SHELDON PLANNING

# Addendum 1

## Bandon Coastal Subdivision: Phasing

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|---|---|
| To | Dana Nichols<br>Planning Manager<br>City of Bandon<br>dnichols@ci.bandon.or.us |
| From | Hailey Sheldon on behalf of Bandon Coastal Properties LLC c/o Michael and Lorraine Malloy and Christopher and Bonnie Butler |
| Date | June 27, 2023 |

This is an addendum to the consolidated land use application submitted May 3, 2023, by Bandon Coastal Properties.

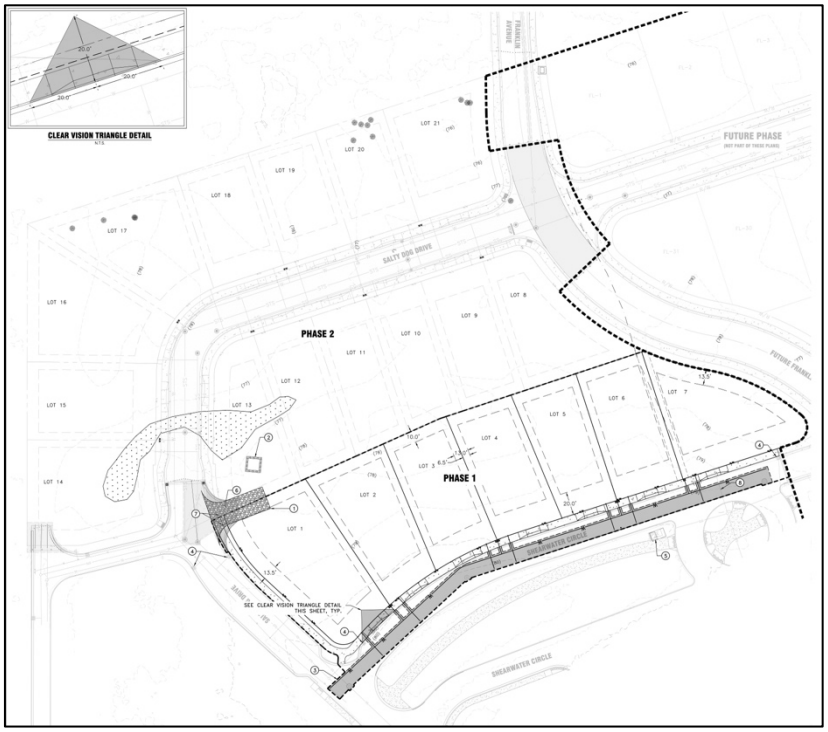
The applicant would like to amend their preliminary subdivision application to request the subdivision be platted in two phases (as opposed to the originally-proposed single phase), as depicted below and attached.

The applicant understands both phases must be built or bonded, and final plats recorded, within two years of tentative subdivision approval.

The purpose of this amendment is to permit the applicant to plat Phase 1 prior to Phase 2.

The attached plan set should replace the plan set submitted with our May 3rd application (Attachment 2 Preliminary Civil Construction Plans).

An updated tentative subdivision plat will be submitted next week, to replace Attachment 1 of our May 3rd application.




Enclosed: updated Attachment 2 Preliminary Civil Construction Plans

# BANDON COASTAL SUBDIVISION
# CIVIL CONSTRUCTION PLANS

## GENERAL NOTES:

1. THE 2021 EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION PREPARED BY THE OREGON DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION OREGON CHAPTER WILL BE CONSIDERED THE STANDARD SPECIFICATIONS
2. REFER TO THE CITY OF BANDON ENGINEERING DESIGN STANDARDS FOR SPECIFICATION SUPPLEMENTAL TO THESE DRAWINGS.
3. TRENCH BACKFILL SHALL BE CLASS B (3/4"-0" CRUSHED ROCK) WITHIN ALL STREET RIGHT OF WAYS AND UNDER ALL PARKING LOTS, AND CLASS A (SUITABLE EXCAVATED MATERIAL) ELSEWHERE, UNLESS SHOWN DIFFERENT ON TRENCH DETAIL OR IN SPECIFICATIONS. ALL TRENCHES WILL BE COMPACTED WITH HAND-OPERATED PNEUMATIC COMPACTOR.
4. THE CONTRACTOR SHALL REPLACE ANY AND ALL SURVEY MONUMENTS WHICH ARE AFFECTED BY THE CONSTRUCTION. ALL MONUMENTS WILL BE RESET BY A LICENSED LAND SURVEYOR.
5. LOCATIONS SHOWN ON ENGINEERING DRAWINGS ARE APPROXIMATE. THE EXACT LOCATION WILL BE STAKED IN THE FIELD BY THE CONTRACTOR.
6. INSULATED COPPER TONING WIRE APPROVED FOR DIRECT BURY SHALL BE PLACED IN ALL TRENCHES WHERE PIPE HAS BEEN LAID. ALL TONE WIRE SHALL BE TESTED PRIOR TO ACCEPTANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES FOR LOCATIONS OF MAINLINE AND SERVICE LINE LOCATIONS PRIOR TO DIGGING. CONTRACTOR TO CONTACT ONE-CALL AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-332-2344.
   ATTENTION:
   OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN THE OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE ADMINISTRATIVE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).
8. ENGINEER AND CITY TO BE NOTIFIED FOR INSPECTION AS SHOWN ON SCHEDULE OR AS SPECIFIED IN "GENERAL NOTES" FOR THAT SPECIFIC CONSTRUCTION ITEM.
9. CONTRACTOR TO FIELD VERIFY TYPE, LOCATION, AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW PIPING AND ALERT ENGINEER OF DISCREPANCIES IMMEDIATELY IF FOUND.
10. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR WORKING IN PUBLIC RIGHT OF WAYS. (i.e. ODOT, CITY, COUNTY).
11. STANDARD DRAWINGS SHOWN ON PLANS ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION. CONTRACTOR TO VERIFY WITH AGENCY PRIOR TO CONSTRUCTION.
12. A PRE CONSTRUCTION CONFERENCE WITH THE CITY AND ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION.
13. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS DURING THE PROJECT CONSTRUCTION, AND COORDINATE WITH EXISTING TENANTS IN RELATION TO SUCH ACCESS, AS CAN SAFELY BE ALLOWED. WORK SHALL GENERALLY BE SCHEDULED TO PROVIDE ACCESS TO TENANTS AND CUSTOMERS AS MUCH AS REASONABLY ALLOWED DURING BUSINESS HOURS. CONTRACTOR SHALL COORDINATE AND FACILITATE ACCESS FOR OTHER TRADES, UTILITIES AND REGULATING AGENCIES. ACCESS TO COQUILLE POINT SHALL BE MAINTAINED. ALL PARTIAL OR TEMPORARY ROAD CLOSURES SHALL BE APPROVED BY THE CITY OF BANDON.
14. THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT REQUIRED PERMITS (CITY OF BANDON, OREGON BUILDING CODES, DEQ AND ETC.) ARE IN PLACE OR OBTAIN PERMITS PRIOR TO STARTING CONSTRUCTION, AND SHALL CALL FOR INSPECTIONS IN ACCORDANCE WITH SAID PERMITS AS REQUIRED BY THE PERMITS.
15. ALL PROPERTY CORNERS MUST BE LOCATED AND PROPERLY MARKED BY THE CONTRACTOR PRIOR TO THE FIRST CITY INSPECTION.
16. NO PREPARATION OF THE SUBJECT LOT SHALL BE ALLOWED PRIOR TO ISSUANCE OF A CITY GRADING AND FILL PERMIT, SIGNED BY THE AUTHORIZING DESIGNEE OF THE CITY OF BANDON.
17. ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE STAGED ON SITE. NO CONSTRUCTION MATERIALS SHALL BE STORED IN THE CITY RIGHT-OF-WAY.
18. NO CONSTRUCTION WORK SHALL BE PERFORMED ON SUNDAYS OR CITY HOLIDAYS. NO CONSTRUCTION WORK SHALL BE PERFORMED ON SATURDAY BEFORE NINE(9:00 AM) OR AFTER SEVEN(7:00 PM). NO CONSTRUCTION WORK SHALL BE PERFORMED BEFORE SEVEN(7:00 AM) OR AFTER SEVEN(7:00 PM) ON WEEKDAYS.
19. PUBLIC WORKS PERMIT AND RIGHT-OF-WAY PERMIT MUST BE OBTAINED PRIOR TO ANY WORK COMMENCING WITHIN RIGHT-OF-WAY.
20. REPAIR COSTS OF ANY DAMAGE TO CITY PROPERTY, OR RIGHT-OF-WAY, AS A RESULT OF USE DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY NECESSARY REPAIRS TO CITY PROPERTY, INFRASTRUCTURE, OR RIGHT-OF-WAY, MUST BE SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OR REPAIR WORK.
21. A CONSTRUCTION TIMELINE SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE PUBLIC WORKS DIRECTOR, PRIOR TO ANY CONSTRUCTION, GRADING OR PREPARATION OF THE SITE.
22. CONTRACTOR SHALL SUBMIT A STAGING PLAN FOR CONSTRUCTION OF THE FOUNDATION SYSTEM AND THE STRUCTURE FOR REVIEW AND APPROVAL BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY CONSTRUCTION, GRADING OR PREPARATION OF THE SITE.
23. PARKING LOT APPROACH, TRENCHING, SERVICE CONNECTIONS, CLEANOUTS AND OTHER UNDERGROUND CONSTRUCTION MUST BE INSPECTED AND APPROVED BY THE PUBLIC WORKS OR ELECTRIC DEPARTMENTS.
24. PARKING LOT APPROACH FORMS MUST BE INSPECTED AND APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO POUR.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION AND MAINTAINING OF THE SITE TO PREVENT TRACKING OF SOIL OR CONSTRUCTION MATERIAL OR DEBRIS ONTO ANY RIGHTS-OF-WAY. ALL PUBLIC STREETS MUST BE KEPT CLEAN DURING THE CONSTRUCTION PERIOD. CLEAN-UP COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
26. PROPERTY LINES SHALL BE CLEARLY MARKED BY THE CONTRACTOR DURING ALL PHASES OF GROUND PREPARATION AND CONSTRUCTION.
27. A PUBLIC WORKS PERMIT IS REQUIRED FOR ALL WORK IN THE CITY RIGHT-OF-WAY. ALL WORK DONE IN THE RIGHT-OF-WAY WILL REQUIRE AN ENGINEER'S CERTIFICATE UPON COMPLETION AND A CONTRACTOR SUPPLIED TWO-YEAR WARRANTY BOND ON THE IMPROVEMENTS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CLEANOUTS ON ALL STORM AND SEWER LINES AS REQUIRED PER PLUMBING CODE AT NO ADDITIONAL COST TO OWNER.

## ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 800-332-2344.

## DISCLAIMER:

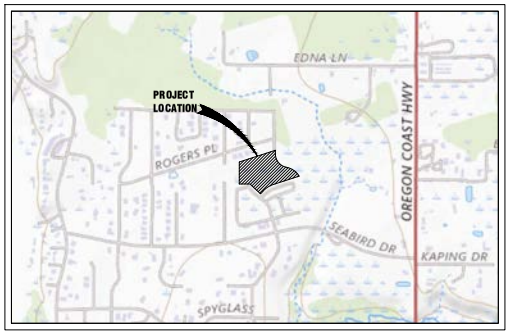
LOCATIONS FOR THE GAS, POWER, PHONE, AND CABLE TV UTILITIES WERE DESIGNED AND PROVIDED BY OTHERS. i.e. ENGINEERING DID NOT DESIGN OR OBSERVE THE INSTALLATION OF THESE UTILITIES AND DOES NOT WARRANT THE "AS-BUILT" CONDITION, LOCATION, OR MAPPING ACCURACY REGARDING SUCH UTILITIES.

## RATIONALE STATEMENT:

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

## ASBESTOS SPECIAL NOTE:

MATERIALS CONTAINING ASBESTOS MAY BE PRESENT IN UNDERGROUND PIPE SYSTEMS. ALL APPROPRIATE FEDERAL, STATE, COUNTY AND MUNICIPAL RULES, REGULATIONS AND GUIDELINES MUST BE FOLLOWED WHEN WORKING WITH ASBESTOS-CONTAINING MATERIAL. NONFRIABLE MATERIAL MUST BE HANDLED, TRANSPORTED AND DISPOSED OF IN A WAY THAT PREVENTS IT FROM BECOMING FRIABLE AND RELEASING ASBESTOS FIBERS. IF AC PIPE IS SHATTERED, DAMAGED OR BADLY WEATHERED, IT IS CONSIDERED TO BE FRIABLE AND WILL LIKELY RELEASE ASBESTOS FIBERS. DEQ LICENSED ASBESTOS ABATEMENT CONTRACTOR USING DEQ CERTIFIED WORKERS MUST REMOVE ALL FRIABLE ASBESTOS MATERIAL. ANY AND ALL PERMITS AND FEES THAT ARE REQUIRED BY THE DEQ, DOUGLAS, COUNTY AND ANY OTHER REGULATORY AGENCY MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO DISPOSING OF THE ASBESTOS CONTAINING MATERIAL. FOR INFORMATION ABOUT ASBESTOS RULES, CONTACT THE DEQ WESTERN REGION OFFICE IN MEDFORD, OREGON.




**VICINITY MAP**
**NTS**

## SHEET INDEX:


C.1 COVER SHEET & DETAILS
C.2 ACCESS AND DEMOLITION PLAN – PHASE 1
C.3 ACCESS AND DEMOLITION PLAN – PHASE 2
C.4 GRADING PLAN
C.5 UTILITIES PHASE 1– SHEARWATER PLAN & PROFILE
C.6 UTILITIES PHASE 2– SALTY DOG PLAN & PROFILE
C.7 STORM SEWER PLAN PHASE 2– SALTY DOG PLAN & PROFILE
C.8 UTILITIES PHASE 2 – OFFSITE
C.9 FUTURE PHASE PROPOSED UTILITIES AND WETLANDS
C.10 WETLAND 1 IMPACT AREA PLAN & PROFILE
SD.1 EROSION CONTROL DETAILS
SD.2 STANDARD DETAILS
SD.3 STANDARD DETAILS
SD.4 STANDARD DETAILS
SD.5 STANDARD DETAILS

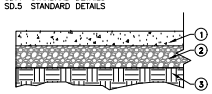


**DEVELOPER:**
MIKE MALLOY
BANDON COASTAL PROPERTIES, LLC
820 SEABIRD DR SW
BANDON, OR 97411

**ENGINEER:**
i.E. ENGINEERING
CONTACT: ALEX PALM
809 SE PINE STREET
ROSEBURG, OR 97470
PHONE: 541-673-0166
FAX: 541-440-9392


**PROJECT LOCATION:**
SALTY DOG DR
BANDON, OR 97411

**PROPERTY INFORMATION:**
MAP ID: 28S15W36
TAX ACCOUNT NO.: 1053913
TAX LOT NO.: 1410
ZONE: COMMERCIAL DEVELOPMENT 1 (CD-1)



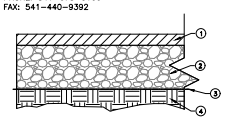

**C.1 CONCRETE WALK SECTION DETAIL**
**NTS**

**GENERAL NOTES:**

1. PROVIDE ¼" TOOLED CONTROL JOINTS EVERY 5'
2. PROVIDE ½" EXPANSION JOINTS EVERY 20' MINIMUM THROUGH FULL HEIGHT. FILL WITH SEALANT AND ½" PRE-MOLDED JOINT FILLER.

**KEYED NOTES:**

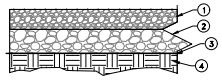
1. 4" THICK CONCRETE
2. 6" THICK COMPACTED ¾"-0 BASE ROCK, OR 1"-0 CRUSHED ROCK
3. COMPACTED SUBGRADE




**C.1 ASPHALT PAVEMENT SECTION**
**NTS**

**KEYED NOTES:**

1. LEVEL 2, ½" DENSE HMAC; 3" THICK
2. 12" THICK; 1"-0, CRUSHED ROCK. (VERIFY EXISTING PAVEMENT AREA ROCK TO SEE IF BASE CAN REMAIN.)
3. WOVEN GEOTEXTILE SUPPORT FABRIC (GEOTEX 250ST OR EQUAL)
4. COMPACTED SUBGRADE 98% T99




**C.1 GRAVEL PAVEMENT SECTION DETAIL**
**NTS**

**KEYED NOTES:**

1. 6" THICK; ¾"-0, OR 1"-0, CRUSHED ROCK
2. 12" THICK; 4"-0, CRUSHED ROCK
3. WOVEN GEOTEXTILE SUPPORT FABRIC (GEOTEX 250ST OR EQUAL)
4. COMPACTED SUBGRADE 98% T99

**PLUMBING NOTE:**

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A PLUMBING PERMIT FROM THE LOCAL BUILDING DEPARTMENT FOR THE INSTALLATION AND INSPECTION OF ALL ONSITE PRIVATE STORM DRAINAGE RELATED INFRASTRUCTURE AT NO ADDITIONAL COST TO THE OWNER.

