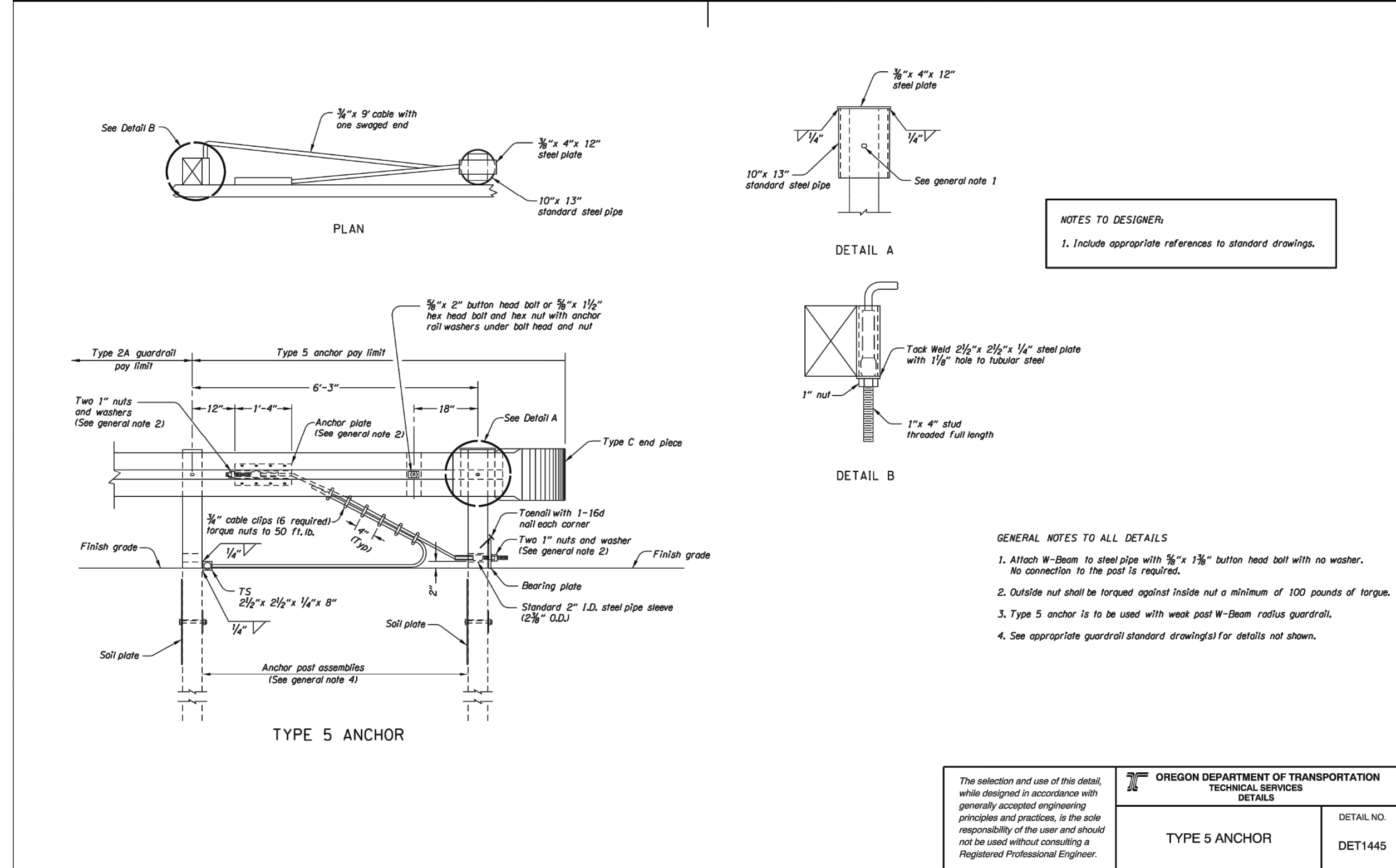


KEY MAP

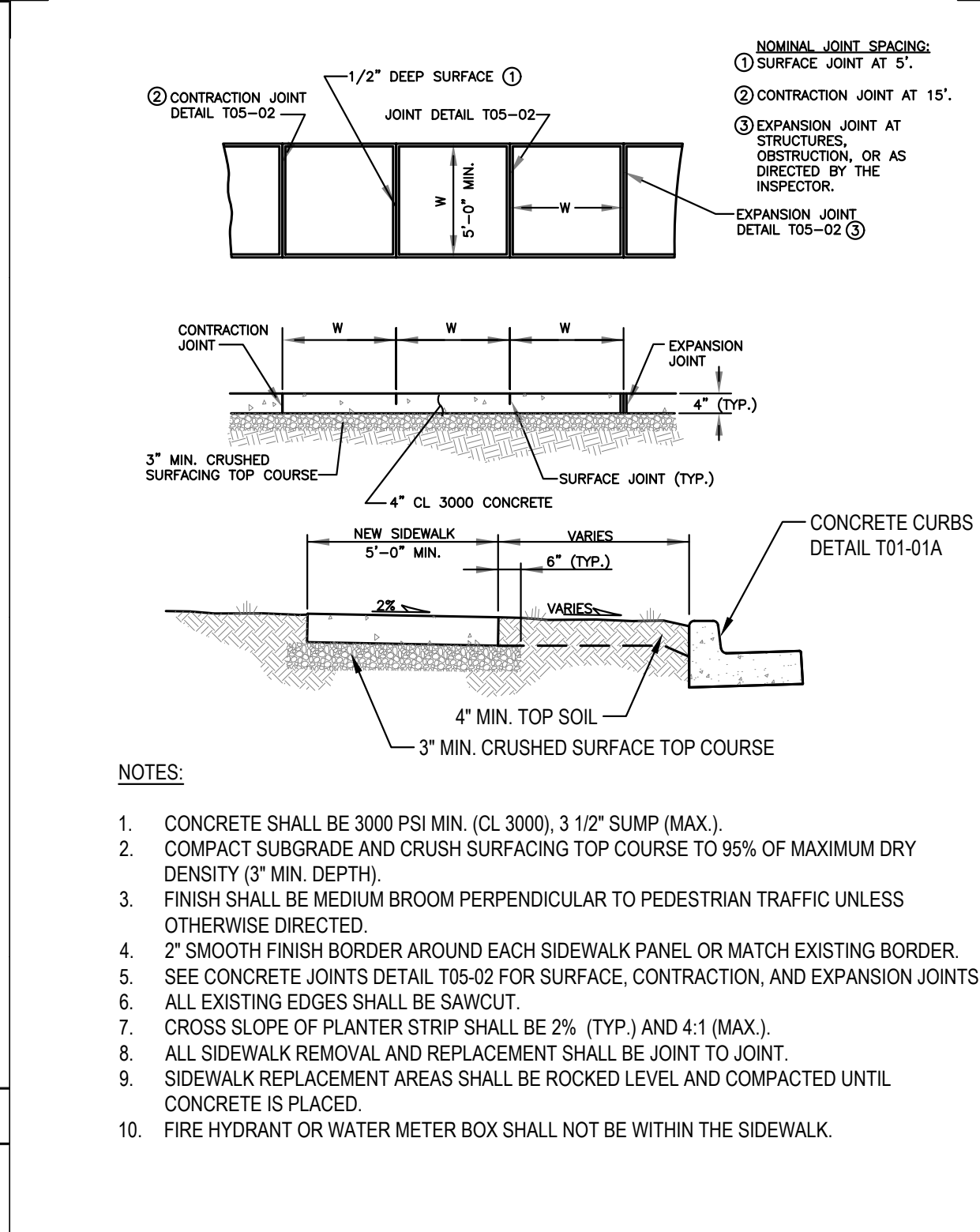
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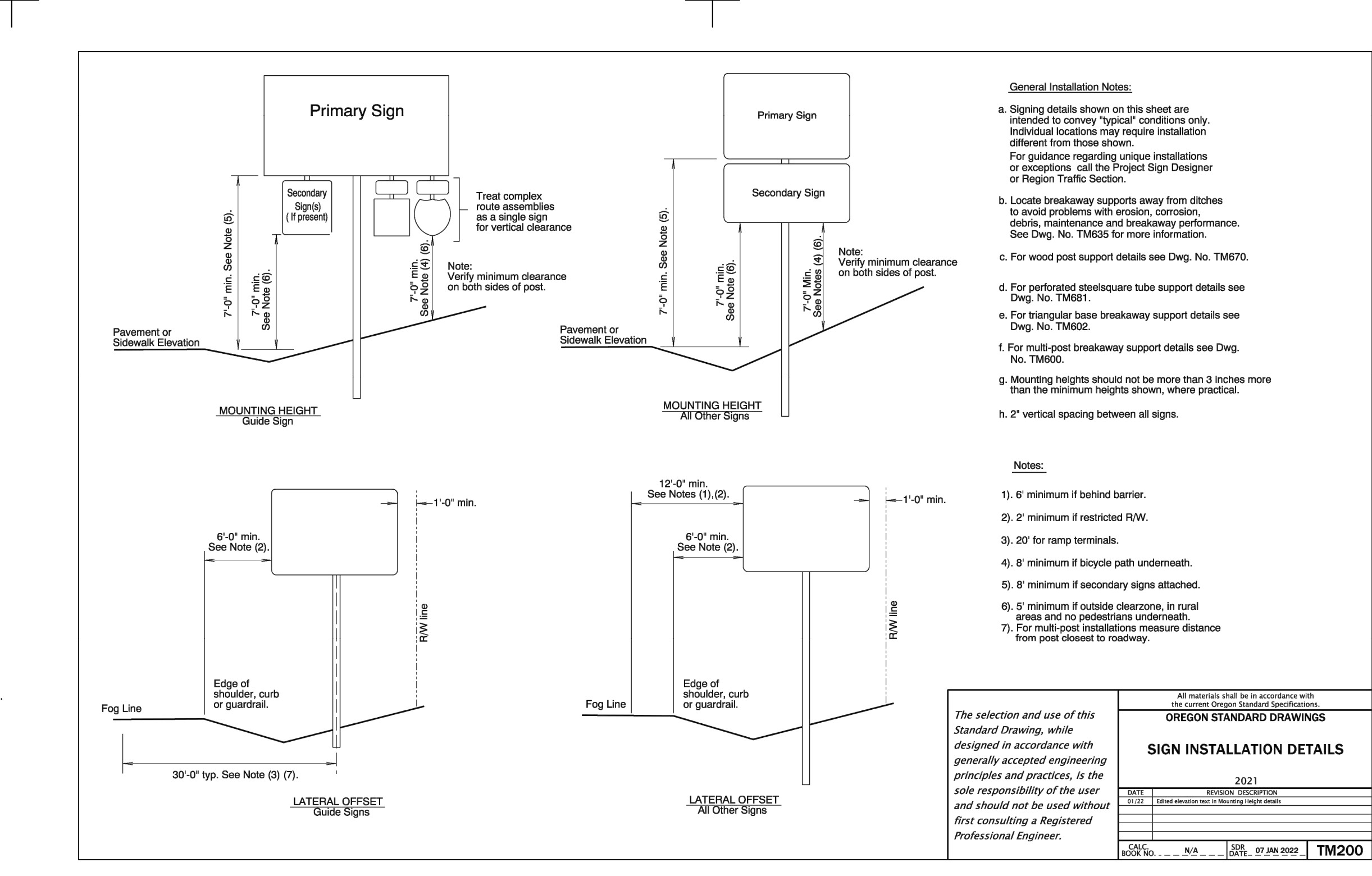
ISSUED FOR ENGINEERING PLANS - BID SET



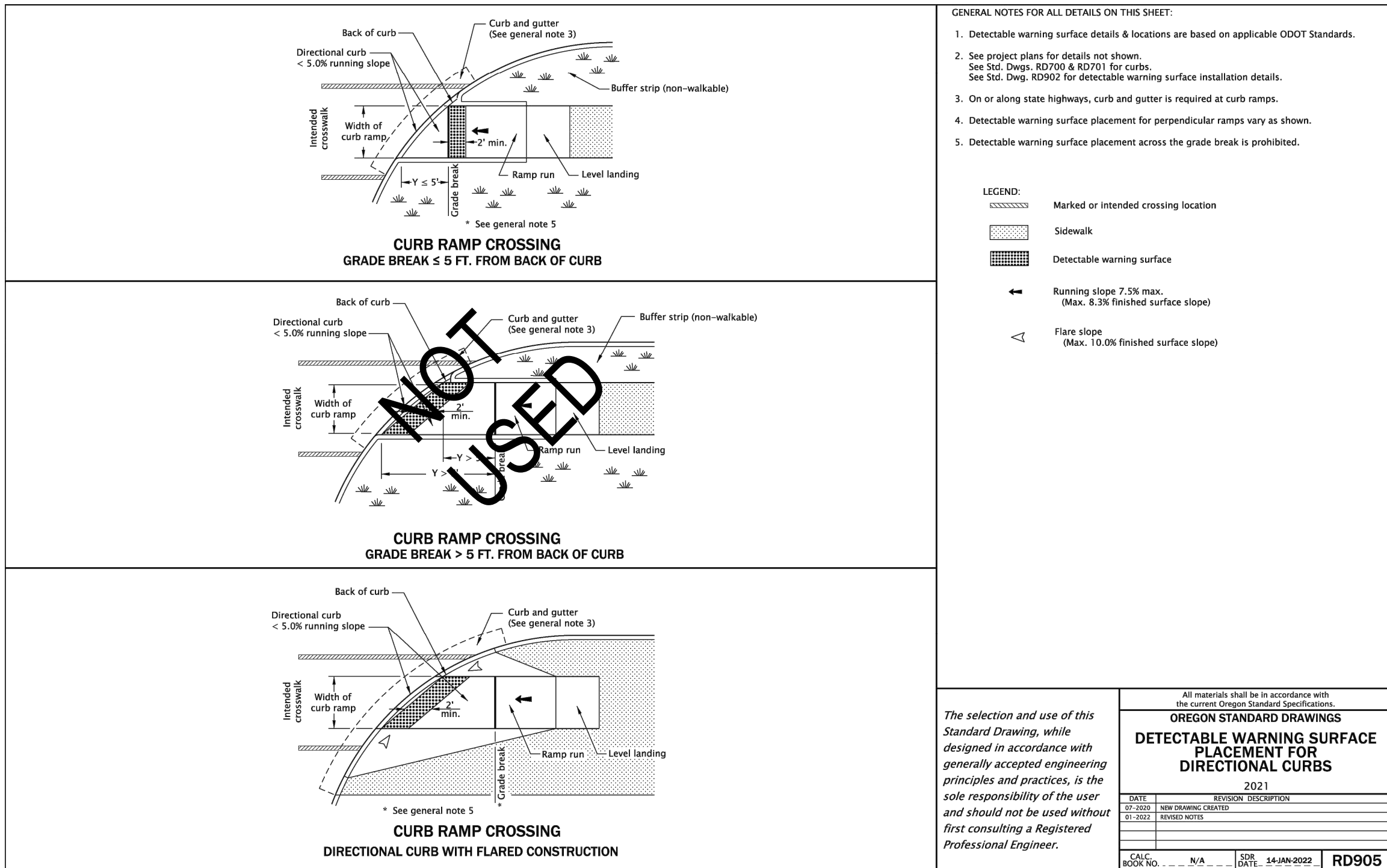
1 GAURDRAIL END TERMINAL DETAIL.
SCALE: NTS



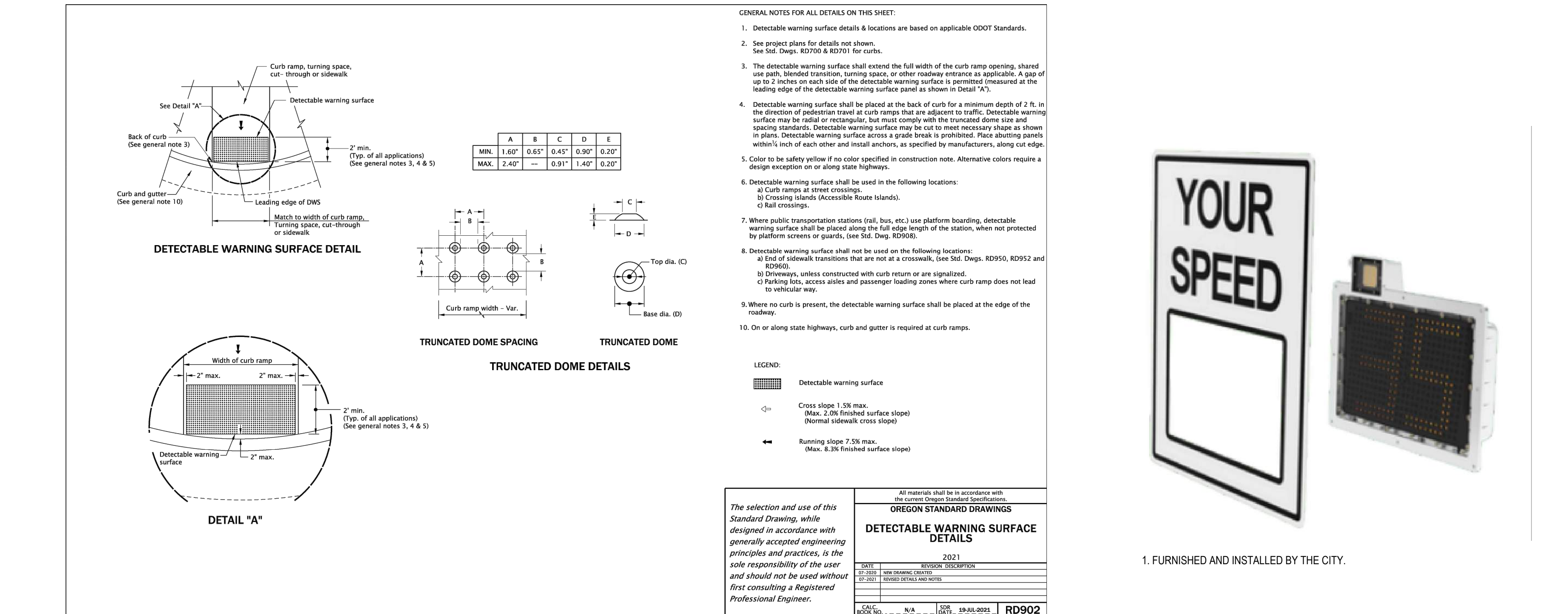
2 SIDEWALK DETAIL
SCALE: NTS



5 SIGN INSTALL DETAILS
SCALE: NTS



6 CURB RAMP DETAIL
SCALE: NTS



7 DETECTABLE WARNING SURFACE DETAIL
SCALE: NTS

8 SPEED RADAR SIGNAGE
SCALE: NTS

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Revisions:

NO.	DATE	DESCRIPTION

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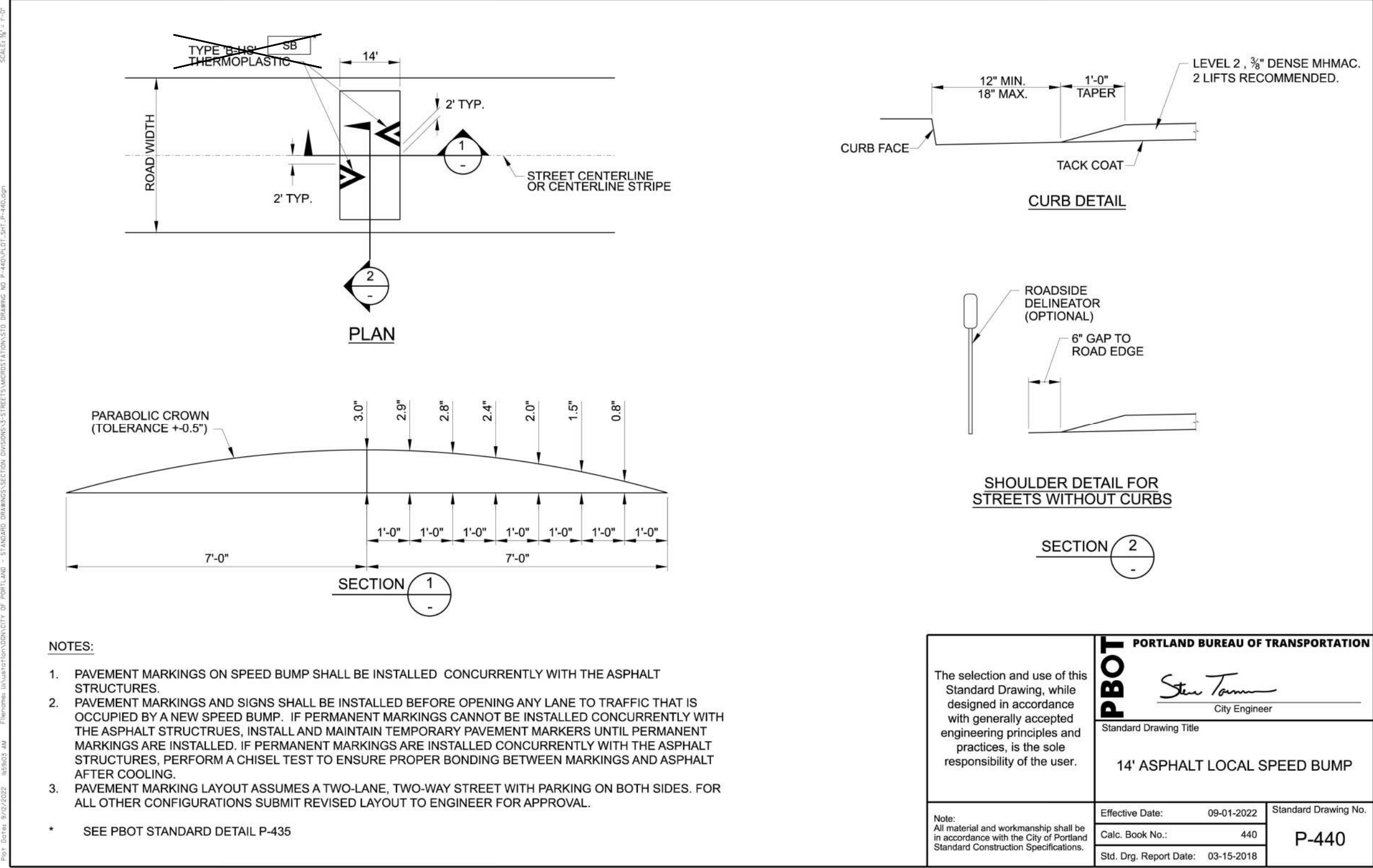
MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
Project No: 24231
Issue Date: 4/11/2025