## LEGEND:

| | |
|---|---|
| (ELEV.) | EXISTING ELEV. |
| ELEV. | NEW ELEV. |
| | SAW CUT |
| TV | EXISTING CABLE TV |
| | EXISTING EDGE OF AC OR GRAVEL |
| PH | EXISTING POWER (OVERHEAD) |
| PUG | EXISTING POWER (UNDERGROUND) |
| UGU | NEW UNDERGROUND (TV, POWER, PHONE) |
| GAS | EXISTING GAS |
| R/W | EXISTING RIGHT-OF-WAY |
| R/W | NEW RIGHT-OF-WAY |
| | EXISTING FENCE |
| X | NEW FENCE |
| | EXISTING WATER |
| WM | EXISTING WATER MAIN |
| W | NEW WATER |
| SS | EXISTING STORM SEWER (STS) |
| STS | NEW STORM SEWER (STS) |
| | EXISTING SANITARY SEWER (SS) |
| SS | NEW SANITARY SEWER (SS) |
| PS | EXISTING PRESSURE SEWER (PS) |
| PS | NEW PRESSURE SEWER (PS) |
| FM | EXISTING FORCE MAIN (FM) |
| FM | NEW FORCE MAIN (FM) |
| S-F | SILT FENCE (S-F) |
| | NEW ELECTRICAL CONDUIT |
| | NEW LOT SETBACK |
| | FUTURE PHASE LINE BOUNDARY |
| TC | TOP OF CURB |
| AC | ASPHALT |
| BW | BACK OF WALK |
| FG | FINISH GRADE |
| FF | FINISH FLOOR |
| OG | ORIGINAL GROUND |
| TW | TOP OF WALK |

| | |
|---|---|
| | EXISTING CURB INLET (CI) |
| | NEW CURB INLET (CI) |
| | EXISTING CATCH BASIN (CB) |
| | NEW CATCH BASIN (CB) |
| | CLEANOUT |
| | GUY WIRE |
| | GAS METER |
| | EXISTING FIRE HYDRANT |
| | NEW FIRE HYDRANT |
| | LANDSCAPING |
| | EXISTING VALVE |
| | NEW VALVE |
| | EXISTING MANHOLE (MH) |
| | NEW MANHOLE (MH) |
| | POWER POLE |
| | PHONE PED |
| | EXISTING LIGHT POLE |
| | NEW LIGHT POLE |
| | MAIL BOX |
| | EXISTING WATER SERVICE |
| | NEW WATER SERVICE |
| | BLOWOFF |
| | CABLE TV PED (TV) |
| | INLET PROTECTION |
| | CENTERLINE MONUMENT |
| | WETLAND AREA |

## GENERAL SEWER NOTES:

1. ALL SANITARY SEWER WORK SHALL BE IN CONFORMANCE WITH CITY OF BANDON SPECIFICATIONS AND ORDINANCE. IN CASES OF CONFLICT, CITY OF BANDON SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE STANDARD SPECIFICATIONS.
2. SANITARY SEWER LATERALS FROM THE BUILDING TO THE SEWER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH OREGON STATE DEPARTMENT OF COMMERCE, BUILDING CODES DIVISION, 2014 UNIFORM PLUMBING CODE AND ITS AMENDMENTS, EXCEPT FOR 8" AND LARGER PUBLIC SEWERS WHICH SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEQ STANDARDS FOR PUBLIC SEWERS AND TO THE LINES, GRADES AND DETAILS SHOWN ON THE PLANS. 4" AND 6" LATERALS SHALL BE PVC ASTM 3034. ALL LINES SHALL HAVE TONING WIRE INSTALLED IN THE TRENCH FOR FUTURE LOCATING.
3. ALL MANHOLE CONNECTIONS TO BE FACTORY CONNECTORS WITH NON-SHRINK GROUT OR A CORED HOLE WITH FLEXIBLE BOOT. i.E.: KOR-N-SEAL. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED OR SAW CUT.
4. CONTRACTOR TO PROVIDE PREFORMED PLASTIC GASKETS IN ALL MANHOLE JOINTS.
5. GROUT FOR TOP OF MANHOLE FRAMES AND BASES SHALL BE NON-SHRINK GROUT.
6. A COMMERCIAL CONCRETE BONDING AGENT SHALL BE USED ON ALL CONCRETE TO BE GROUTED.
7. ALL MANHOLES SHALL BE 48" DIAMETER WITH CONCENTRIC CONES, EXCEPT AS NOTED OTHERWISE.
8. NO FLAT-TOP MANHOLES TO BE USED WITHOUT CITY OF BANDON'S PRIOR APPROVAL.
9. DEFLECTION TESTING SHALL BE CONDUCTED ON ALL SEWERS CONSTRUCTED OF FLEXIBLE PIPE NOT LESS THAN 30 DAYS AFTER TRENCH BACKFILL AND COMPACTION. TESTING WILL CONFORM TO 2008 APWA STANDARD SPECIFICATIONS, SECTION 00445.
10. LINE AND GRADE SHALL BE MAINTAINED AS SHOWN ON THE PLANS OR AS ESTABLISHED BY THE ENGINEER. VARIATIONS OF MORE THAN 1/2 INCH FOR LINE AND 1/4 INCH FOR GRADE WILL NOT BE PERMITTED.
11. ALL MANHOLES WILL NEED A RIGID GASKETED COUPLER JOINT WITHIN 1.5 FT. OF MANHOLE WALL.
12. CITY OF BANDON WILL PERFORM ALL TESTING OF COMPACTION ON SEWER PIPE, MANHOLES AND TRENCH BACKFILLS.
13. PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH UNIBELL'S "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" UNI-B-6-98. MINIMUM TEST TIMES SHALL BE BASED ON TABLE II. THERE WILL BE NO PRESSURE DROP ALLOWED.
14. MANHOLE ELEVATIONS AND PIPE GRADES ARE FIGURED FROM THE CENTER OF EACH MANHOLE. SUPPLIERS OF PRE-CAST MANHOLE BASES SHALL SUBMIT SHOP DRAWINGS SHOWING THE LOCATIONS OF PIPE INLETS AND OUTLETS FOR REVIEW PRIOR TO MANUFACTURING.
15. PRECAST MANHOLES SHALL BE TESTED PER CITY OF BANDON STANDARDS AT THE MANUFACTURER'S YARD PRIOR TO DELIVERY TO THE SITE. TESTING SHALL BE WITNESSED AND DOCUMENTED BY AN INDEPENDENT 3RD PARTY.
16. ALL PERMANENT DROP MANHOLES SHALL HAVE AN OUTSIDE DROP.
17. ALL TEMPORARY DROP MANHOLES SHALL HAVE AN INSIDE DROP.
18. ALL SEWER SERVICE LATERALS SHALL HAVE A MINIMUM OF 6' COVER AT PROPERTY/RIGHT-OF-WAY LINE.
19. INSTALL BACKFLOW DEVICE ON ALL SEWER LATERALS THAT PROVIDE SERVICE TO HOMES WITH BASEMENTS.
20. MAXIMUM LENGTH OF SEWER LINE BETWEEN MANHOLES SHALL BE 300' UNLESS OTHERWISE APPROVED BY CITY OF BANDON.
21. AS-BUILTS SHALL BE PROVIDED IN MYLAR AND ELECTRONIC FILE TO CITY OF BANDON BY THE DEVELOPER.

**CALL BEFORE YOU DIG !**
**ONE CALL: (800) 332-2344**
OAR 952-001-0010 THROUGH
OAR 952-001-0090


civil
structural
surveying
architecture
planning

i.e. Engineering, Inc.
809 SE Pine St
Roseburg, OR
ieengineering.com


REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 13, 2023
ALEX M. PALM
PRELIMINARY
EXPIRES: 12.31.2024

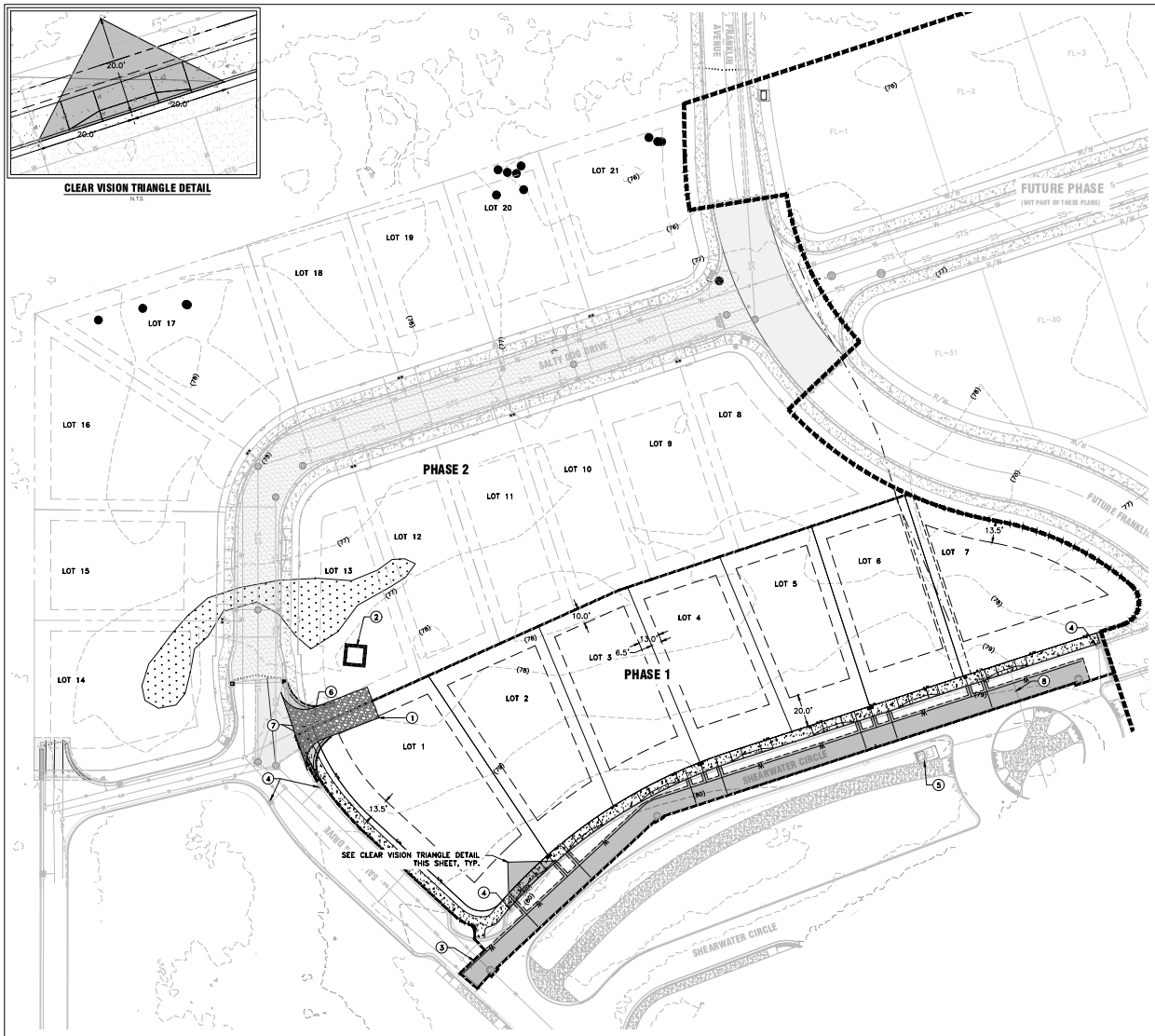
| Rev. | Date | Dwg. | Description |
|---|---|---|---|
| | | | |

**BANDON COASTAL SUBDIVISION**
SALTY DOG DR.
BANDON, OR 97411
**COVER**
SCALE: N/A
FEBRUARY 1, 2023
ISSUE: PRELIMINARY
PROJECT NO: 3183-01
DRAW: ALEX
CHK: JARP

**C.1**

W:\Civil\3183-Bandon Coastal Properties, LLC\3183-01 Bandon Coastal Subdivision Phe 1\CADDATA\C3183-01_C-1SC.dwg
Jun 26, 2023

**CLEAR VISION TRIANGLE DETAIL**
N.T.S.




## KEYED DEMOLITION AND EROSION CONTROL NOTES

1. INSTALL CONSTRUCTION ENTRANCE PER DETAIL 1/SD.1
2. INSTALL CONCRETE WASHOUT PER DETAIL 2/SD.1. LOCATION TO BE DETERMINED BY CONTRACTOR
3. SAW CUT TO NEAT EDGE. REMOVE AND DISPOSE OF EXISTING CONCRETE AND ASPHALT.
4. INSTALL INLET PROTECTION TYPE 7 PER DETAIL 2/SD.1
5. PROTECT EXISTING POWER STRUCTURE.
6. REMOVE HAMMERHEAD.
7. REMOVE AND DISPOSE OF UTILITY PIPES AND LINES EXTENDING PAST PROPERTY LINE.
8. PROTECT EXISTING STS PIPE.

## EROSION CONTROL NOTES

1. INSTALL SEDIMENT FENCE AND PERIMETER EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
2. INSTALL STRAW MULCH AS SOON AS PRACTICAL BEHIND EARTHWORK CONSTRUCTION AS TEMPORARY EROSION CONTROL. PLACE MULCH AT 2 TONS/ACRE. LEAVE NATIVE VEGETATION UNDISTURBED OUTSIDE AREAS OF CONSTRUCTION.
3. MODIFY EROSION CONTROL METHODS AS REQUIRED DUE TO WEATHER OR CONSTRUCTION CHANGES.
4. SEE EROSION CONTROL DETAIL SHEETS FOR ADDITIONAL NOTES AND DETAILS.
5. CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF SECTION 00280 EROSION AND SEDIMENT CONTROL, AS WRITTEN IN THE JOINT 2018 ODOT/APWA STANDARD SPECIFICATIONS.
6. FOR PERMANENT AND TEMPORARY SEEDING, CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF SECTION 01030 – SEEDING, AS WRITTEN IN THE JOINT 2018 ODOT/APWA STANDARD SPECIFICATIONS. CONTRACTOR TO SUBMIT SEED MIX FORMULA TO ENGINEER FOR REVIEW PRIOR TO SEEDING. VERIFY EXTENTS OF SEEDING WITH ANY LANDSCAPE PLANS.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
8. SLOPES OF 2:1 TO 4:1 SHALL BE TRACK-WALKED PRIOR TO FINAL SEEDING.
9. LOCATION OF ESCP FACILITIES SHOWN IS APPROXIMATE. ALL FACILITIES TO BE FIELD PLACED PER CONSTRUCTION REQUIREMENTS.

**CALL BEFORE YOU DIG !**
**ONE CALL: (800) 332-2344**
OAR 952-001-0010 THROUGH
OAR 952-001-0090

SCALE: 1"=30'


i.e. civil structural surveying architecture planning

i.e. Engineering, Inc.
809 SE Pine St
Roseburg, OR
ieengineering.com


REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2004
T. M. FALK
PRELIMINARY
EXPIRES: 12.31.2024