DETAILS

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

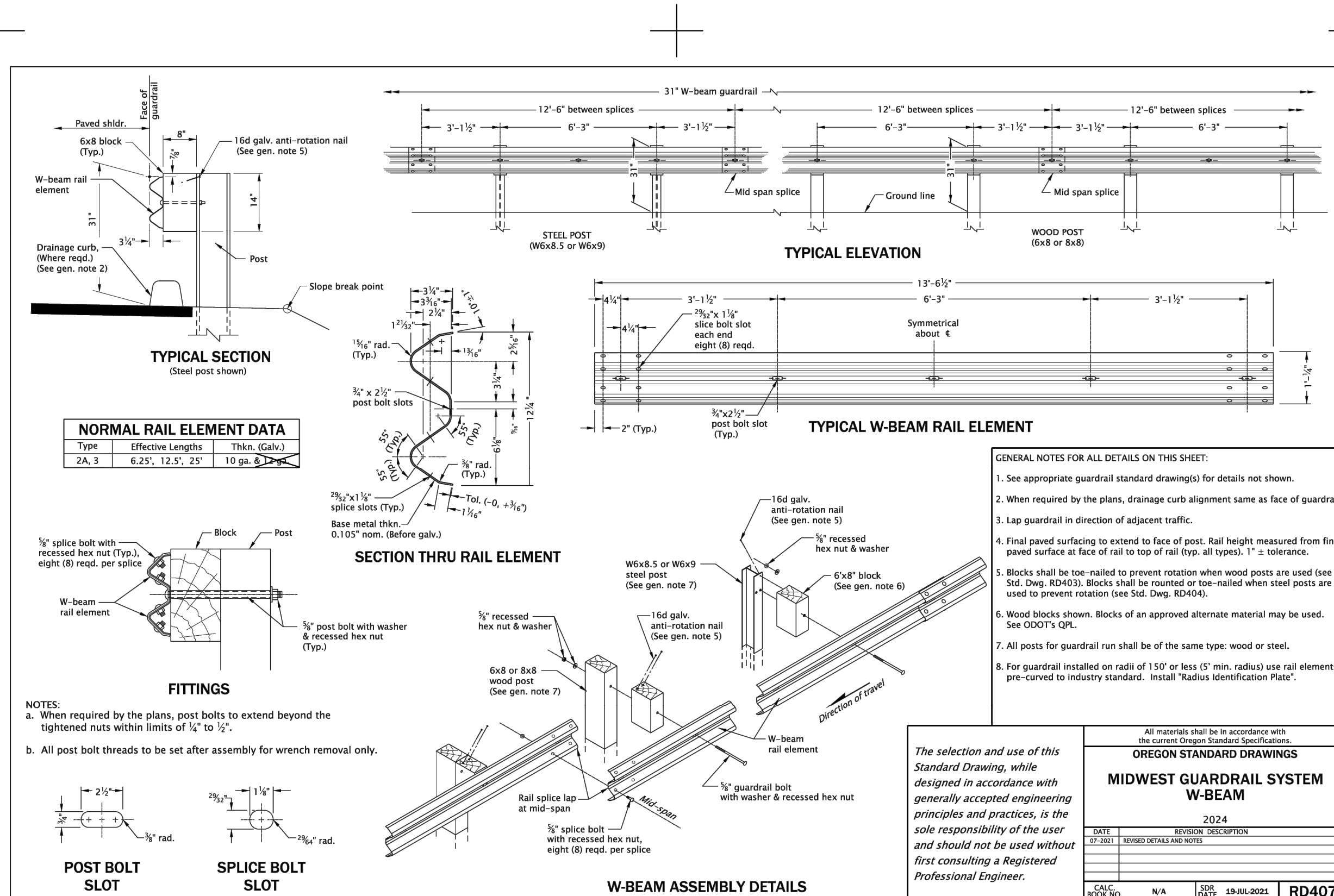
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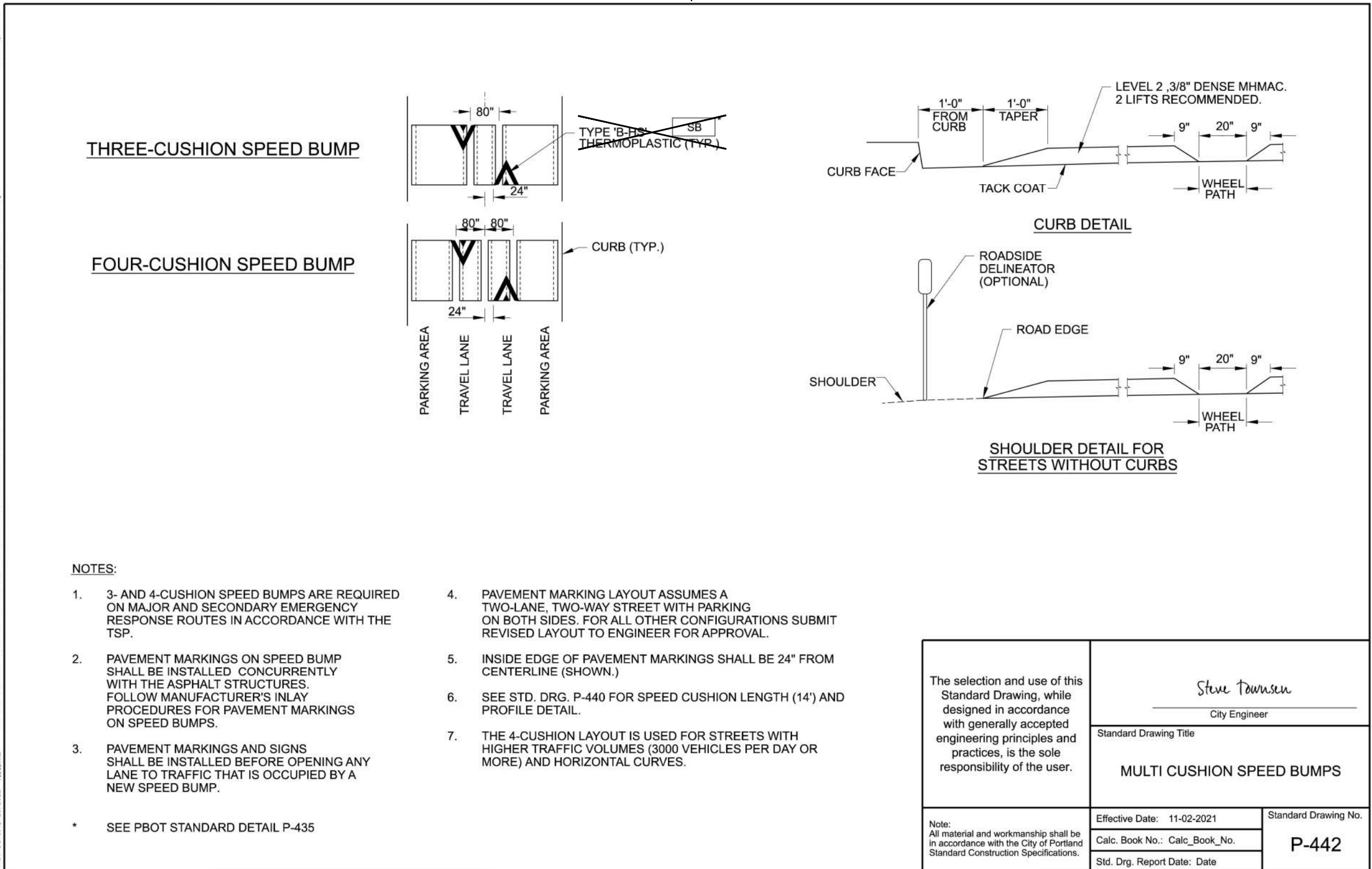
1 LOCAL SPEED BUMP

SCALE: NTS



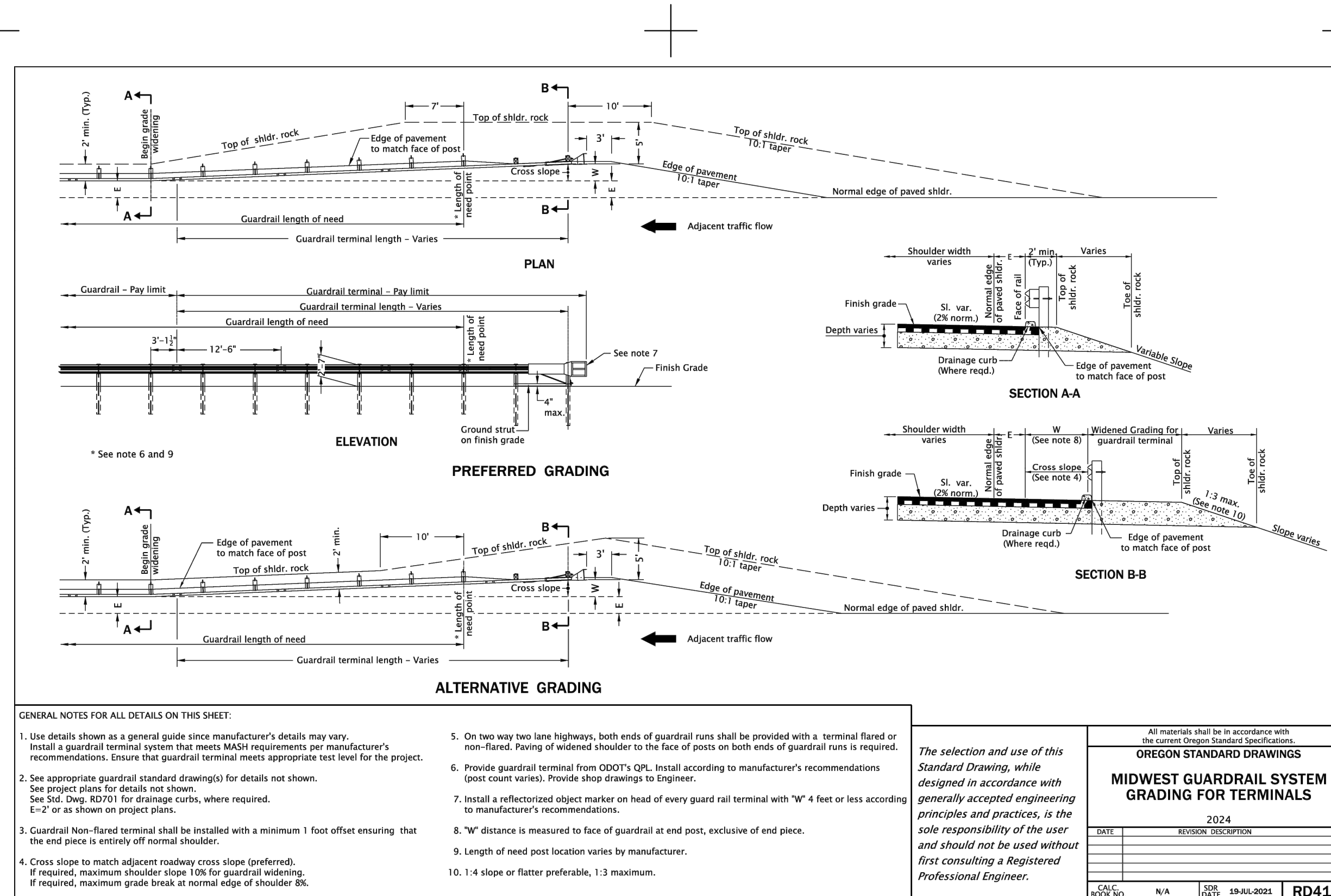
3 W-BEAM GUARD RAIL

SCALE: NTS



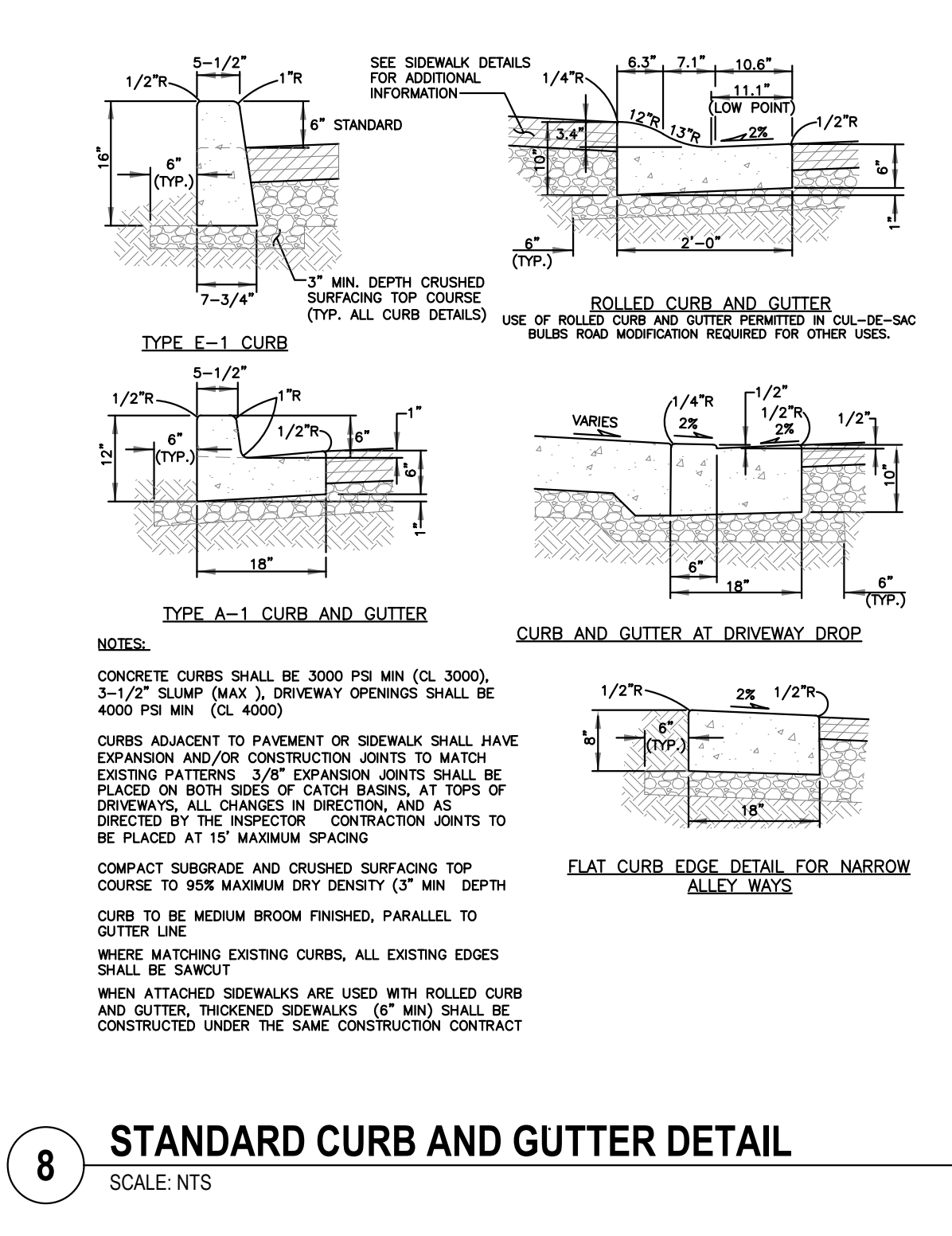
2 MULTI CUSHION SPEED BUMPS

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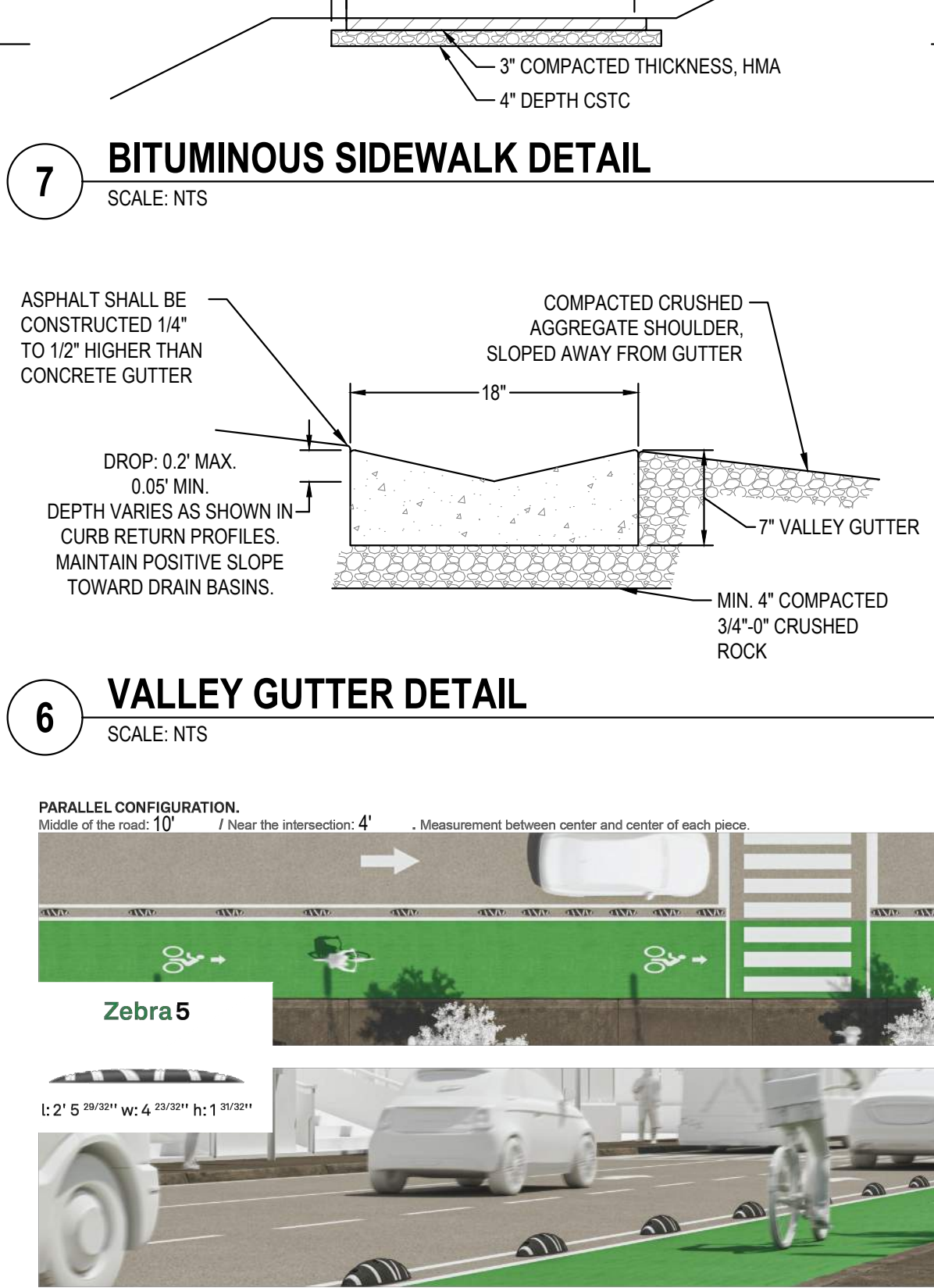
4 W-BEAM GUARD RAIL

SCALE: NTS



8 STANDARD CURB AND GUTTER DETAIL

SCALE: NTS



5 TRAFFIC DELINEATORS

SCALE: NTS

811
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TRAVIS W. TORMANN
Expires: 6/30/2026

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MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET
Project No: 24231
Issue Date: 4/11/2025

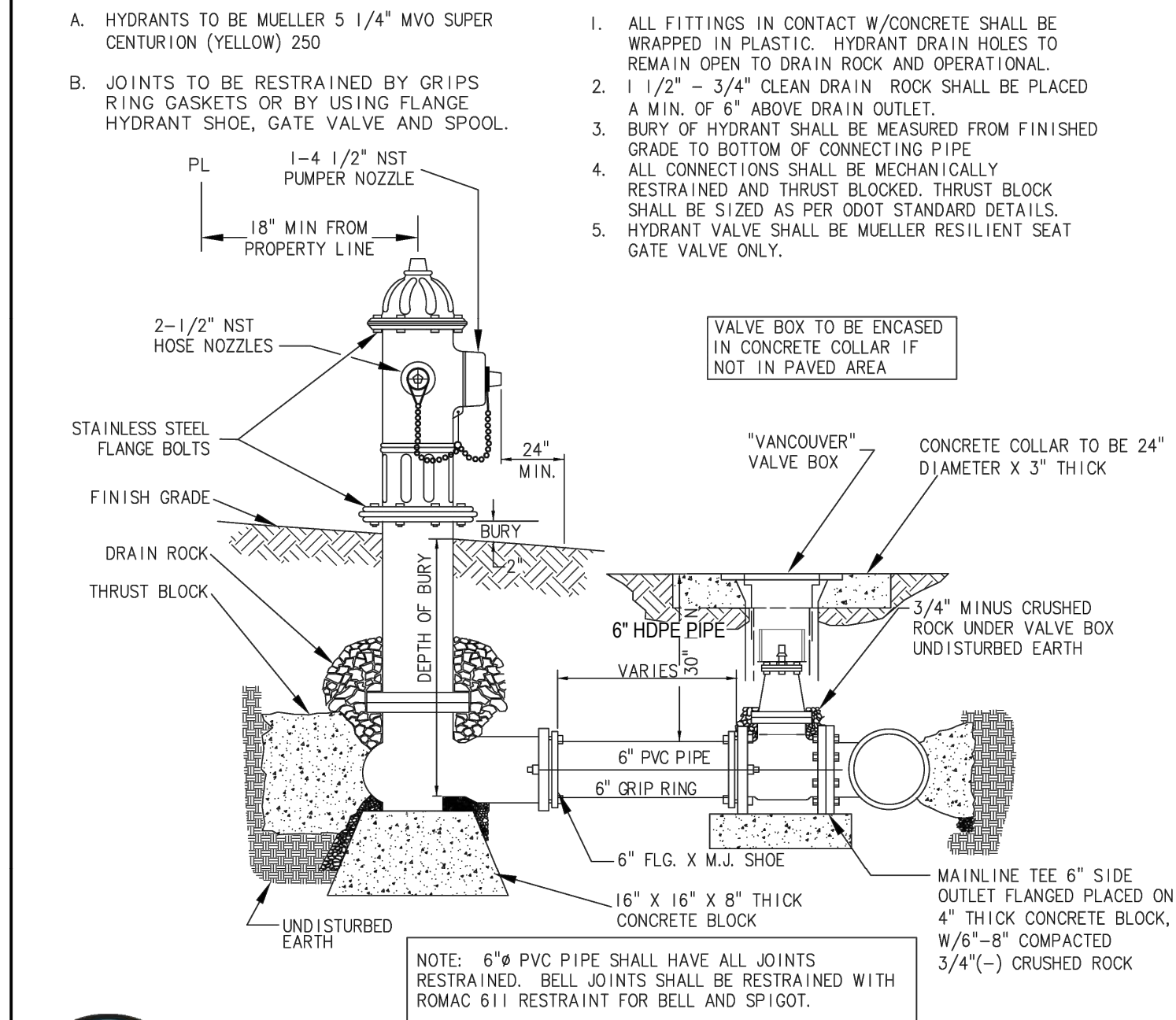
DETAILS
Project Manager: MRL
Drawn by: DTT
Checked by: TWT
C501

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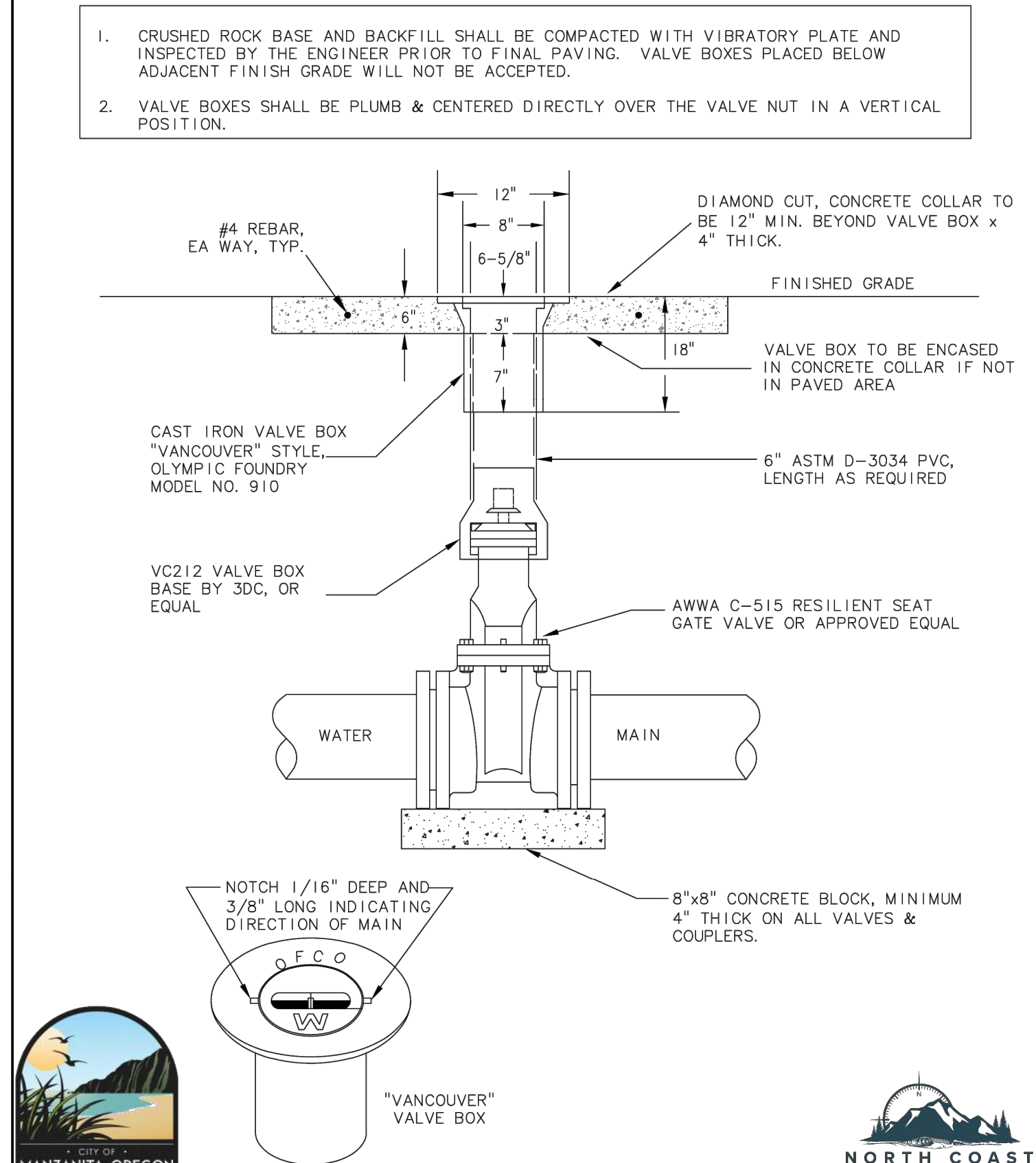
THRUST BLOCKING

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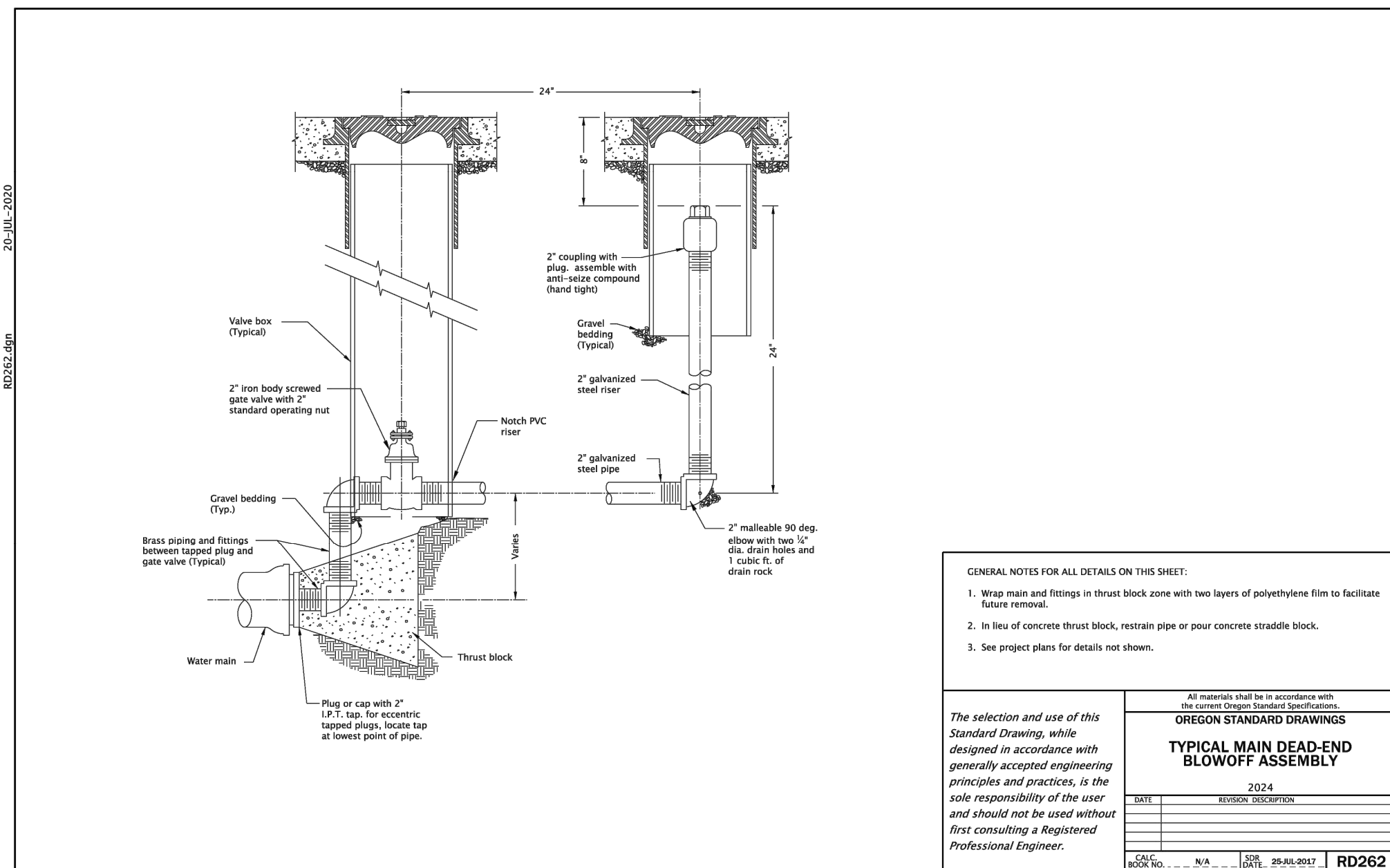
FIRE HYDRANT

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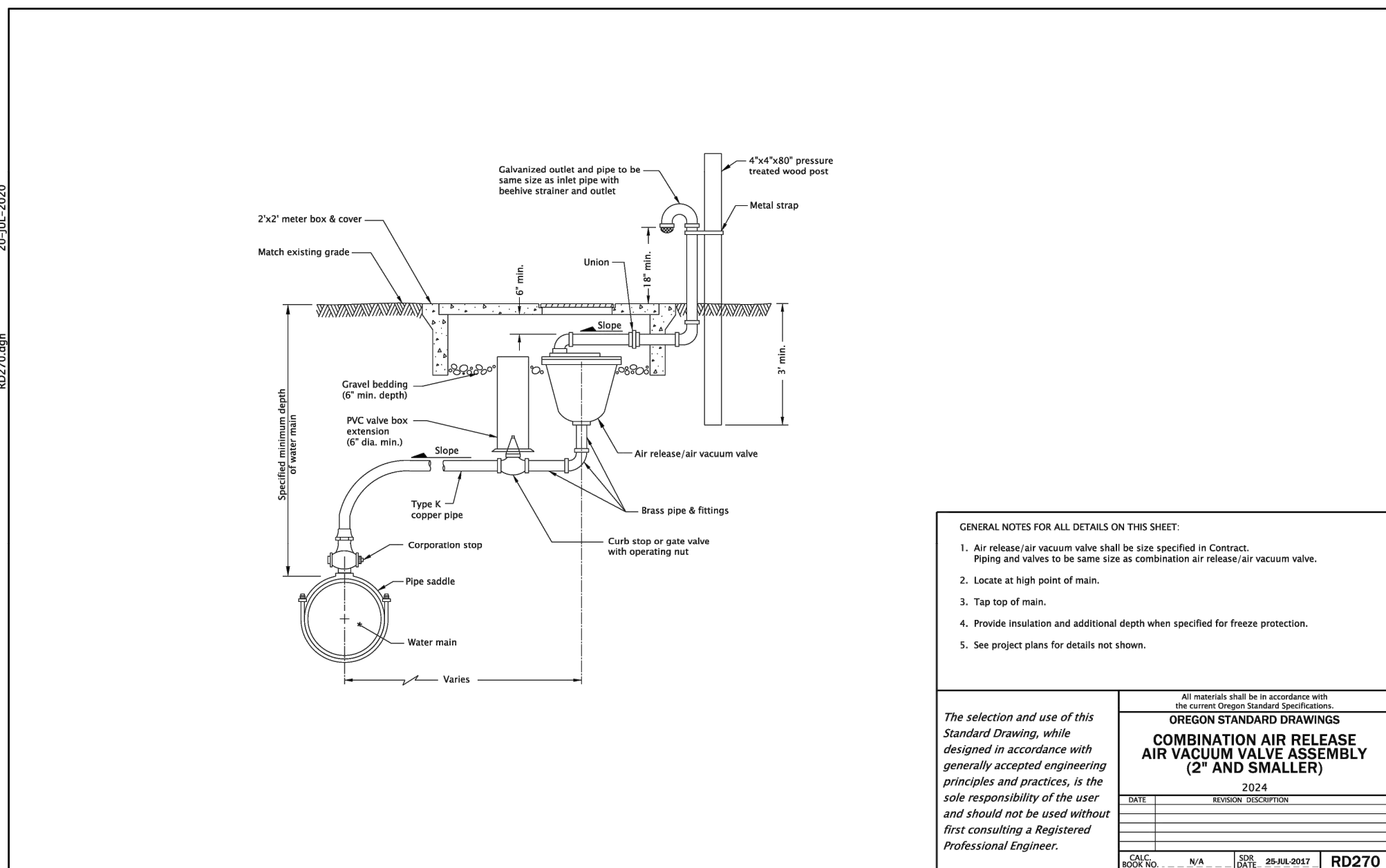
VALVE BOX AND OPERATOR

SCALE: NTS



BLOW OFF ASSEMBLY

SCALE: NTS



COMB AIR RELEASE/VACUUM

SCALE: NTS



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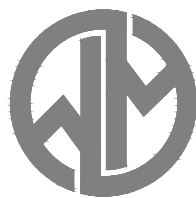
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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS - BID SET

Project No: 24231

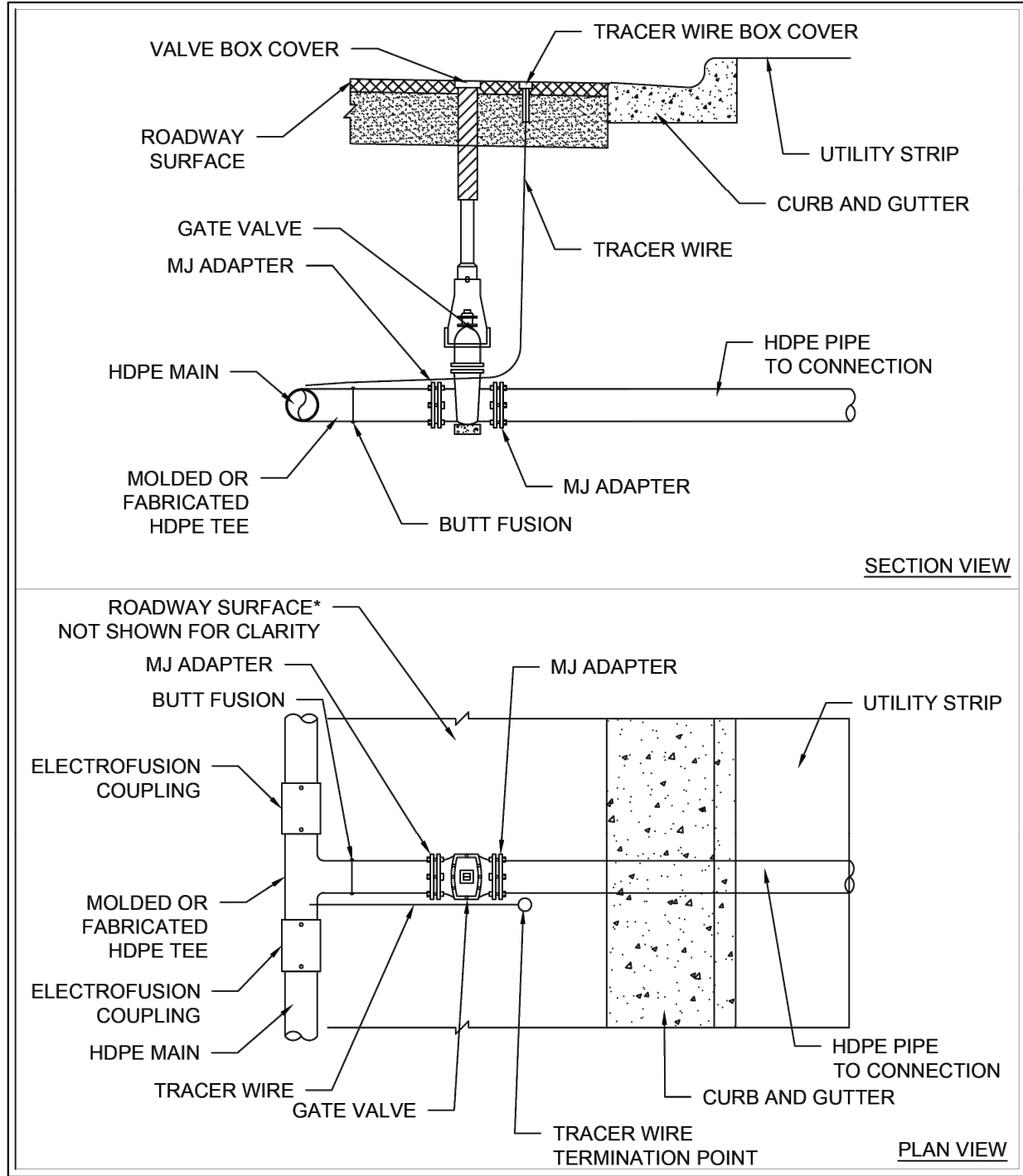
Issue Date: 4/11/2025

WATER STANDARD DETAILS (ODOT)

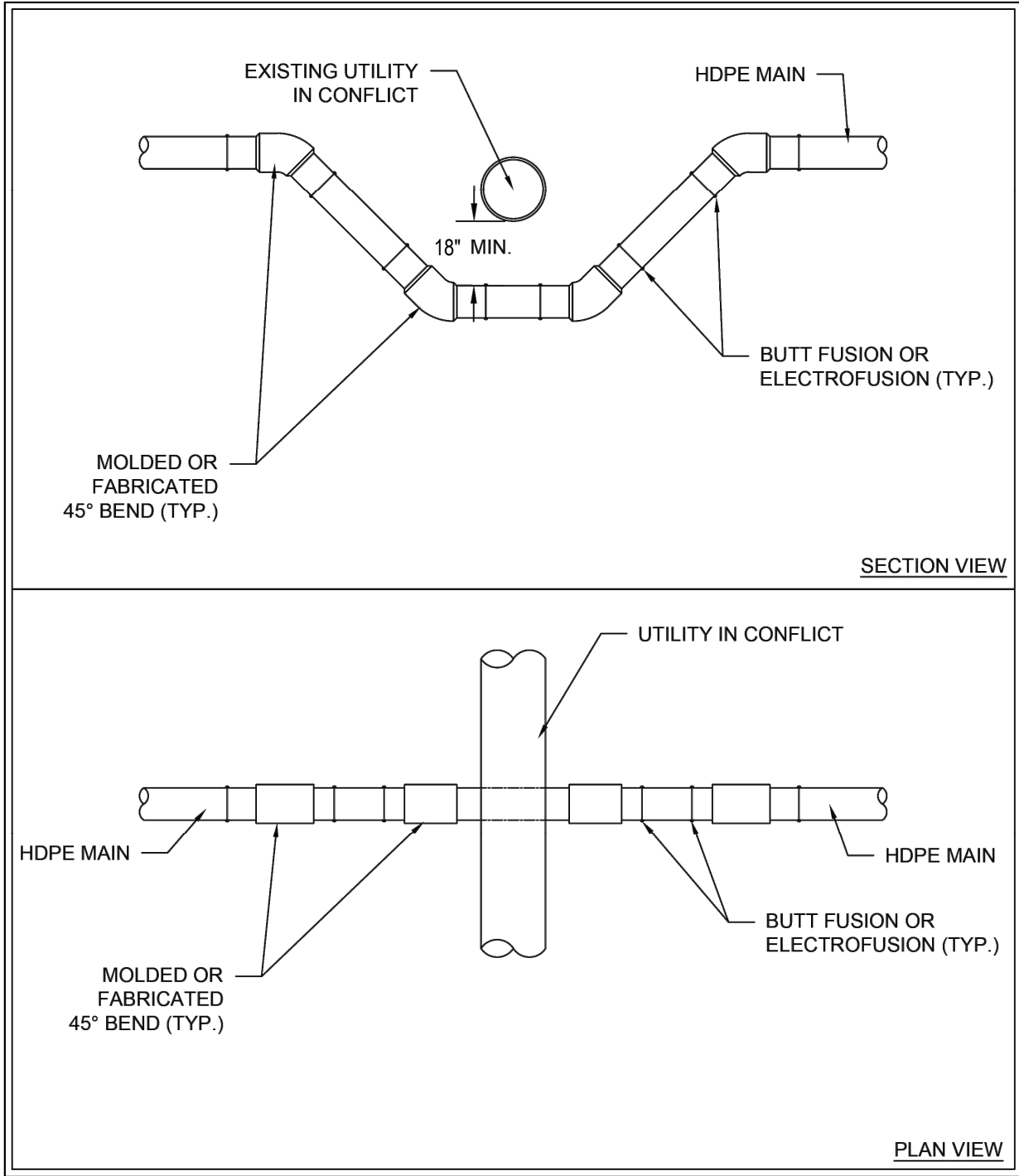
Project Manager MRL
 Drawn by DTT
 Checked by TWT