| Rev. | Date | Dwg. | Description |
|---|---|---|---|
| | | | |

**BANDON COASTAL SUBDIVISION**

SALTY DOG DR.
BANDON, OR 97411

**ACCESS AND DEMO PLAN - PHASE 1**

JANUARY 30, 2023

ESCP PRELIMINARY

PROJECT NO. 3183-01
DRW. KLW
CHK. JMP

# C.2

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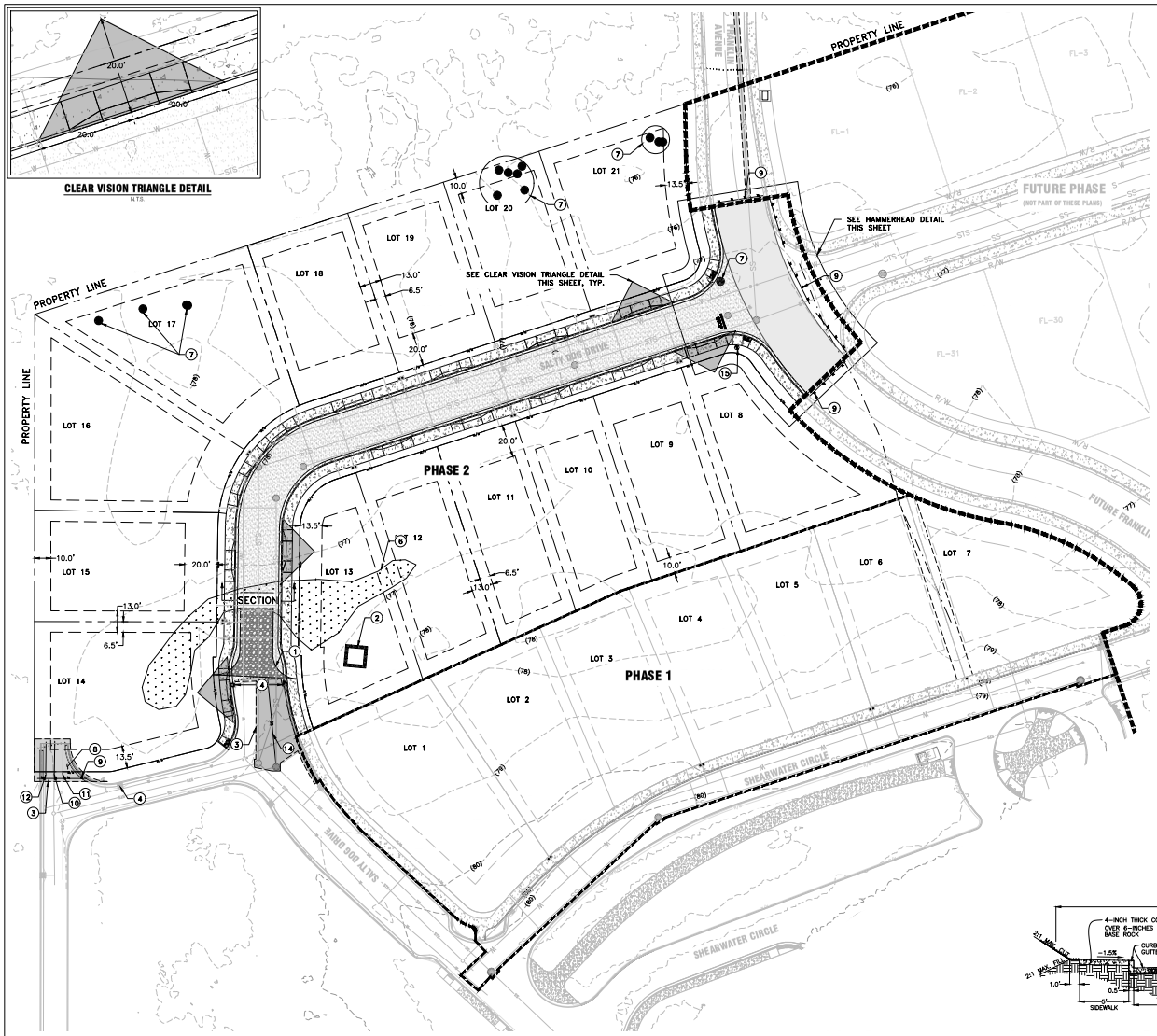






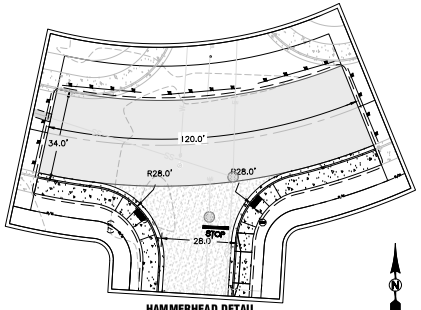
**CLEAR VISION TRIANGLE DETAIL**
N.T.S.

## KEYED DEMOLITION AND EROSION CONTROL NOTES

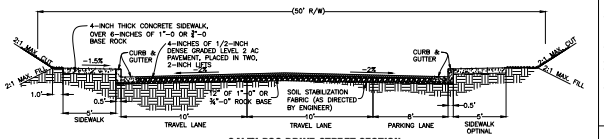
1. INSTALL CONSTRUCTION ENTRANCE PER DETAIL 1/SD.1
2. INSTALL CONCRETE WASHOUT PER DETAIL 2/SD.1. LOCATION TO BE DETERMINED BY CONTRACTOR
3. SAW CUT TO NEAT EDGE. REMOVE AND DISPOSE OF EXISTING CONCRETE AND ASPHALT.
4. INSTALL INLET PROTECTION TYPE 7 PER DETAIL 2/SD.1
5. PROTECT EXISTING POWER STRUCTURE.
6. FILL AND REMOVE WETLAND PER SHEET C.8.
7. REMOVE AND DISPOSE OF TREES AND SHRUBS.
8. REMOVE HAMMERHEAD.
9. INSTALL ROAD CLOSURE BARRICADE PER DETAIL 4/SD.1
10. STUB OUT EXISTING STS PIPE. REMOVE AND DISPOSE OF PIPE INSIDE PROPERTY BOUNDARY.
11. CAP EXISTING SS PIPE. REMOVE AND DISPOSE OF PIPE INSIDE PROPERTY BOUNDARY.
12. INSTALL 2" BLOWOFF ASSEMBLY PER DETAIL 6/SD.1. REMOVE AND DISPOSE OF WATERLINE EXTENDING PAST PROPERTY LINE.
13. REMOVE AND DISPOSE OF UTILITY PIPES AND LINES EXTENDING PAST PROPERTY LINE.
14. REMOVE AND DISPOSE OF EXISTING SS PIPE.
15. INSTALL STOP SIGN AND BAR.

## EROSION CONTROL NOTES

1. INSTALL SEDIMENT FENCE AND PERIMETER EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
2. INSTALL STRAW MULCH AS SOON AS PRACTICAL BEHIND EARTHWORK CONSTRUCTION AS TEMPORARY EROSION CONTROL. PLACE MULCH AT 2 TONS/ACRE. LEAVE NATIVE VEGETATION UNDISTURBED OUTSIDE AREAS OF CONSTRUCTION.
3. MODIFY EROSION CONTROL METHODS AS REQUIRED DUE TO WEATHER OR CONSTRUCTION CHANGES.
4. SEE EROSION CONTROL DETAIL SHEETS FOR ADDITIONAL NOTES AND DETAILS.
5. CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF SECTION 00280 EROSION AND SEDIMENT CONTROL, AS WRITTEN IN THE JOINT 2018 ODOT/APWA STANDARD SPECIFICATIONS.
6. FOR PERMANENT AND TEMPORARY SEEDING, CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF SECTION 01030 – SEEDING, AS WRITTEN IN THE JOINT 2018 ODOT/APWA STANDARD SPECIFICATIONS. CONTRACTOR TO SUBMIT SEED MIX FORMULA TO ENGINEER FOR REVIEW PRIOR TO SEEDING. VERIFY EXTENTS OF SEEDING WITH ANY LANDSCAPE PLANS.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
8. SLOPES OF 2:1 TO 4:1 SHALL BE TRACK–WALKED PRIOR TO FINAL SEEDING.
9. LOCATION OF ESCP FACILITIES SHOWN IS APPROXIMATE. ALL FACILITIES TO BE FIELD PLACED PER CONSTRUCTION REQUIREMENTS.




**HAMMERHEAD DETAIL**
N.T.S.




**SALTY DOG DRIVE STREET SECTION**
N.T.S.

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OAR 952-001-0010 THROUGH
OAR 952-001-0090

0' 15' 30' 60'
SCALE: 1"=30'


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**BANDON COASTAL SUBDIVISION**

SALTY DOG DR.
BANDON, OR 97411

**ACCESS AND DEBRIS PLAN - PHASE 2**
AS-BUILT

PROJECT NO. 3180-01
JANUARY 30, 2023
DRW. KLW
CHK. JMP
ESSE PRELIMINARY

# C.3

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**BANDON COASTAL SUBDIVISION**