C504

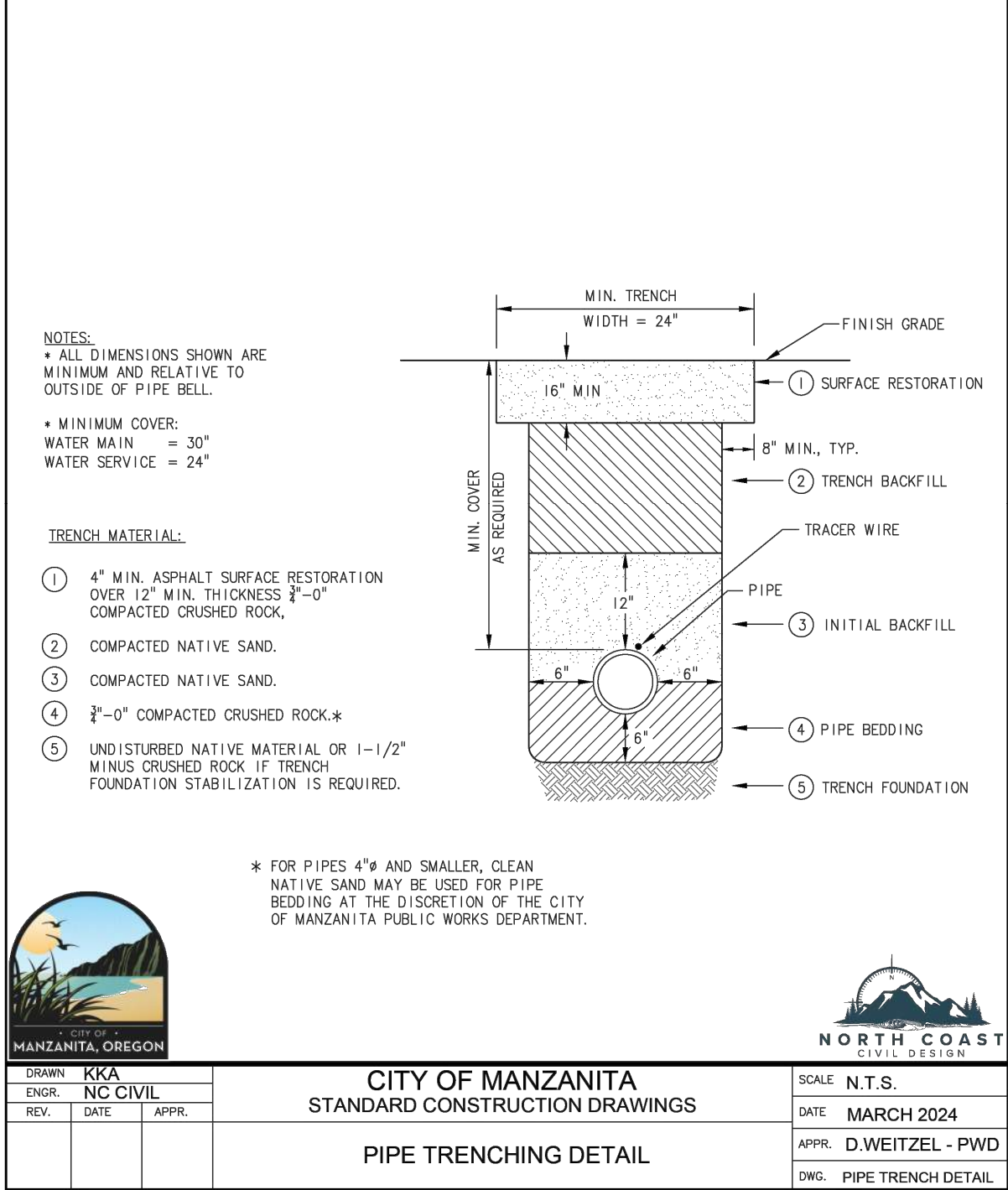
ISSUED FOR ENGINEERING PLANS - BID SET



1 MECHANICAL CONNECTION TO GATE VALVE
SCALE: NTS



2 UTILITY CONFLICT FUSION TO HDPE FITTINGS
SCALE: NTS



3 PIPE TRENCHING DETAIL
SCALE: NTS



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MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130
ENGINEERING PLANS - BID SET

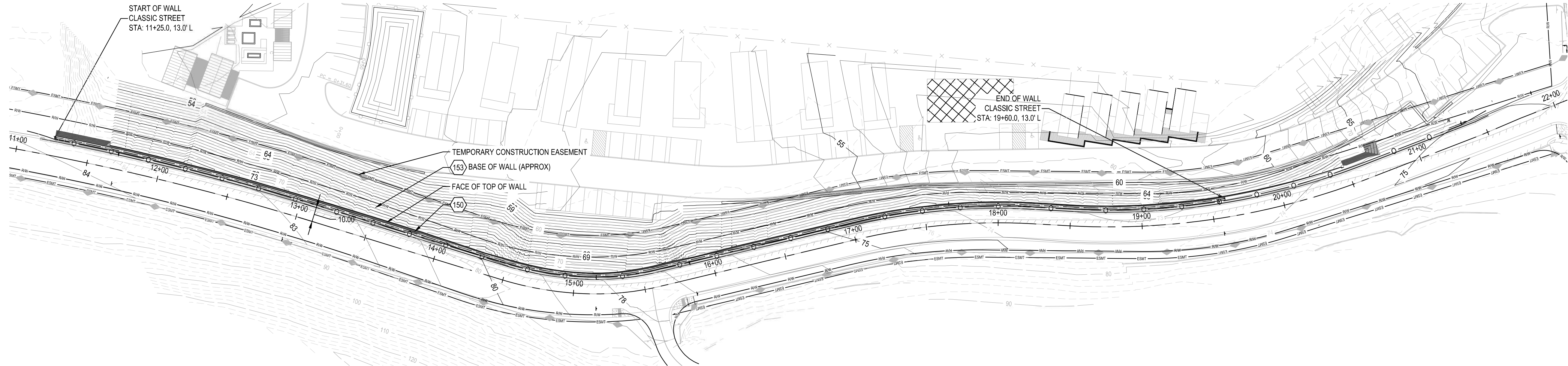
Project No: 24231
Issue Date: 4/11/2025

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

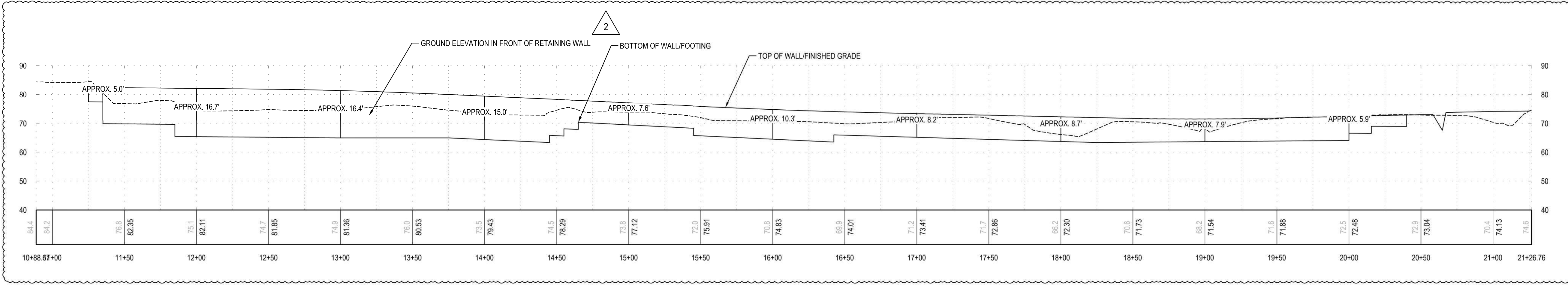
HDPE DETAILS

C505

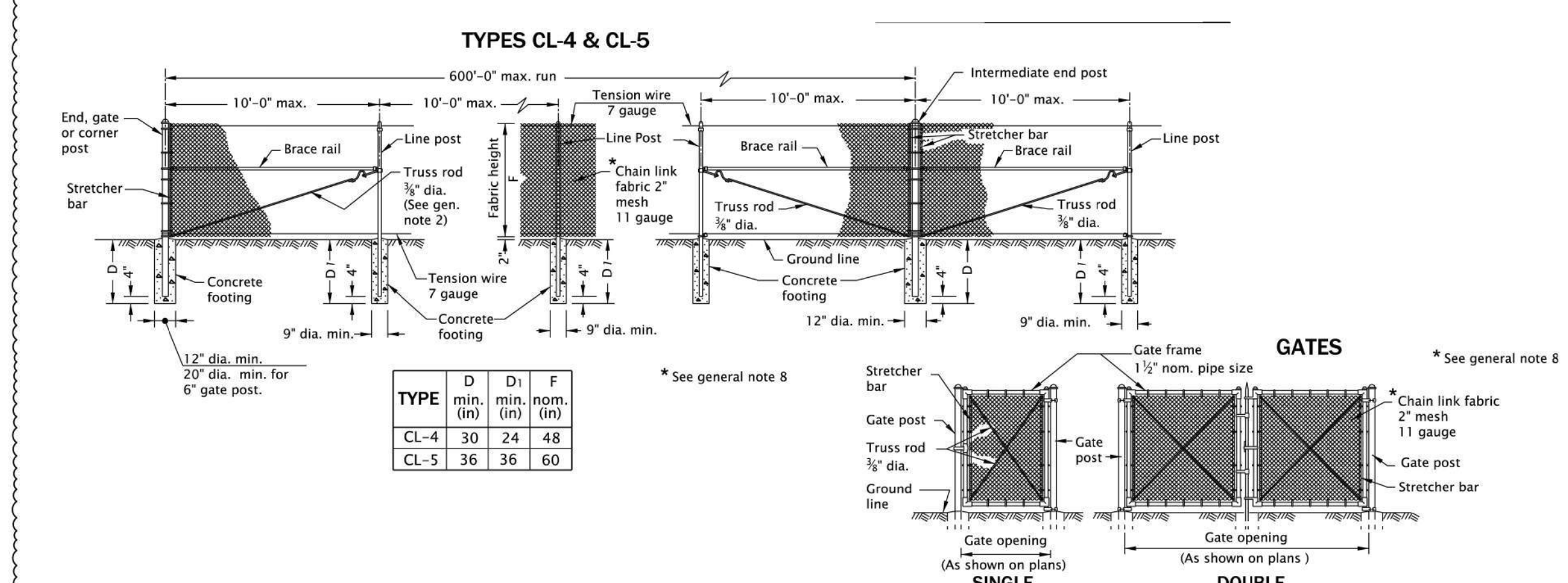
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1 PLAN
SCALE: 1" = 40'

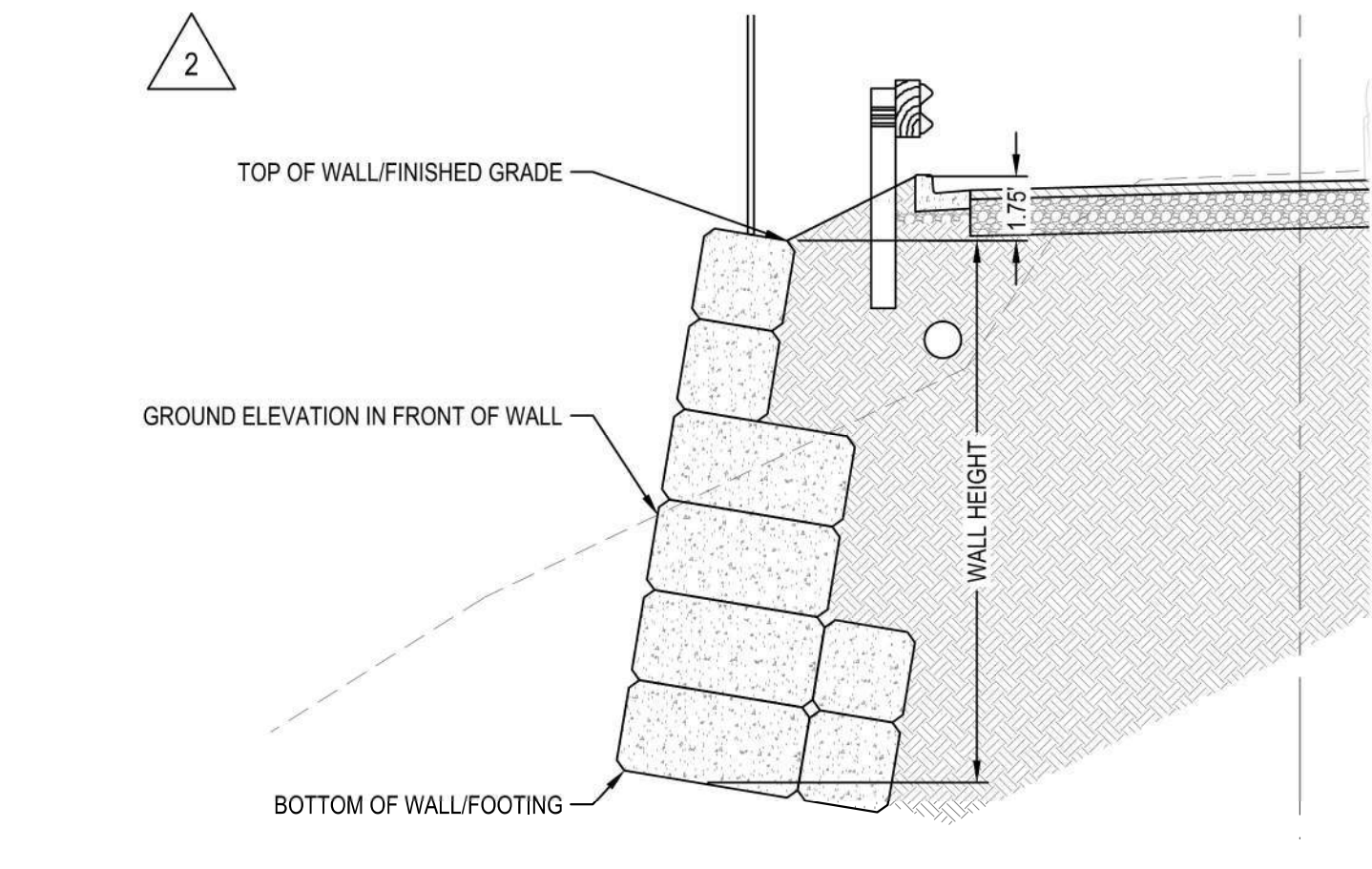


2 PROFILE
SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 20'



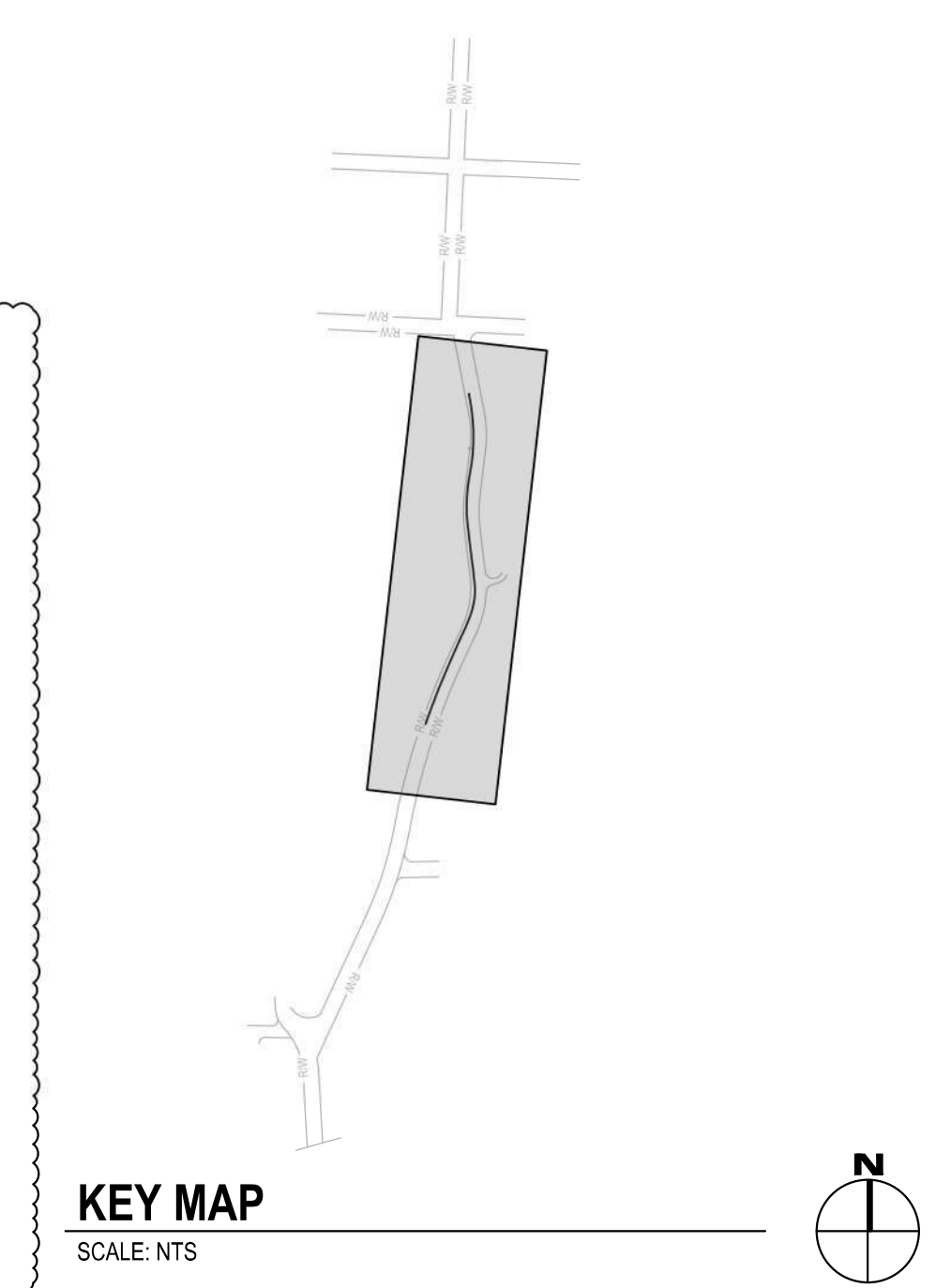
3 FENCE DETAIL
SCALE: NTS

TABLE 1																			
TYPE		MEMBER																	
		BRACE AND TOP RAILS		LINE POSTS			END, CORNER & INTERMEDIATE END POST		GATE OPENING (ft)				GATE POSTS						
		TUBULAR		TUBULAR		H-SECTION	TUBULAR						TUBULAR						
		Fence Industry (in)		Nom. Dia. (in)		Fence Industry (in)	Nom. Dia. (in)		Size (in)	Wt. lb/ft	Fence Industry (in)		Nom. Dia. (in)		Fence Industry (in)		Nom. Dia. (in)		
															SINGLE GATE		DOUBLE GATE		
STEEL	CL-4 & CL-4R CL-5 & CL-5R	1½	1¼	1½	1½	1½ x 1½	2.72	2½	2	Up thru 6				Up thru 12				2½	2½
	CL-6 & CL-6R	1½	1¼	2½	2	2¼ x 2	4.10	2½	2½	7 thru 13				13 thru 26				4	3½
										14 thru 18				27 thru 36				6½	6
NOTE: For CL-6, CL-6R, CL-8, CL-8R, CL-10 & CL-10R, the hardware is minimum and does not include slat wind loading.																			




4 TYPICAL RETAINING WALL SECTION
SCALE: NTS

- KEYNOTES**
- 101 REMOVE AND REINSTALL EXISTING SIGNS
 - 102 PROTECT STEEP SLOPES FROM CONSTRUCTION ACTIVITIES
 - 103 EXISTING WATER MAIN
 - 104 REMOVAL OF PAVEMENT, AC/PCC
 - 105 2" COLD PLAN PAVEMENT REMOVAL AND LEVEL 2-3/8 INCH ACP OVERLAY- PER DETAIL 6/C100
 - 106 EXST WATER LINES, VALVES, AND METERS TO BE REMOVED
 - 107 ASPHALT PAVEMENT SAW CUTTING (FULL DEPTH)
 - 108 REMOVAL OF CURB
 - 109 REMOVAL OF PIPE (STORM SEWER)
 - 110 REMOVAL OF STRUCTURE (STORM SEWER)
 - 111 REMOVE OR PLUG FILL AND ABANDON EXISTING WATER MAIN
 - 112 VERIFY 3' MIN COVER OVER EXISTING WATER MAIN. IF COVER IS UNDER 3' REMOVE AND REPLACE IN KIND
 - 113 COORDINATE WITH UTILITY COMPANY TO RELOCATE TELEPHONE PEDESTAL
 - 114 CLEARING AND GRUBBING. MINIMIZE AREA TO WITHIN CONSTRUCTION LIMITS
 - 115 GRADE TO ELIMINATE BASIN. GRADE TO FLOW TO EXST OUTLET PIPES
 - 150 RETAINING WALL TO BE DESIGNED BY CONTRACTOR. SEE SHEET C600
 - 151 GRADE ROAD AND PATH TO AVOID ANY UPSLOPE EXCAVATION
 - 152 EXISTING RETAINING WALL. AVOID EXCAVATION ALONG WALL- FILL IS ACCEPTABLE
 - 153 EMBEDMENT AND BOTTOM FACE OF WALL VARIES WITH WALL HEIGHT PER GEOTECH
 - 154 TOP SURFACE OF PROPOSED ROAD AT DEVELOPMENT
 - 155 INSTALL MIN 4" CHAIN LINK FENCE ALONG TOP OF RETAINING WALL
 - 156 INSTALL W-BEAM GUARDRAIL TYPE 2A PER DETAILS 3 & 4/C501
 - 160 KEEP ALL CONSTRUCTION ACTIVITIES WITHIN CITY ROW
 - 200 INSTALL STOP AND STREET SIGNS PER DETAIL 5/C500 (BY CITY)
 - 201 INSTALL SPEED RADAR SIGN PER DETAIL 8/C500 (BY CITY)
 - 202 INSTALL 3-CUSHION SPEED BUMP WITH STRIPING PER DETAIL 1.2/C501
 - 203 INSTALL CROSSWALK STRIPING PER DETAIL 5/C502
 - 204 INSTALL TYPE A-1 CURB AND GUTTER PER DETAIL 1/C500
 - 205 INSTALL ROLLED CURB AND GUTTER PER DETAIL 1/C500
 - 206 INSTALL 18" VALLEY GUTTER PER DETAIL 4/C500
 - 400 MINOR ADJUSTMENT OF MANHOLES (SANITARY SEWER TO FINISH GRADE)
 - 500 INSTALL WATER MAIN WITH 3' MINIMUM COVER
 - 501 INSTALL WATER ASSEMBLY. THRUST BLOCKS REQUIRED AT BENDS, TEES, AND TRANSITIONS
 - 502 CONNECT TO EXISTING WATER MAIN PIPE
 - 503 CONNECT TO EXISTING WATER MAIN FITTING
 - 504 INSTALL BENDS OR DEFLECT AS NEEDED PER MANUFACTURER'S RECOMMENDATIONS
 - 505 INSTALL CARV PER DETAIL 5/C506
 - 506 INSTALL HYDRANT ASSEMBLY PER DETAIL
 - 507 CAP EXISTING PIPE TEE AND ADD THRUST BLOCK
 - 508 PROVIDE 18" SEPARATION BETWEEN WATER AND STORM OR SANITARY PIPE. SEE DETAIL 2/C505



KEY MAP
SCALE: NTS




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Revisions:


#	DATE	DESCRIPTION
1	4/18/2025	
2	5/6/2025	

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OR
TRAVIS W. TORMANN
MARCH 9, 1999
EXPIRES: 6/30/2026

MANZANITA CLASSIC STREET CONNECTION
167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS
Project No: 24231
Issue Date: 5/6/2025

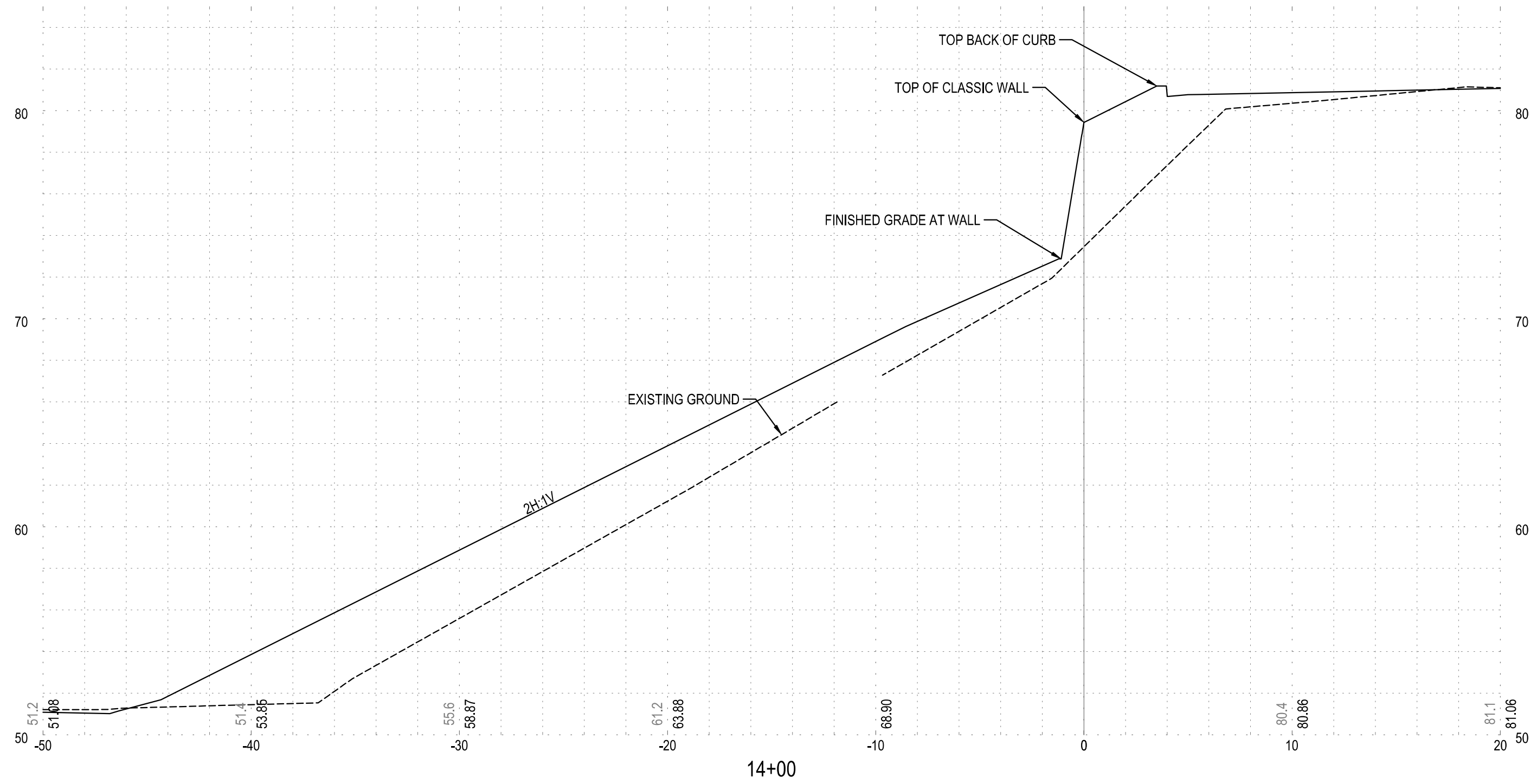
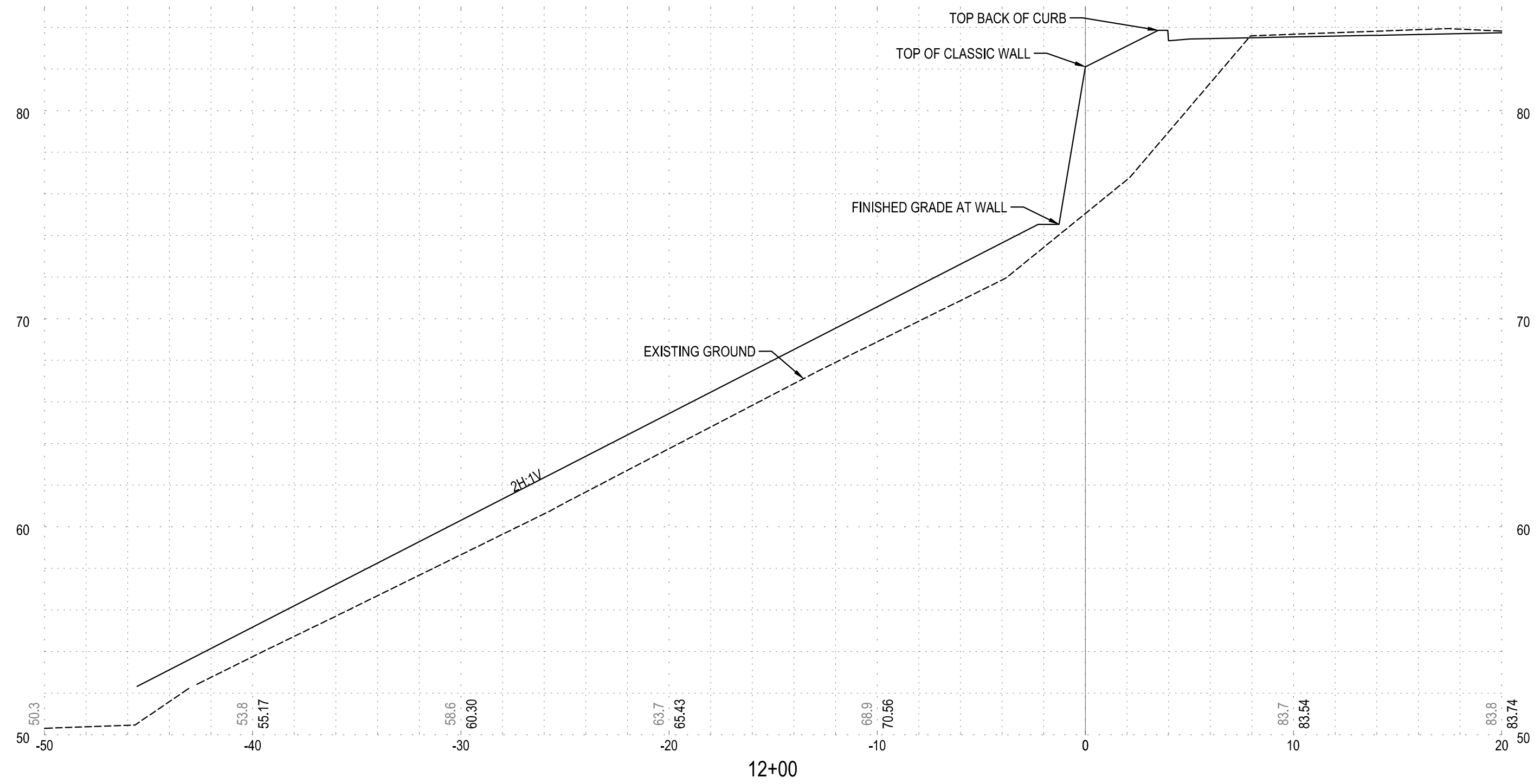
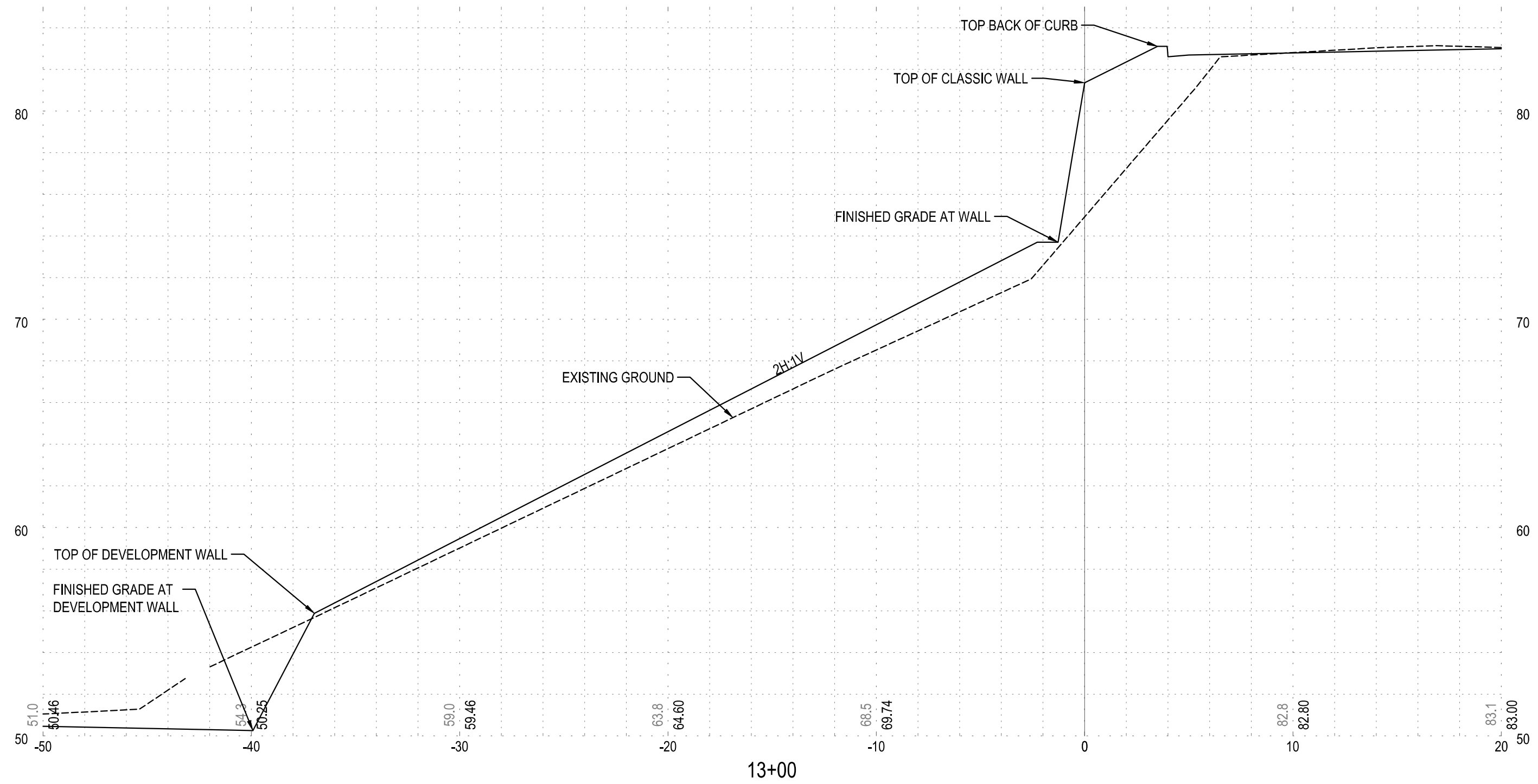
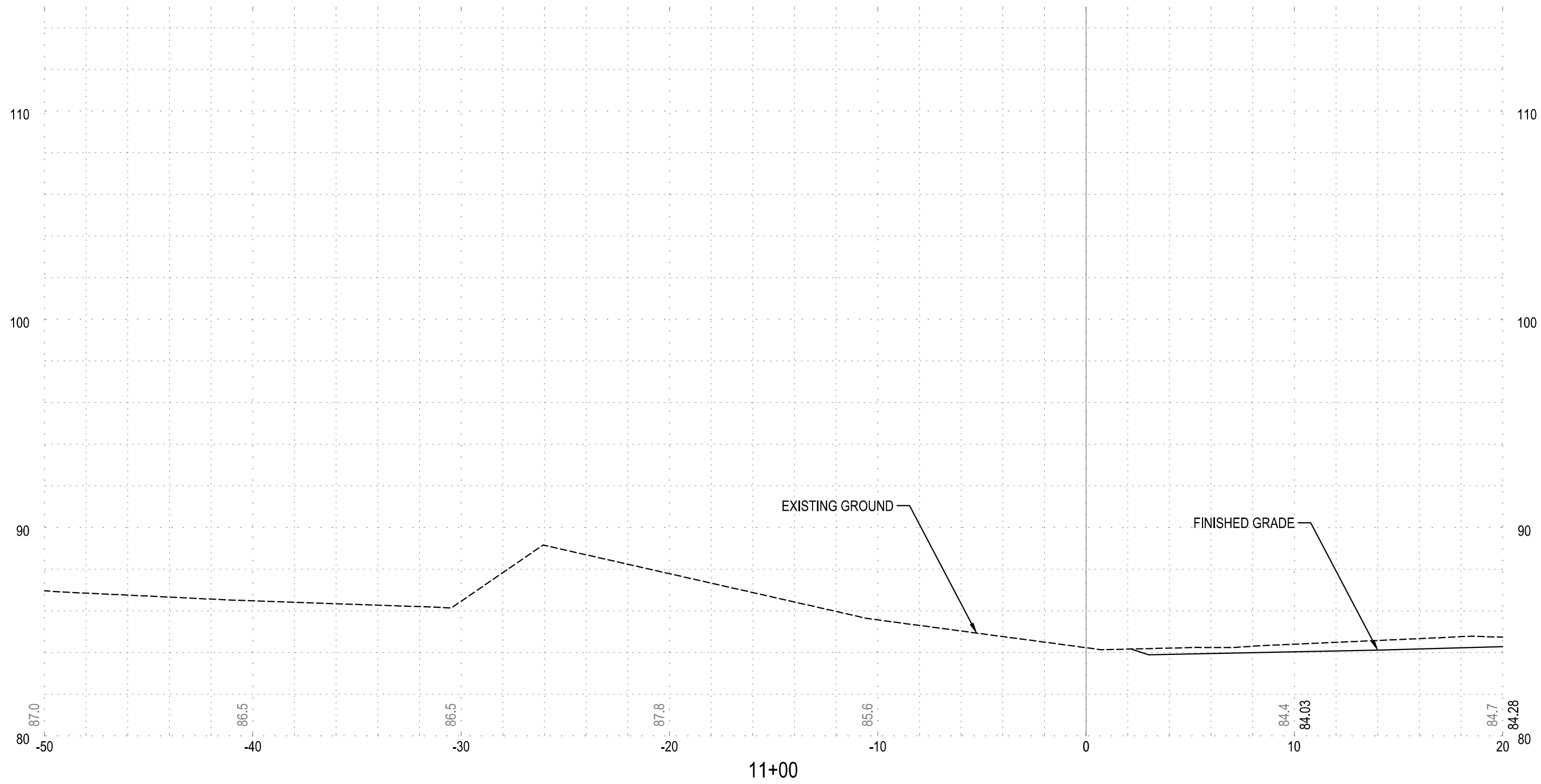
RETAINING WALL PLAN

C600

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

ISSUED FOR ENGINEERING PLANS

PLOT DATE: 5/7/2025 6:47 PM - FILE: C:\Users\Maros\OneDrive\Projects\Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_XSEC.dwg



HORIZONTAL 1" = 5'
VERTICAL 1" = 5'



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Revisions:



#		
1	4/18/2025	
2	5/6/2025	

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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS

Project No: 24231

Issue Date: 5/6/2025

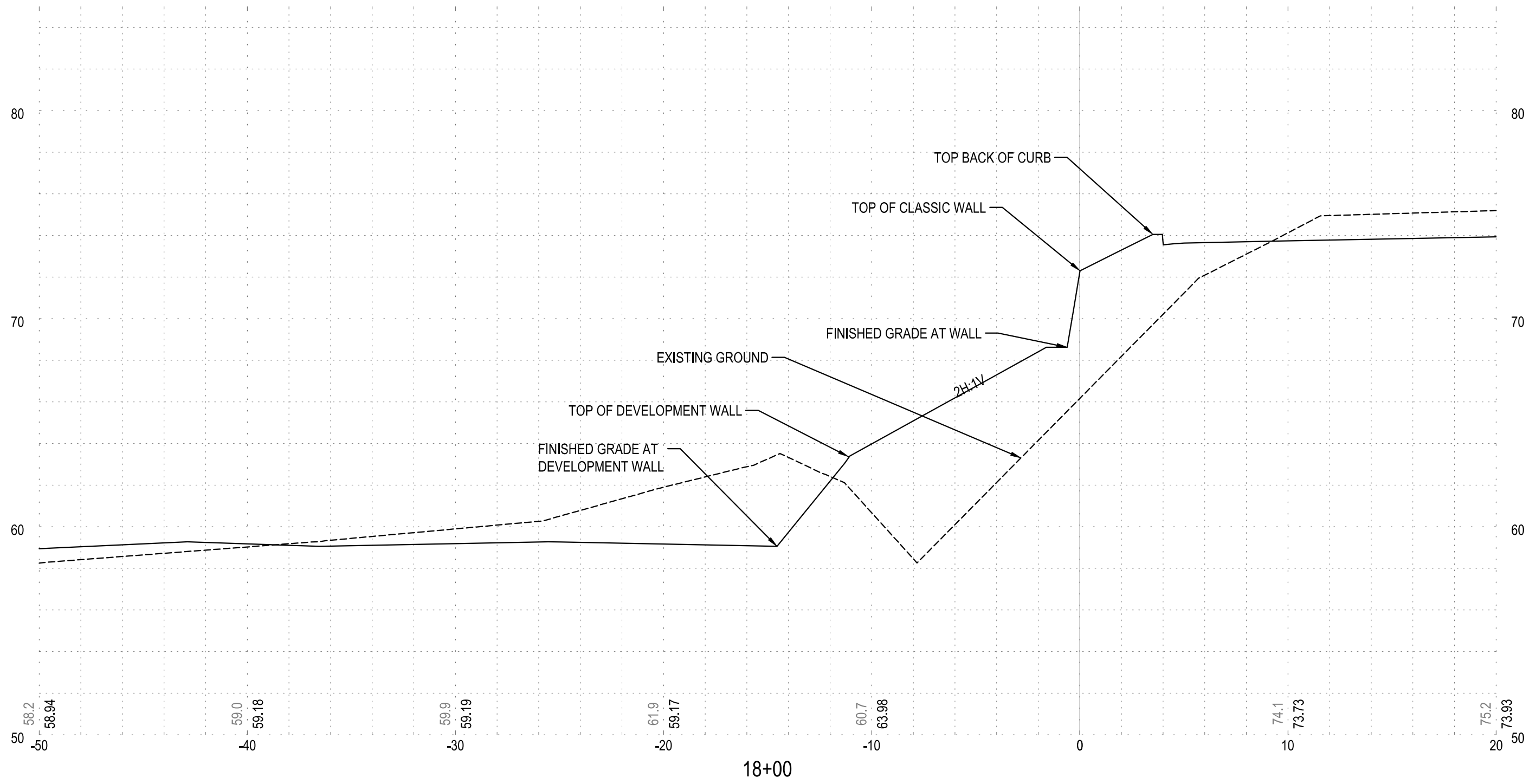
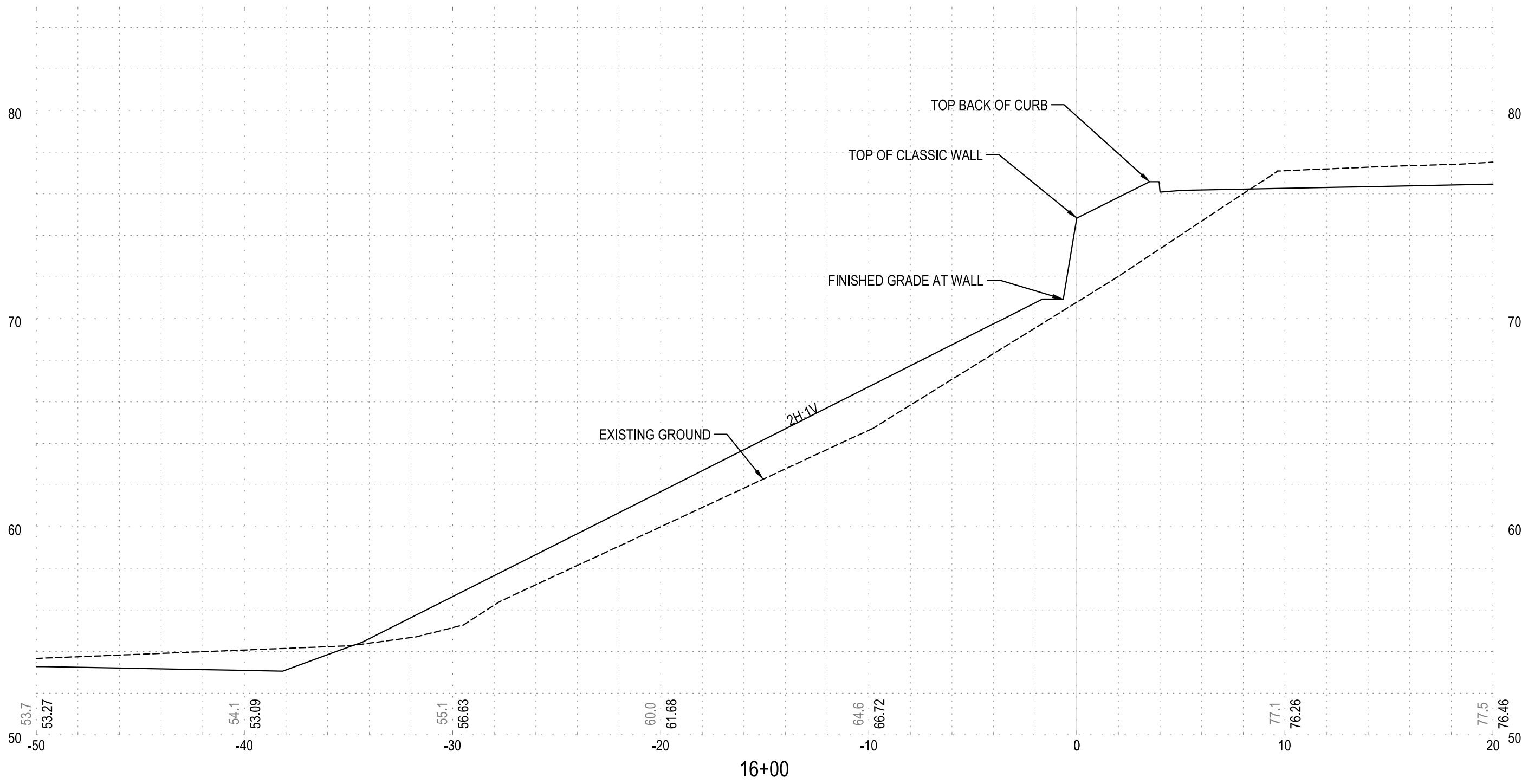
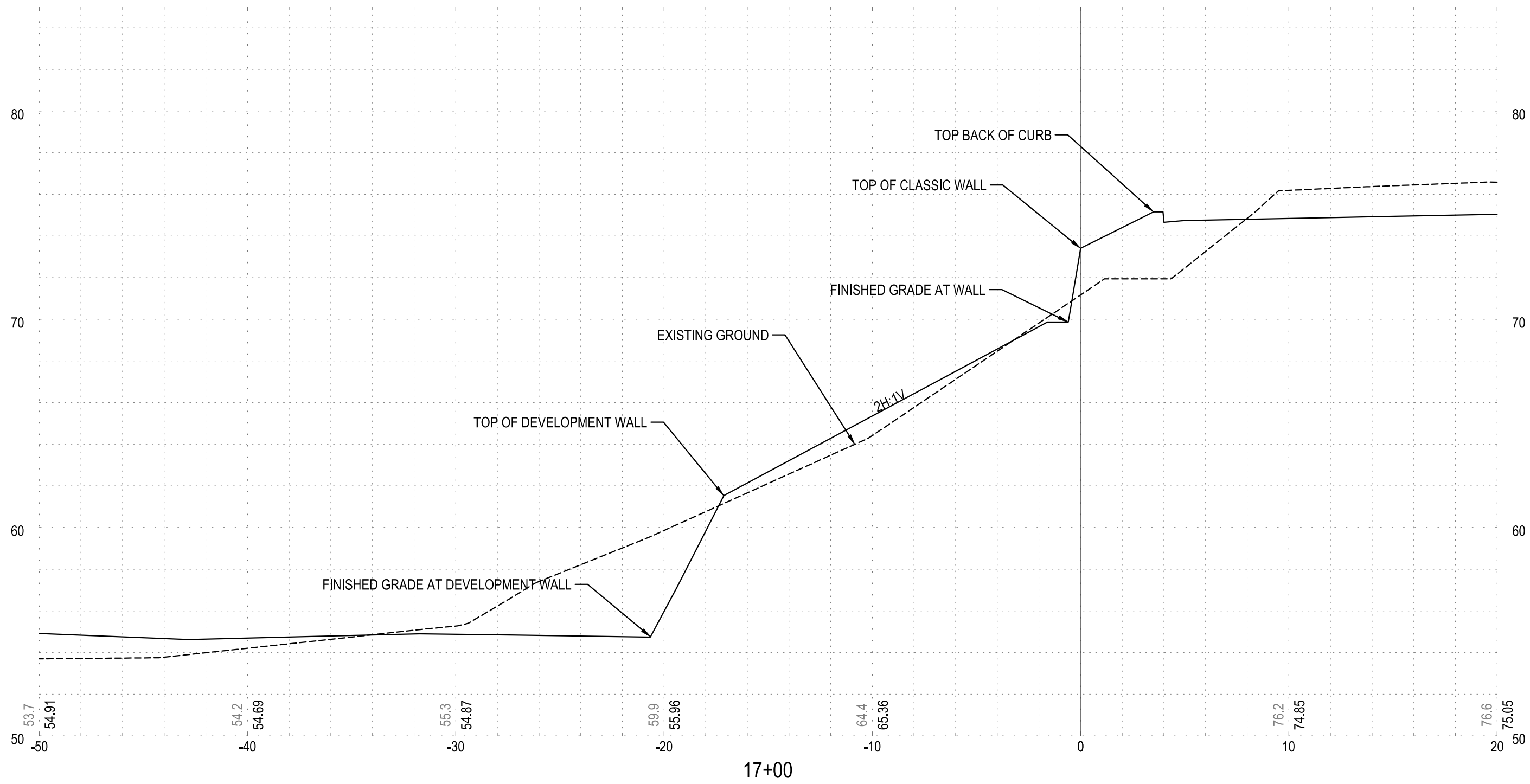
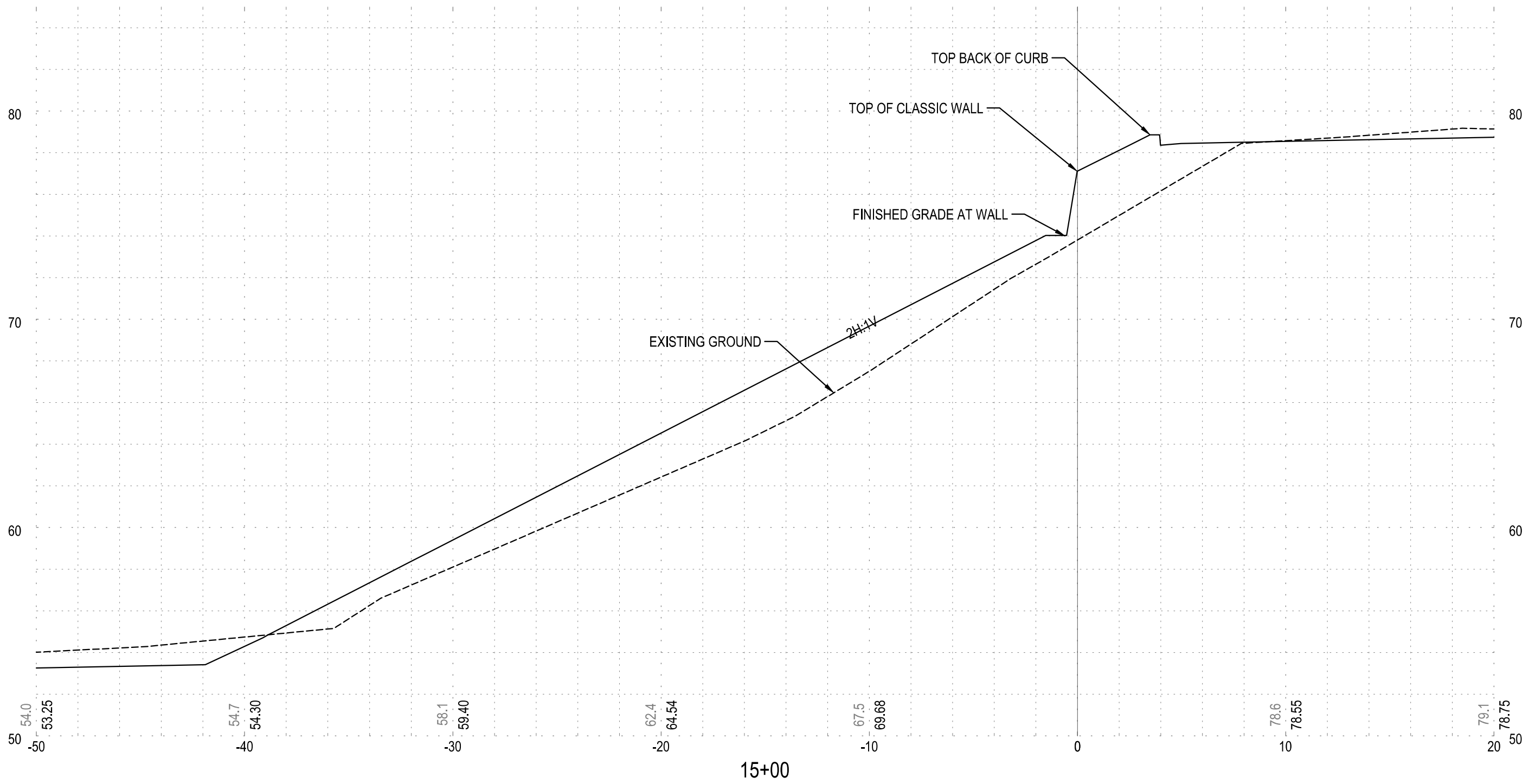
Project Manager: MRL
Drawn by: DTT
Checked by: TWT

RETAINING WALL CROSS SECTION

C601

ISSUED FOR ENGINEERING PLANS

PLOT DATE: 5/7/2025 6:47 PM - FILE: C:\Users\Maros\OneDrive\Projects\Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_LXSEC.dwg



HORIZONTAL 1" = 5'
VERTICAL 1" = 5'



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION: UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:



#	DATE	DESCRIPTION
1	4/18/2025	
2	5/6/2025	

LINE IS 1" ON FULL
SCALE DRAWING



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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS

Project No: 24231

Issue Date: 5/6/2025

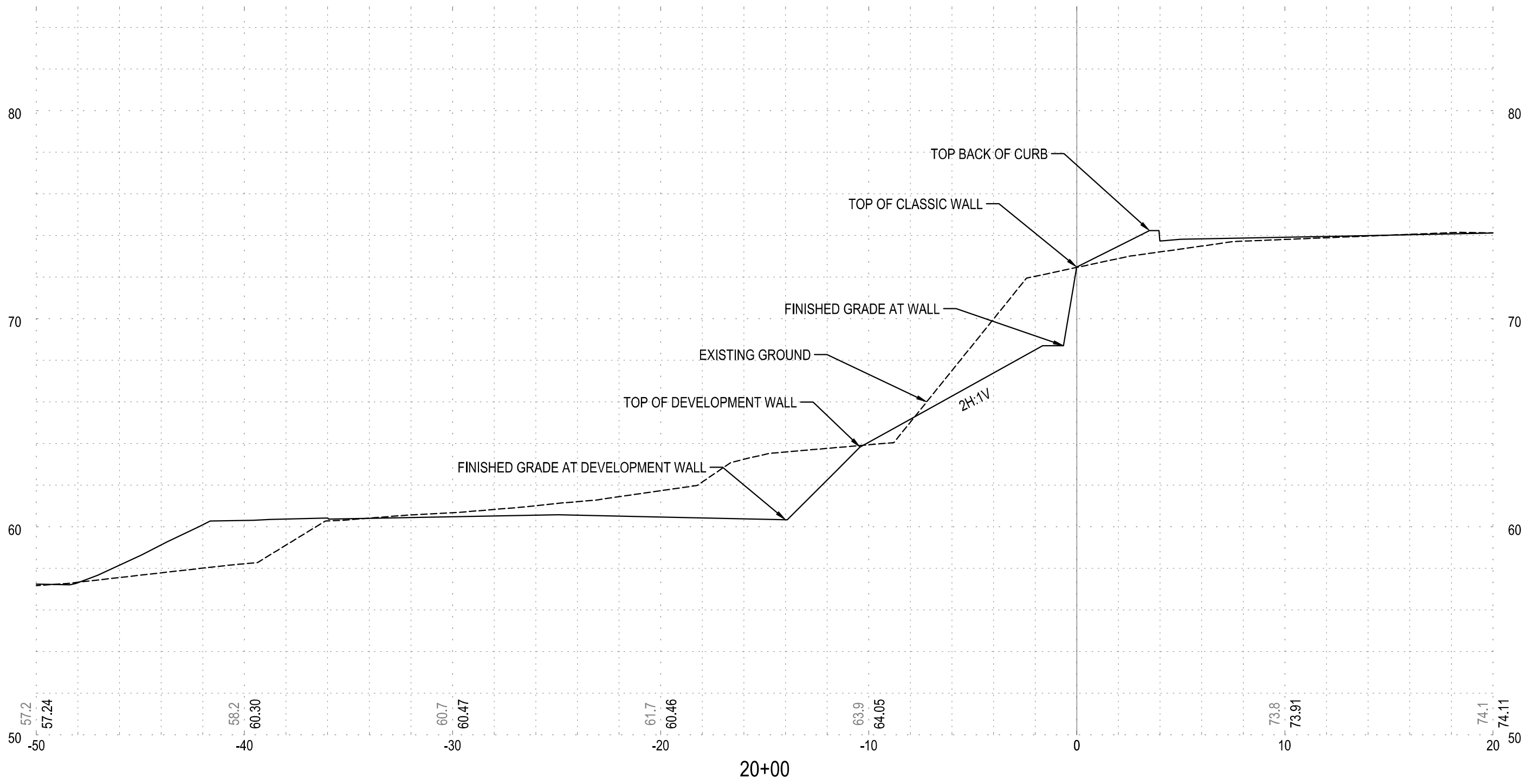
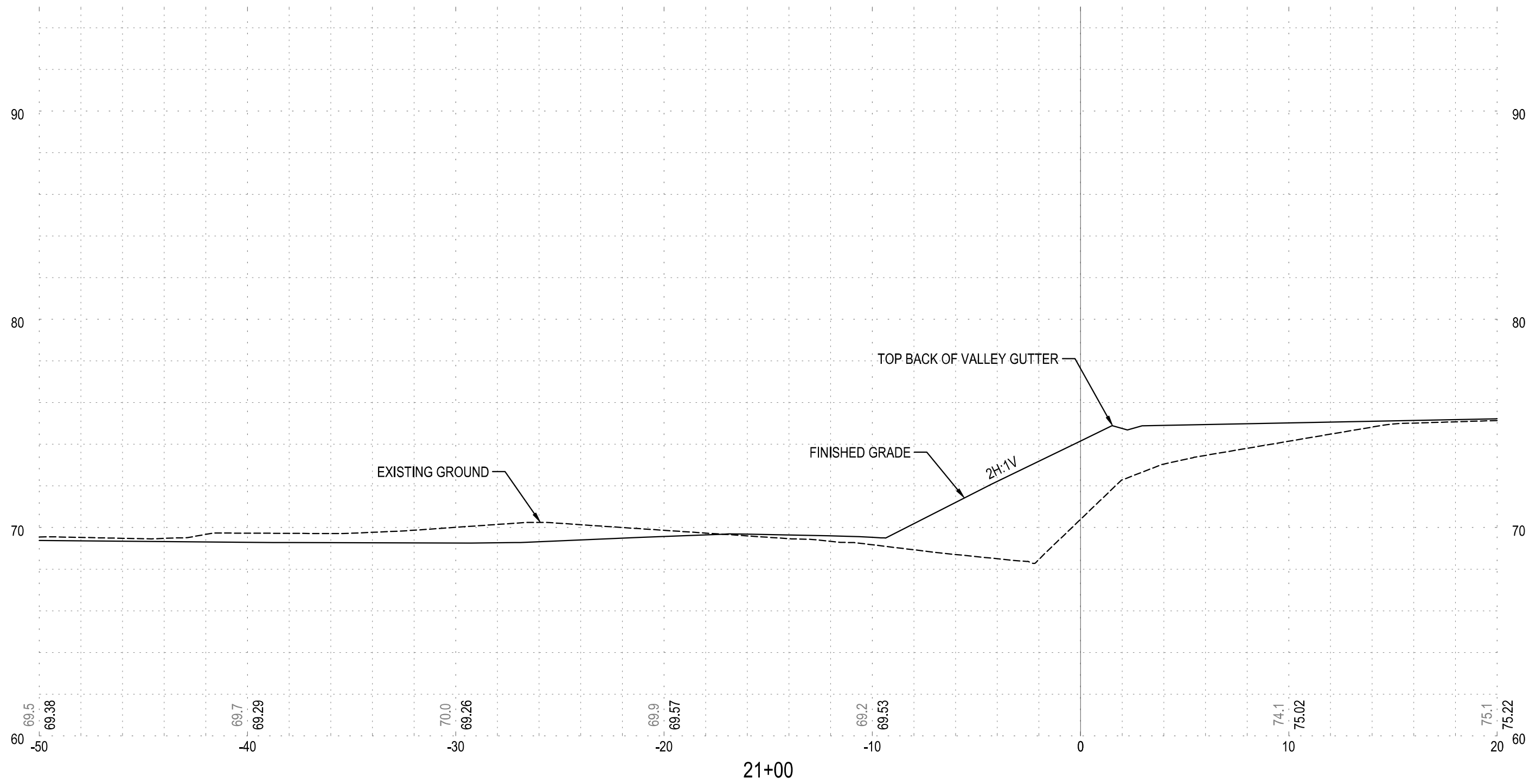
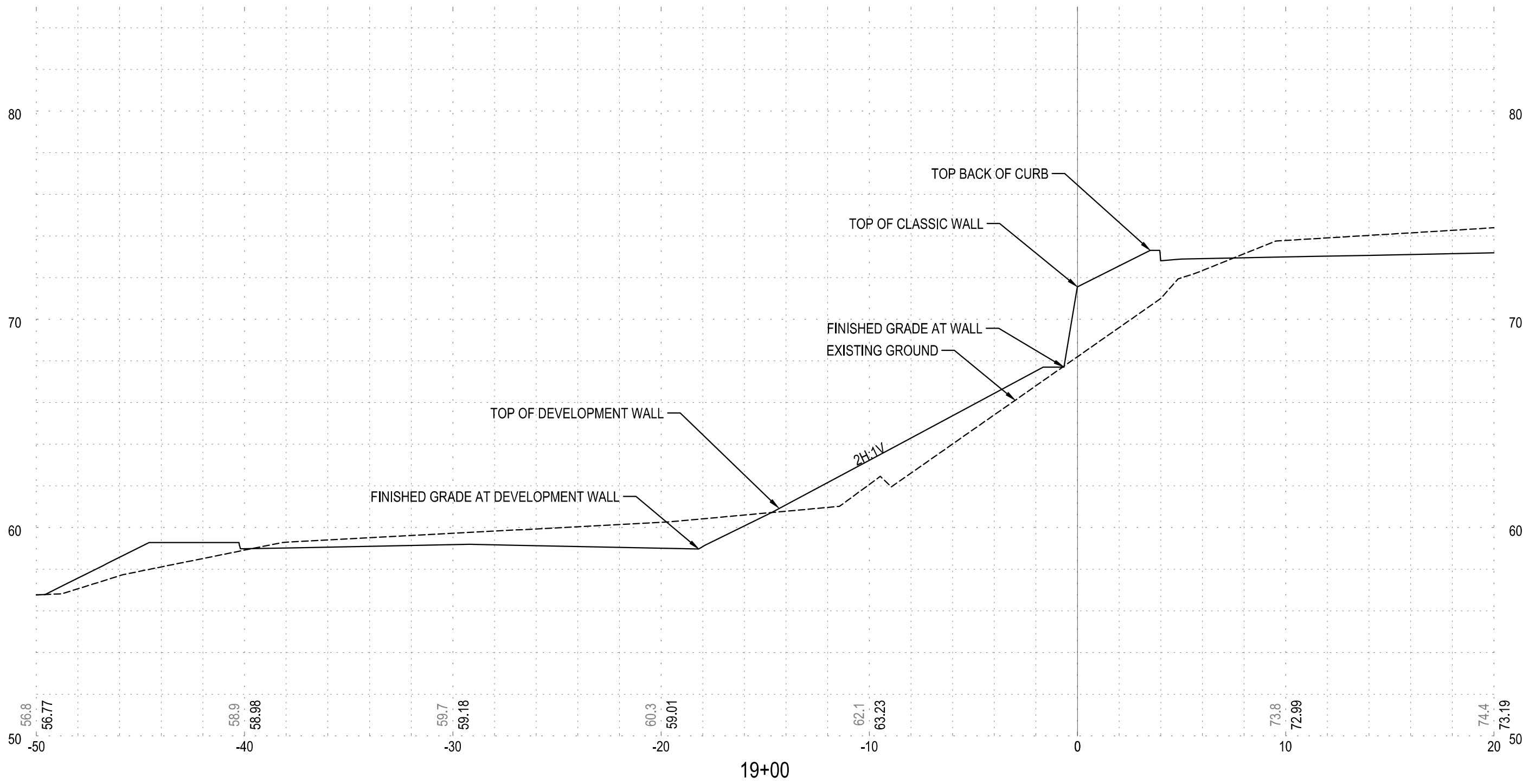
RETAINING WALL CROSS SECTION