SALTY DOG DR.
BANDON, OR 97411

**GRADING PLAN**

PROJECT NO. 3183-01
DRW. KLW
CHK. MJF

ISSUE: PRELIMINARY
JANUARY 30, 2023

# C.4

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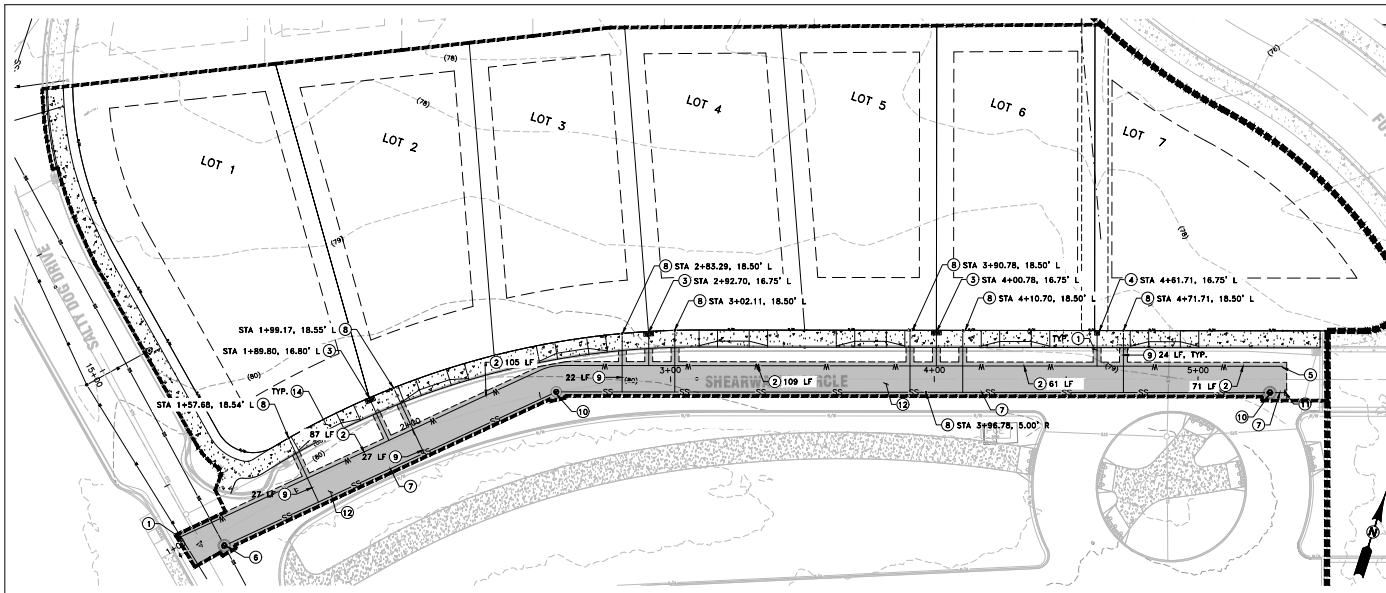


## KEYED UTILITY NOTES

1. HOT TAP EXISTING WATER MAIN PER DETAIL 3/C0.3
2. INSTALL 8" C-900 WATERLINE. LENGTH PER PLAN.
3. INSTALL 3/4" DUAL WATER SERVICE PER DETAIL 5/C0.3
4. INSTALL 3/4" SINGLE SERVICE PER DETAIL 5/C0.3
5. INSTALL 2" BLOWOFF PER PLAN. SEE DETAIL 6/C0.3
6. INSTALL NEW SS MH PER PROFILE. SEE DETAIL 4/C0.3
   CONTRACTOR TO VERIFY LOCATION AND INV PRIOR TO INSTALLATION.
7. INSTALL 8" SS PIPE.
   LENGTH AND SLOPE PER PROFILE.
8. INSTALL 4" SEWER CLEANOUT PER DETAIL 3/C0.3
9. INSTALL 4" SS SERVICE.
   LENGTH PER PLAN.
10. INSTALL SS MH PER PROFILE. SEE DETAIL 4/C0.3
11. CAP 8" SS PIPE FOR FUTURE TIE-IN. INV ELEV PER PROFILE.
12. INSTALL LEVEL 3, 3/4" DENSE GRADED HMAC 7" THICK, 1-3" BASE LIFE WITH 2-2" LIFTS OF AC OR MATCH EXISTING. SEE DETAIL 2/C0.3
13. REPLACE CONCRETE GUTTER IN KIND.
14. INSTALL DRIVEWAY PER DETAIL 1/C0.4
15. INSTALL SIDEWALK PER DETAIL 1/C1/C0.4

## GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BANDON PUBLIC WORKS DEPARTMENT AND ODOT AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS AND APPURTENANCES AS NEEDED TO CONNECT NEW UTILITY LINES TO EXISTING UTILITY LINES AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL REMOVE AND REPLACE IN KIND ALL EXISTING SIGNAGE IN RIGHT-OF-WAY AS NEEDED FOR THE CONSTRUCTION OF THE NEW SIDEWALK AND ADA RAMP.

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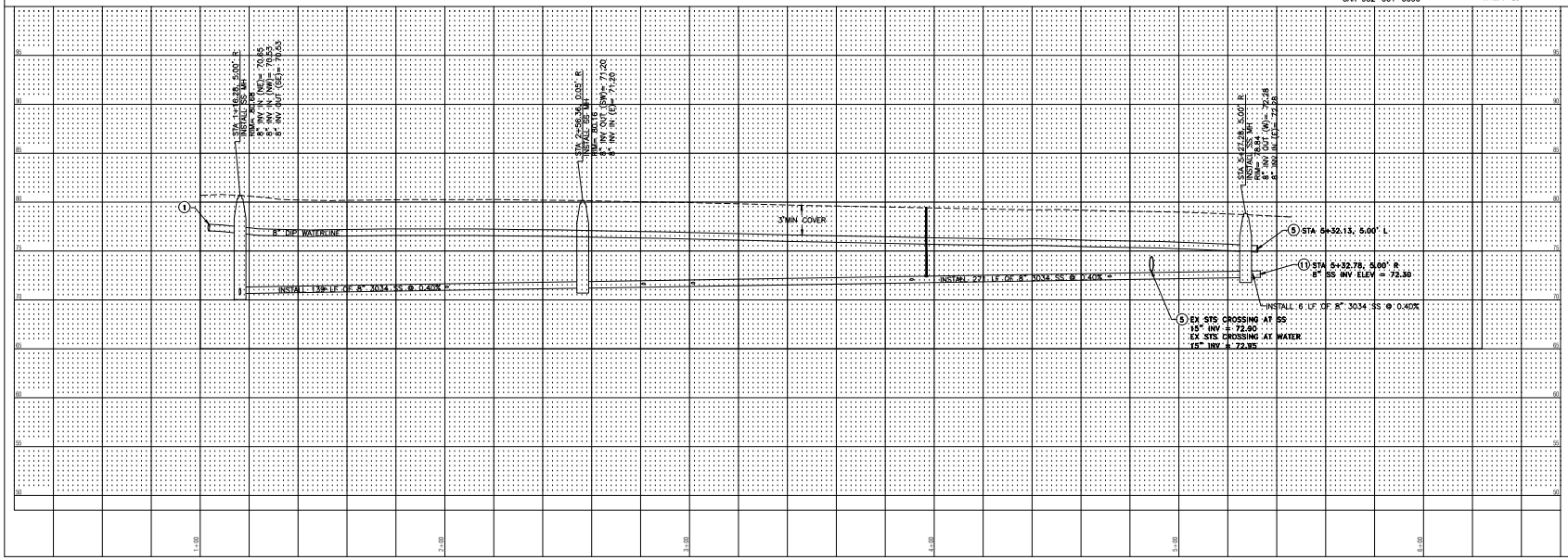
SCALE 1"=20'

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**BANDON COASTAL SUBDIVISION**

SALTY DOG DR
BANDON, OR 97411

UTILITIES - SHEARWATER CIRCLE - PHASE 1

PROJECT NO. 3183-01
AS NOTED
DRAW: KLW
CHK: JMF

JANUARY 20, 2023

ISSUE: PRELIMINARY

# C.5

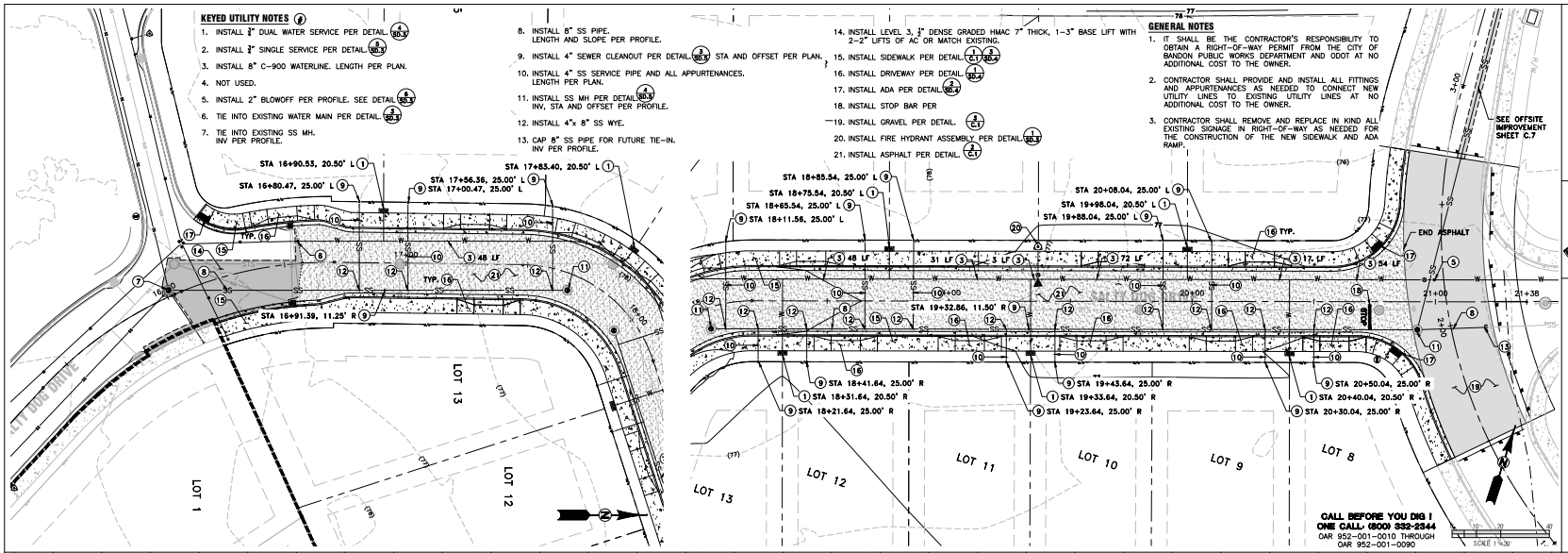
Jan 26, 2023 J:\2020\3183-Bandon Coastal Properties, LLC\3183-01 Bandon Coastal Subdivision Phs 1\CADD\CAD\3183-01_C.dwg