C602

Project Manager: MRL
Drawn by: DTT
Checked by: TWT

ISSUED FOR ENGINEERING PLANS

PLOT DATE: 5/7/2025 6:47 PM - FILE: C:\Users\MarosLee\Documents\Windsor Engineers\24231 Manzanita Classic Street\Project Files\Infrastructure\Final Sheets\24231_XSEC.dwg



HORIZONTAL 1" = 5'
VERTICAL 1" = 5'



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Revisions:



#		
1	4/18/2025	
2	5/6/2025	

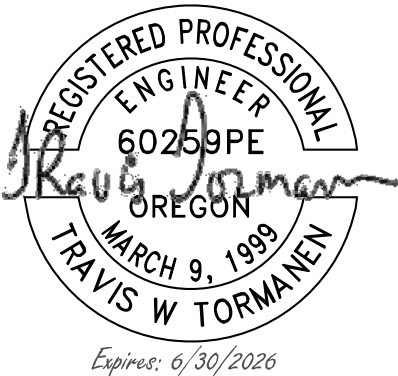
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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANZANITA, OREGON 97130

ENGINEERING PLANS

Project No: 24231

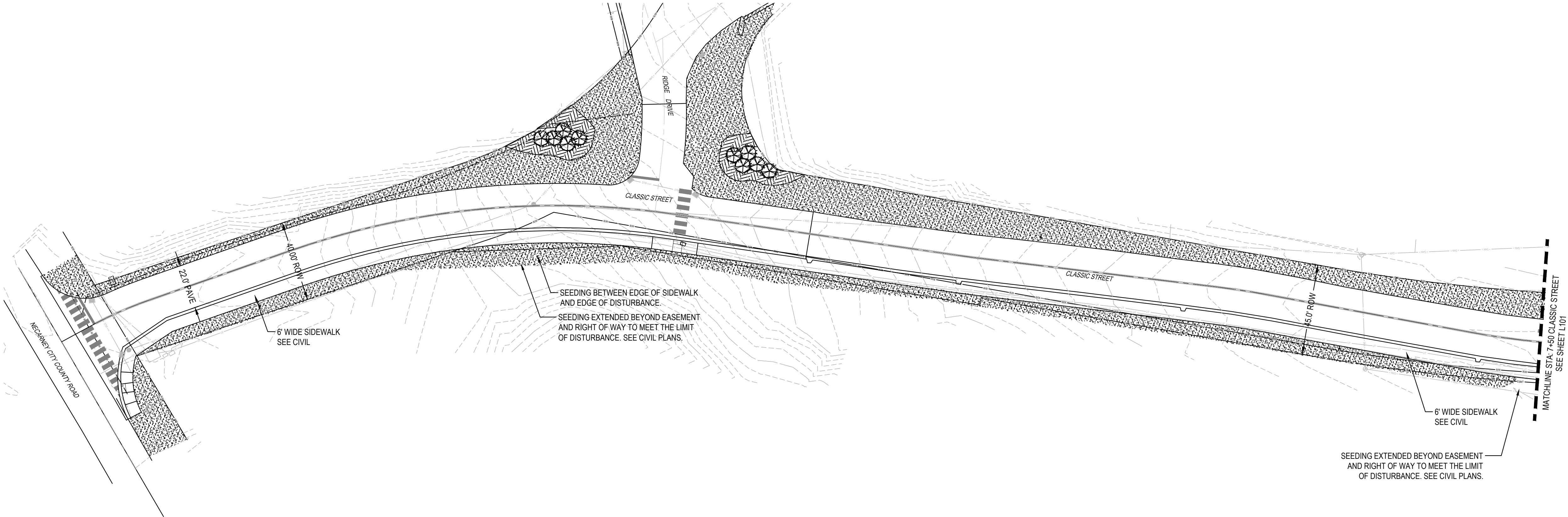
Issue Date: 5/6/2025

Project Manager MRL
Drawn by DTT
Checked by TWT

RETAINING WALL CROSS SECTION


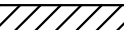

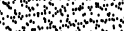
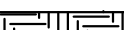
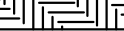
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PLAN
SCALE: 1" = 30'

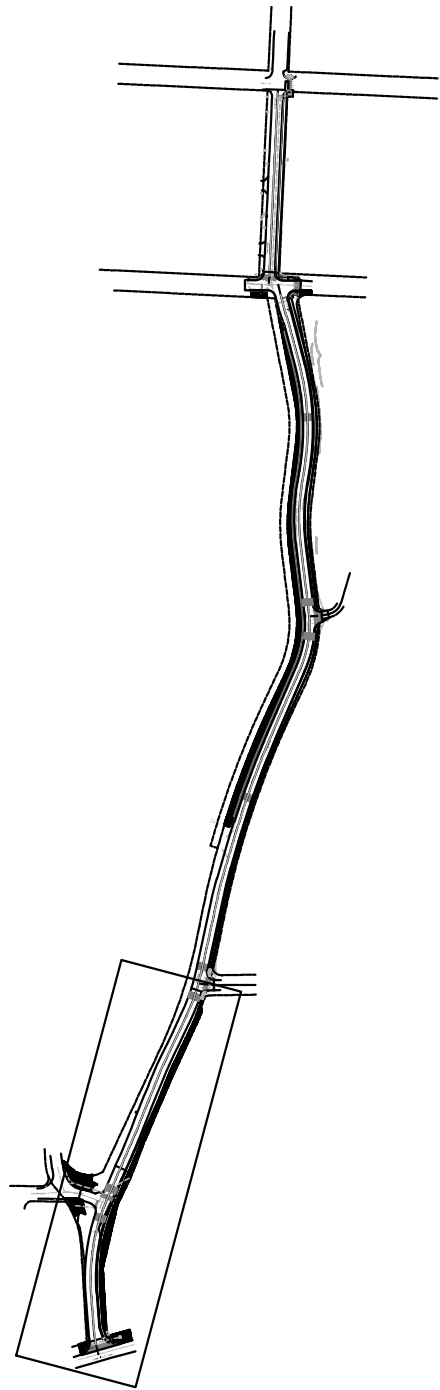
PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
TREES					
	PIN COS	PINUS CONTORTA CONTORTA / SHORE PINE	6' HT.		17
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
GROUND COVERS					
	ARC VAN	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE' / VANCOUVER JADE KINNIKINNICK	1 GAL.	24" o.c.	291
	FIN 22E	COAST RANGE ECO-REGEN / GRASS SEED MIXTURE FOR MAINTENANCE USE*	SEED		33,193 SF
	GAU SHA	GAULTHERIA SHALLON / SALAL	1 GAL.	36" o.c.	449
	PAN SHD	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL.	24" o.c.	1,067
	SCH PRA	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM	1 GAL.	18" o.c.	357

*GRASS SEED MIXTURE FOR MAINTENANCE USE
OREGON COAST RANGE (CR) ECO-REGION
ELEVATION RANGE: 450-750 METERS (1200 M PEAKS): MOISTURE RANGE: 65-100+CM./YEAR

SPECIES (SCI NAME)	SPECIES (COMMON NAME)	NATIVE HABIT (Y/N)	NOXIOUS (Y/N)	WILDLIFE VALUE (COVER FORAGE)	MATURE HEIGHT (CM)	LIFE CYCLE	PURE LIVE SEEDS/m2	SEEDING RATE GRAMS PLS/HA	SEEDING RATE LBS. PLS/ACRE
FESTUCA RUBRA	RED FESCUE	Y	N	C/F	30-60	P	125	1298	1.15(45.8 OZ)
ELYMUS GLAUCUS	WILD RYE	Y	N	C/F	60+	P	125	4730	4.22(16.7 OZ)
BROMUS CARINATUS	CALIFORNIA BROME	Y	N	C	30-60	P	75	5325	4.75(188OZ)
AGROSTIS EXARATA	SPIKE GRASS	Y	N	C	30-50	P	100	113	0.10(4.00Z)
GLYCERIA OCCIDENTALIS	MANNAGRASS	Y	N	C/F	30-60	P	75	1332	1.2(47.00Z)
500 SEEDS/m2 COVERAGE							12,800 GRAMS PLS/ha	11.4 LBS PLS/AC	

NOMENCLATURE USE FOR SPECIES IS CONSISTENT WITH HITCHCOCK AND CRANQUIST 1973 AND/OR NAME USED IN SEED CATALOGUES
RECOMMENDED SEEDING RATE: 12.8KG/KA (11.4 LBS/ACRE)



KEY MAP
SCALE: NTS



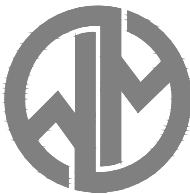
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Revisions:



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SCALE DRAWING



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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANAZANITA, OREGON 97130

LANDSCAPE PLANS - 100%

Project No: 24231

Issue Date: 3/13/2025

Project Manager JR
Drawn by EJC
Checked by EM

LANDSCAPE PLANTING PLAN

L100

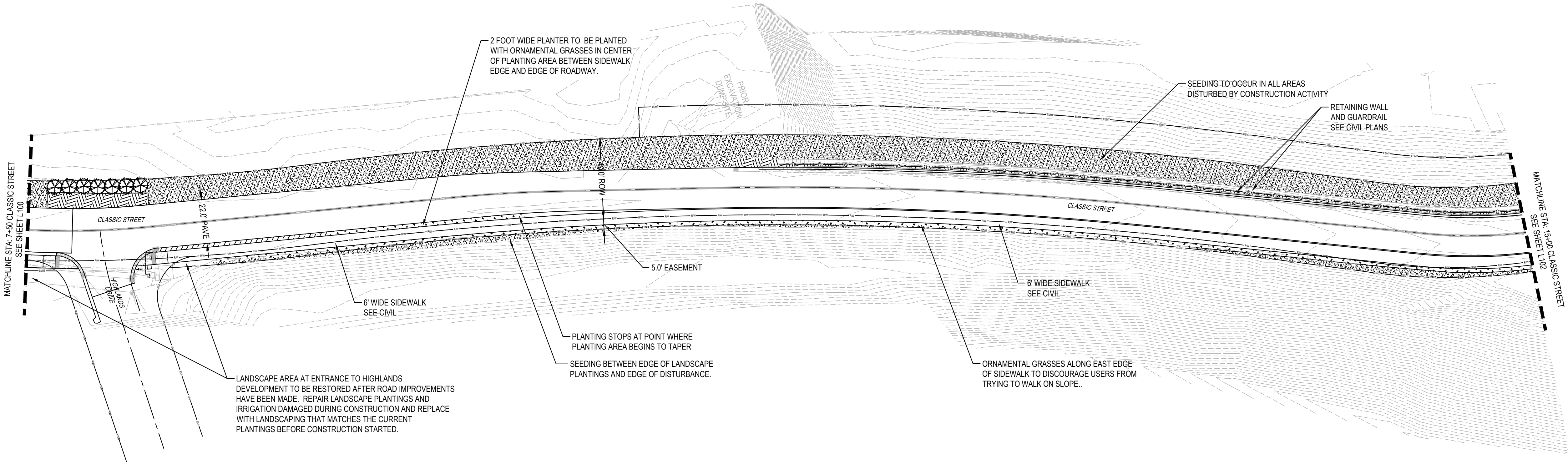


ISSUED FOR LANDSCAPING PLANS - 100%



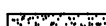

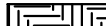

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PLAN

SCALE: 1" = 30'



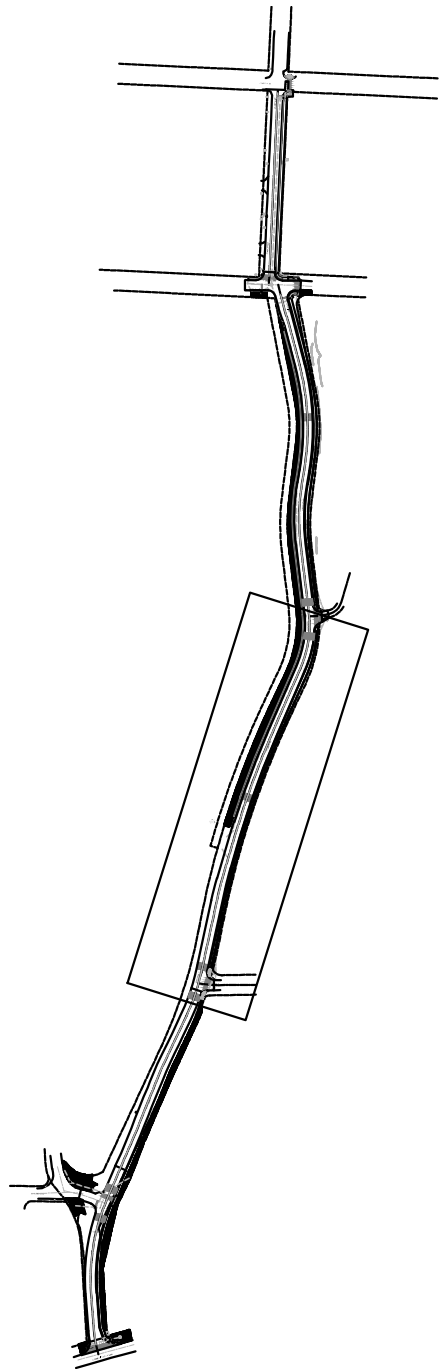
PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
TREES					
	PIN COS	PINUS CONTORTA CONTORTA / SHORE PINE	6' HT.		17
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
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ELYMUS GLAUCUS	WILD RYE	Y	N	C/F	60+	P	125	4730	4.22(16.7 OZ)
BROMUS CARINATUS	CALIFORNIA BROME	Y	N	C	30-60	P	75	5325	4.75(188OZ)
AGROSTIS EXARATA	SPIKE GRASS	Y	N	C	30-50	P	100	113	0.10(4.00Z)
GLYCERIA OCCIDENTALIS	MANNAGRASS	Y	N	C/F	30-60	P	75	1332	1.2(47.00Z)
500 SEEDS/m2 COVERAGE							12,800 GRAMS PLS/ha	11.4 LBS PLS/AC	

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RECOMMENDED SEEDING RATE: 12.8KG/KA (11.4 LBS/ACRE)



KEY MAP

SCALE: NTS



CALL 2 BUSINESS DAYS BEFORE YOU DIG.
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Revisions:



#	DATE	DESCRIPTION

LINE IS 1" ON FULL
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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANAZANITA, OREGON 97130

LANDSCAPE PLANS - 100%

Project No: 24231

Issue Date: 3/13/2025

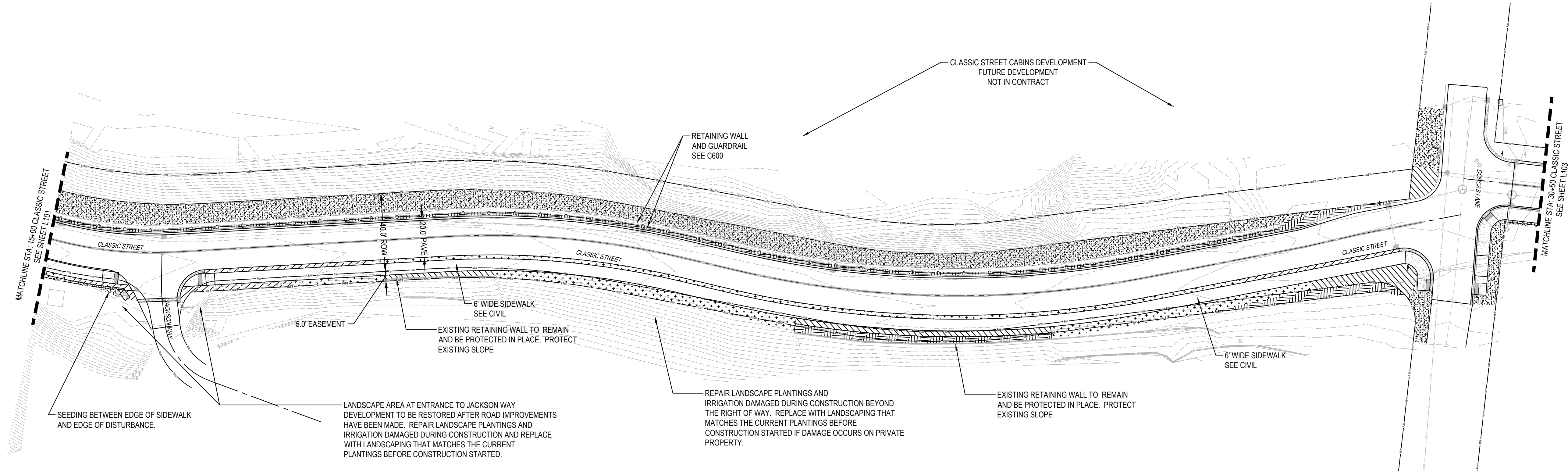
Project Manager JR
Drawn by EJC
Checked by EM