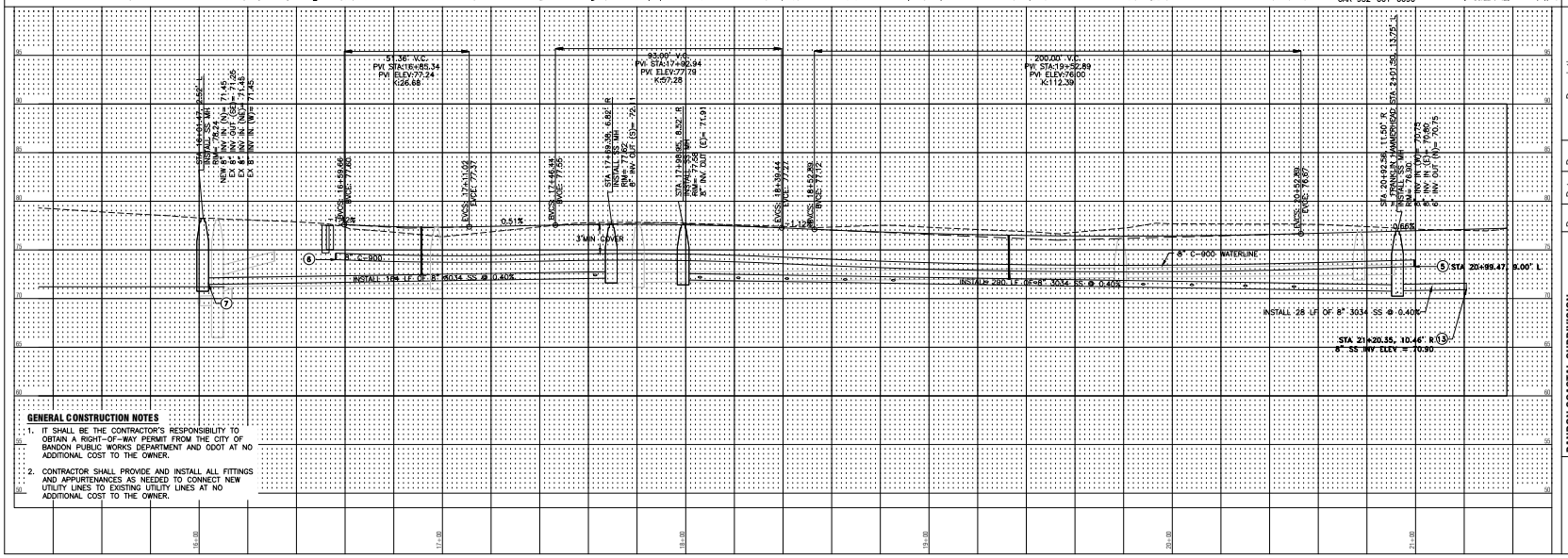
## KEYED UTILITY NOTES

1. INSTALL ¾" DUAL WATER SERVICE PER DETAIL.
2. INSTALL ¾" SINGLE SERVICE PER DETAIL.
3. INSTALL 8" C-900 WATERLINE. LENGTH PER PLAN.
4. NOT USED.
5. INSTALL 2" BLOWOFF PER PROFILE. SEE DETAIL
6. TIE INTO EXISTING WATER MAIN PER DETAIL.
7. TIE INTO EXISTING SS MH. INV PER PROFILE.
8. INSTALL 8" SS PIPE. LENGTH AND SLOPE PER PROFILE.
9. INSTALL 4" SEWER CLEANOUT PER DETAIL. STA AND OFFSET PER PLAN.
10. INSTALL 4" SS SERVICE PIPE AND ALL APPURTENANCES. LENGTH PER PLAN.
11. INSTALL SS MH PER DETAIL. INV, STA AND OFFSET PER PROFILE.
12. INSTALL 4"x 8" SS WYE.
13. CAP 8" SS PIPE FOR FUTURE TIE-IN. INV PER PROFILE.
14. INSTALL LEVEL 3, ½" DENSE GRADED HMAC 7" THICK, 1-3" BASE LIFT WITH 2-2" LIFTS OF AC OR MATCH EXISTING.
15. INSTALL SIDEWALK PER DETAIL.
16. INSTALL DRIVEWAY PER DETAIL.
17. INSTALL ADA PER DETAIL.
18. INSTALL STOP BAR PER
19. INSTALL GRAVEL PER DETAIL.
20. INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL.
21. INSTALL ASPHALT PER DETAIL.

## GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BANDON PUBLIC WORKS DEPARTMENT AND ODOT AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS AND APPURTENANCES AS NEEDED TO CONNECT NEW UTILITY LINES TO EXISTING UTILITY LINES AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL REMOVE AND REPLACE IN KIND ALL EXISTING SIGNAGE IN RIGHT-OF-WAY AS NEEDED FOR THE CONSTRUCTION OF THE NEW SIDEWALK AND ADA RAMP.




## GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BANDON PUBLIC WORKS DEPARTMENT AND ODOT AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS AND APPURTENANCES AS NEEDED TO CONNECT NEW UTILITY LINES TO EXISTING UTILITY LINES AT NO ADDITIONAL COST TO THE OWNER.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**BANDON COASTAL SUBDIVISION**

SALTY DOG DR
BANDON, OR 97411

UTILITIES - SALTY DOG - PHASE 2

HORIZ: 1" = 20' VERT: 1" = 5'
JANUARY 30, 2023
ISSUE: PRELIMINARY

PROJECT NO. 2183-01
DRW: KLW
CHK: AMP

# C.6

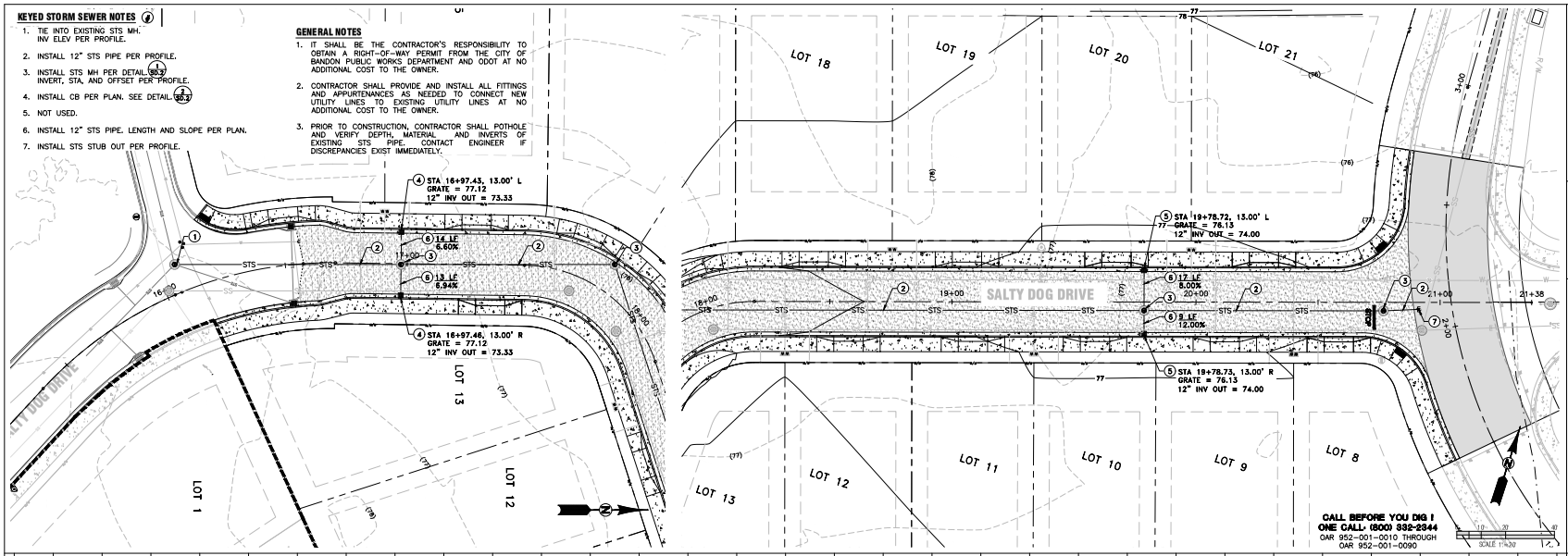
Jan 26, 2023 Z:\JOBS\2183-Bandon Coastal Properties, LLC\183-01 Bandon Coastal Subdivision The \!!CEDAR\CADD\183-01_C.dwg