LANDSCAPE PLANTING PLAN

L101

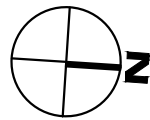
ISSUED FOR LANDSCAPING PLANS - 100%

PLOT DATE: 3/14/2025 9:57 AM - FILE: W16730 Manzanita Classic Street ROW Improvements 502 Drawings(Sheets) 07301 Landscape Sheets.dwg









PLAN

SCALE: 1" = 30'



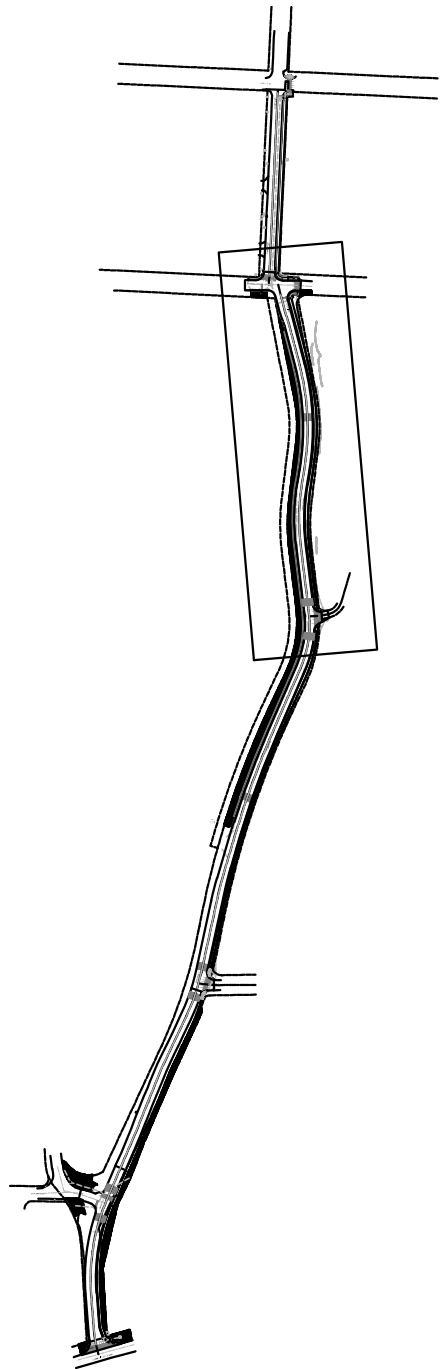
PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
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AGROSTIS EXARATA	SPIKE GRASS	Y	N	C	30-50	P	100	113	0.10(4.00Z)
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KEY MAP

SCALE: NTS



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Revisions:



LINE IS 1" ON FULL
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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANAZANITA, OREGON 97130

LANDSCAPE PLANS - 100%

Project No: 24231

Issue Date: 3/13/2025

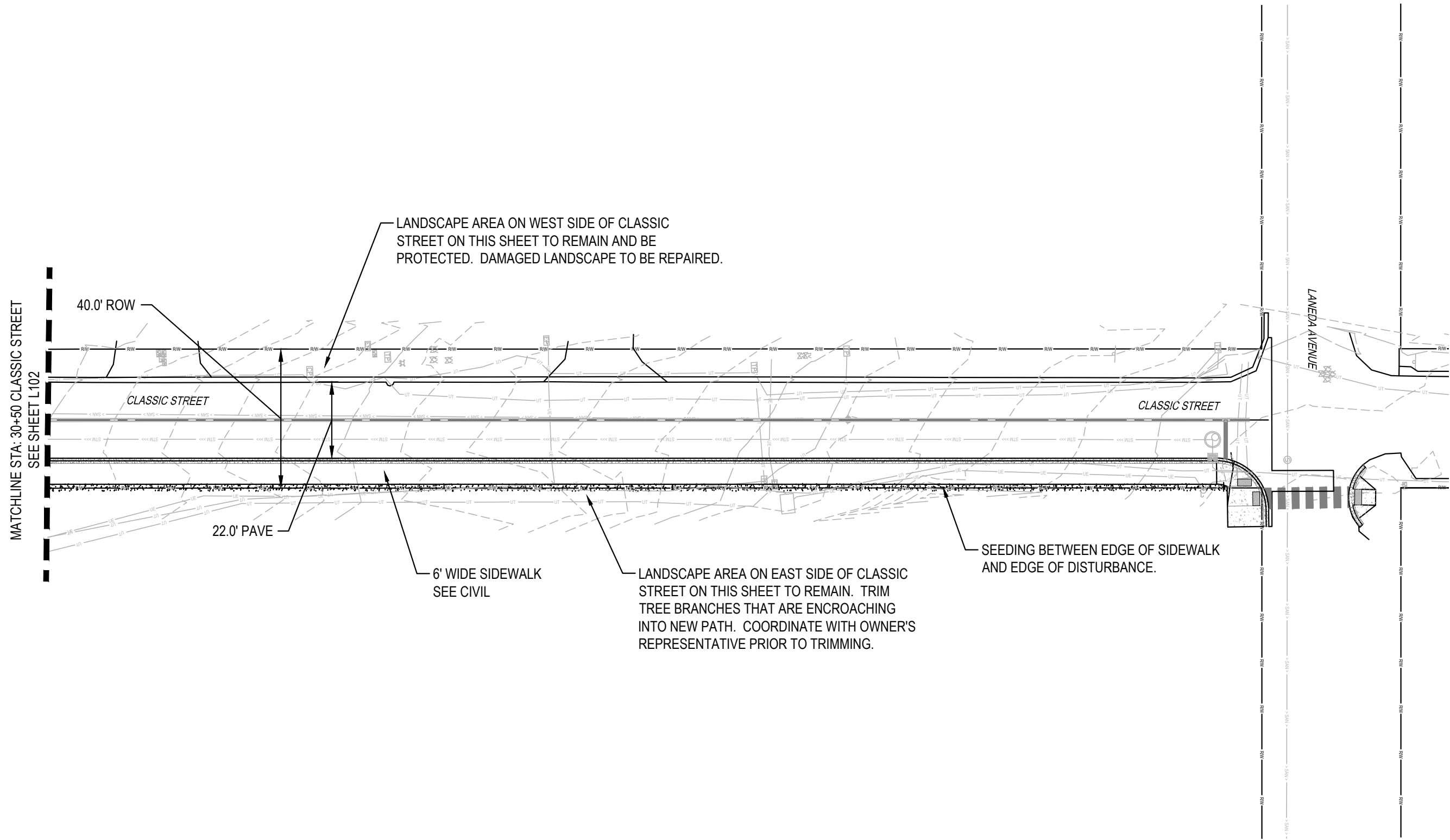
Project Manager JR
Drawn by EJC
Checked by EM

LANDSCAPE PLANTING PLAN

L102

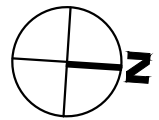
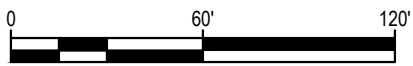
ISSUED FOR LANDSCAPING PLANS - 100%

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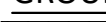


PLAN

SCALE: 1" = 30'



PLANT SCHEDULE

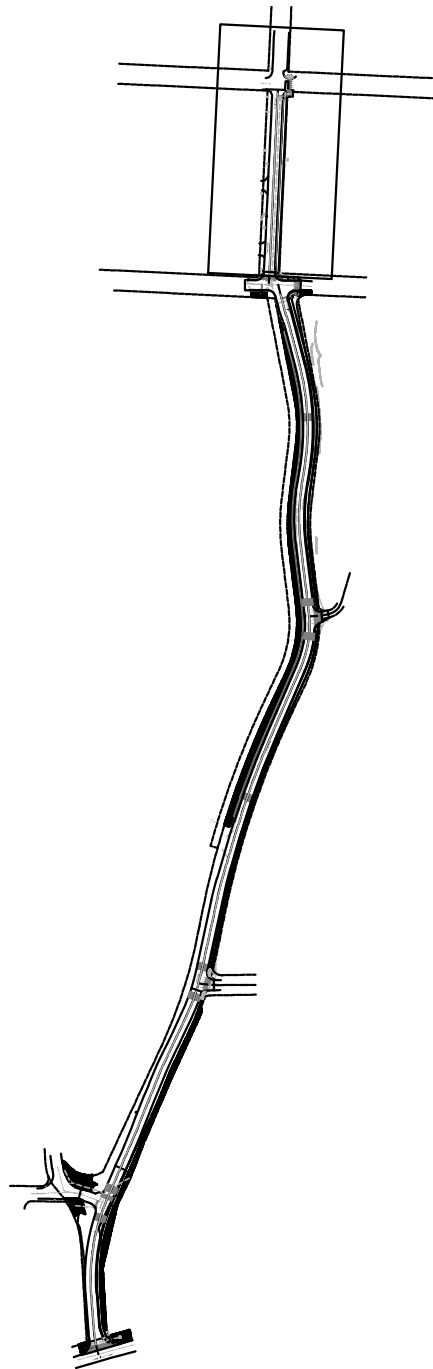
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
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RECOMMENDED SEEDING RATE: 12.8KG/KA (11.4 LBS/ACRE)



KEY MAP

SCALE: NTS

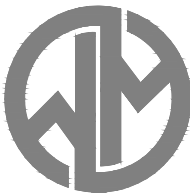


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MANZANITA CLASSIC STREET CONNECTION

167 SOUTH 5TH STREET
MANAZANITA, OREGON 97130

LANDSCAPE PLANS - 100%

Project No: 24231

Issue Date: 3/13/2025

Project Manager JR
Drawn by EJC
Checked by EM

LANDSCAPE PLANTING PLAN

L103

ISSUED FOR LANDSCAPING PLANS - 100%

PLOT DATE: 3/14/2025 9:57 AM - FILE: W:\16730 Manzanita Classic Street ROW Improvements\502 Drawings\Sheets\16730_Landscape Sheets.dwg

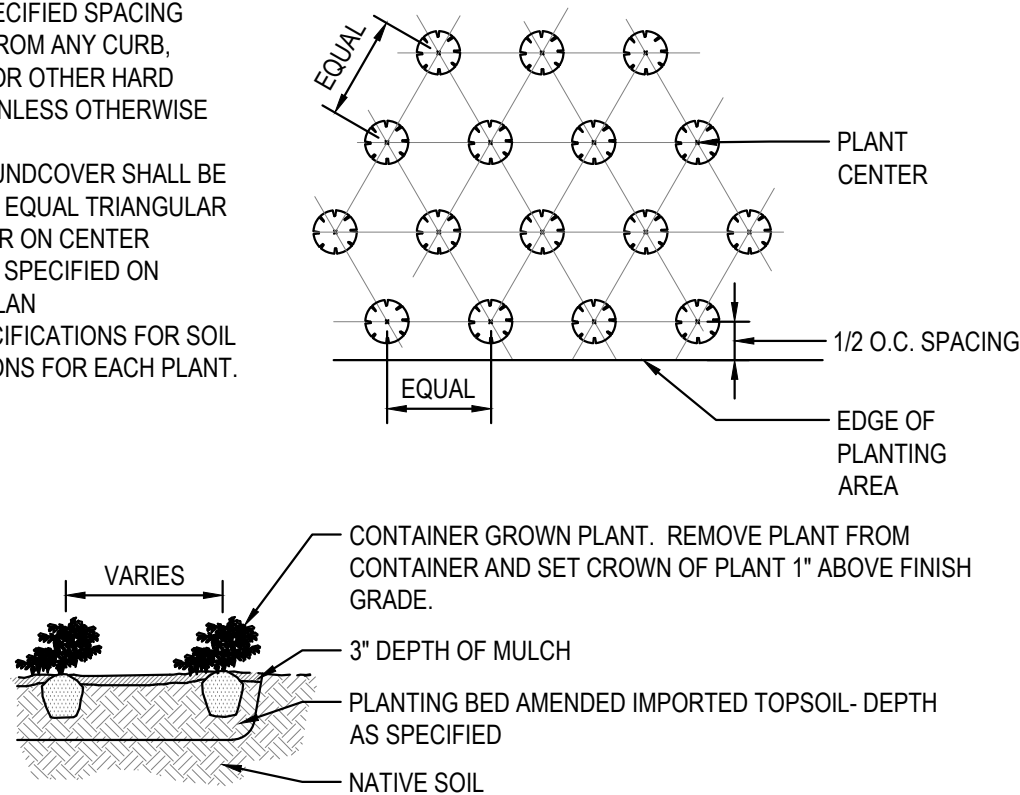
PLANTING NOTES

GENERAL:

1. THE LANDSCAPE CONTRACTOR SHALL THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE CITY OF MANZANITA IS TO BE NOTIFIED IMMEDIATELY.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
4. PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
5. THE PLANT MATERIAL SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS OF THE AMERICAN NURSERY STANDARDS FOR NURSERY STOCK (ANSI Z60, 1)
6. TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM THE FACE OF THE CURB AND 2' FROM ANY PERMANENT HARD SURFACE PAVING OR WALKWAY. SPECIFIC LOCATION OF TREES PLANTED IN CLOSE PROXIMITY TO PROPOSED RETAINING WALLS TO BE APPROVED BY CITY PRIOR TO INSTALLATION.
7. THE LANDSCAPE CONTRACTOR SHALL STAKE TREE LOCATIONS AND OBTAIN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
8. TREES, SHRUBS, PERENNIALS, GRASSES, AND GROUNDCOVER SHALL BE LOCATED AND SPACED AS SHOWN ON PLANS AND PER DETAILS.
9. A 3" LAYER OF BARK MULCH OVER A 3" LAYER OF COMPOST SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES WITHIN THE SHRUB PLANTING AREAS. COMPOST SHALL BE BLENDED WITH TOPSOIL. MULCH SHALL BE KEPT 3" CLEAR OF THE TRUNK AND/OR BARK OF ALL WOODY PLANTS.
10. PROVIDE STANDARD, COMMERCIALY PRODUCED, MEDIUM-COARSE, DARK BROWN BARK MULCH. MULCH TO BE GROUND FIR OR HEMLOCK BARK OF UNIFORM COLOR, FREE FROM WEEDS, SEED, SAWDUST, AND SPLINTERS AND SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS DETRIMENTAL TO PLANT LIFE. ALL MATERIAL SHALL PASS A 2-INCH MESH SCREEN.
11. SOIL IN ALL PLANTING AREAS TO BE AMENDED WITH AN ORGANIC OR SLOW-RELEASE FERTILIZER.
12. LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
13. WHERE PLANT BED SLOPE IS LESS THAN 3%, MOUND PLANTING BED AREA 3% MINIMUM FOR POSITIVE DRAINAGE.
14. SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT AND ADDITIONAL LANDSCAPE CONSTRUCTION REQUIREMENTS.
15. EXISTING TREES ON SITE TO BE PROTECTED AND PRESERVED. NOTIFY CITY OF DAMAGE OR POTENTIAL DAMAGE TO EXISTING TREES OR THE ROOT ZONE OF EXISTING TREES PRIOR TO CONSTRUCTION.

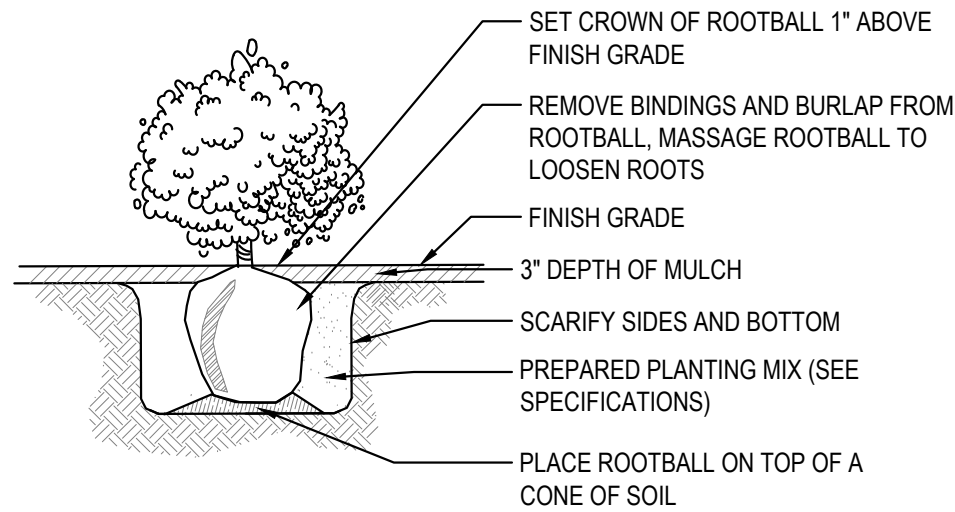
NOTE:

1. LOCATE GROUNDCOVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE SPECIFIED
2. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN
3. SEE SPECIFICATIONS FOR SOIL PREPARATIONS FOR EACH PLANT.



1 GROUNDCOVER PLANTING

SCALE: NTS

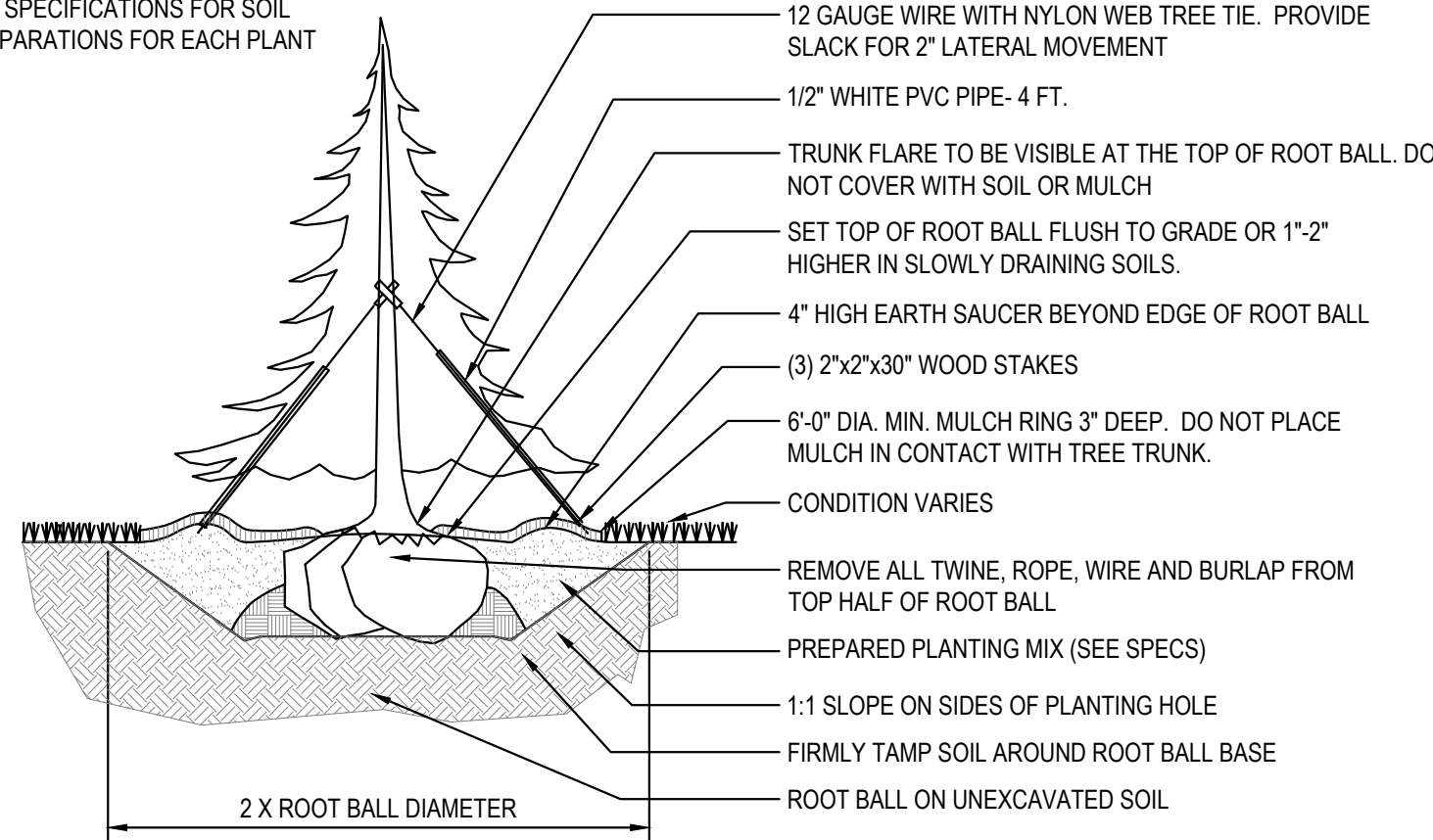


3 SHRUB PLANTING DETAIL

SCALE: NTS

NOTE:

1. TREES TO BE WATERED USING WATERING BAGS ON EACH TREE TEMPORARILY.
2. SEE SPECIFICATIONS FOR SOIL PREPARATIONS FOR EACH PLANT



2 EVERGREEN TREE PLANTING

SCALE: NTS



Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:



#		

LINE IS 1" ON FULL
SCALE DRAWING



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MANZANITA CLASSIC STREET CONNECTION

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LANDSCAPE PLANS - 100%

Project No: 24231

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LANDSCAPE PLANTING NOTES AND DETAILS

L104

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