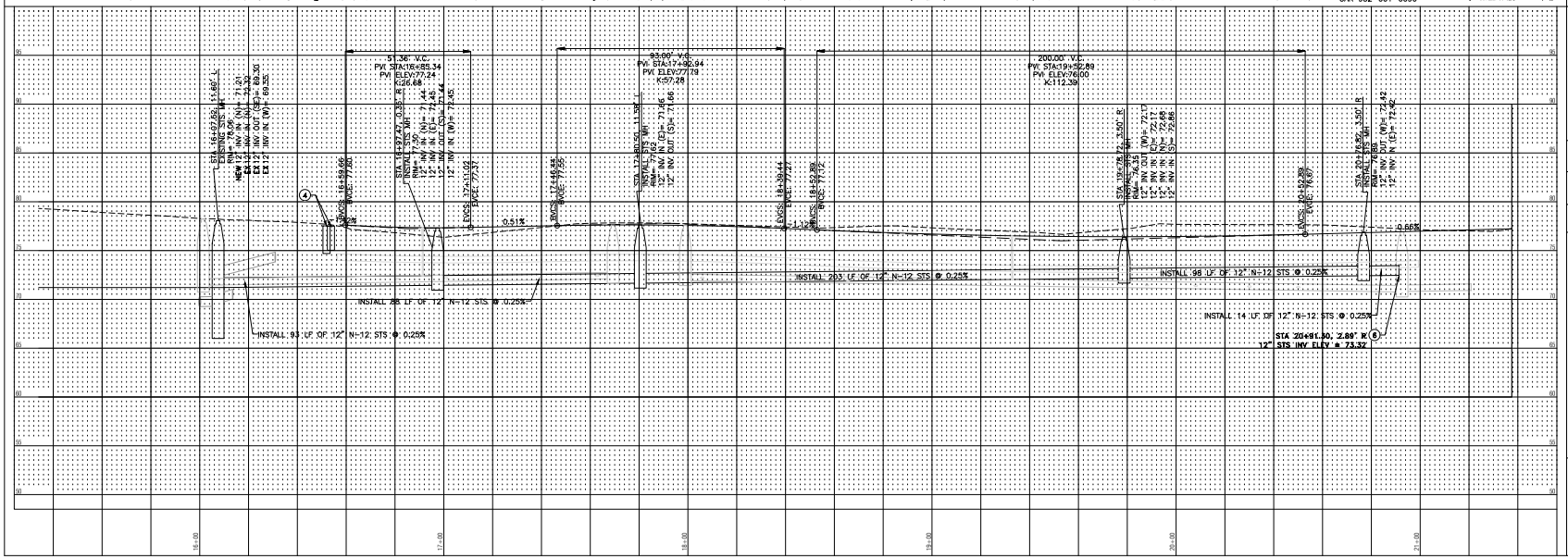
## KEYED STORM SEWER NOTES

1. TIE INTO EXISTING STS MH. INV ELEV PER PROFILE.
2. INSTALL 12" STS PIPE PER PROFILE.
3. INSTALL STS MH PER DETAIL 1/C.7. INVERT, STA, AND OFFSET PER PROFILE.
4. INSTALL CB PER PLAN. SEE DETAIL 2/C.7.
5. NOT USED.
6. INSTALL 12" STS PIPE. LENGTH AND SLOPE PER PLAN.
7. INSTALL STS STUB OUT PER PROFILE.

## GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BANDON PUBLIC WORKS DEPARTMENT AND ODOT AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS AND APPURTENANCES AS NEEDED TO CONNECT NEW UTILITY LINES TO EXISTING UTILITY LINES AT NO ADDITIONAL COST TO THE OWNER.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH, MATERIAL AND INVERTS OF EXISTING STS PIPE. CONTACT ENGINEER IF DISCREPANCIES EXIST IMMEDIATELY.

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**BANDON COASTAL SUBDIVISION**

SALTY DOG DR
BANDON, OR 97411

STORM SEWER - SALTY DOG - PHASE 2

HORIZ: 1" = 30'
VERT: 1" = 5'
JANUARY 26, 2023

ISSUE: PRELIMINARY

PROJECT NO: 3183-01
DSN: KLW
CHK: JMP

# C.7

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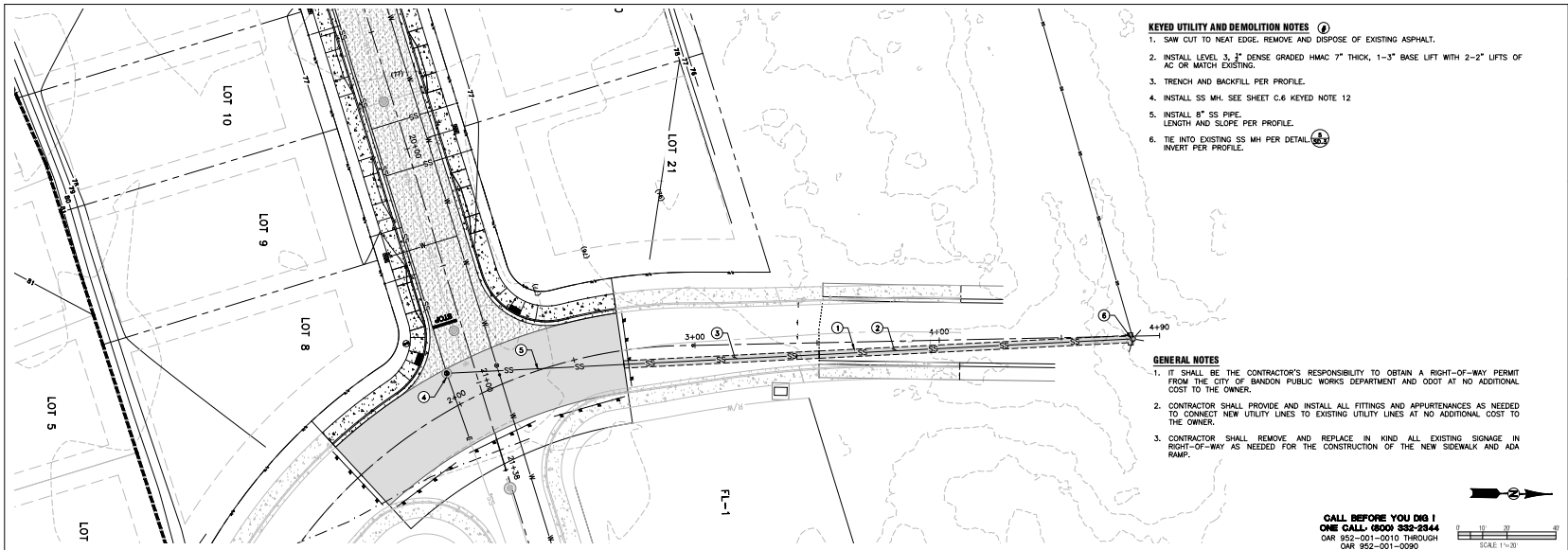


## KEYED UTILITY AND DEMOLITION NOTES

1. SAW CUT TO NEAT EDGE. REMOVE AND DISPOSE OF EXISTING ASPHALT.
2. INSTALL LEVEL 3, ¾" DENSE GRADED HMAC 7" THICK, 1–3" BASE LIFT WITH 2–2" LIFTS OF AC OR MATCH EXISTING.
3. TRENCH AND BACKFILL PER PROFILE.
4. INSTALL SS MH. SEE SHEET C.6 KEYED NOTE 12
5. INSTALL 8" SS PIPE. LENGTH AND SLOPE PER PROFILE.
6. TIE INTO EXISTING SS MH PER DETAIL 6/C.6 INVERT PER PROFILE.

## GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A RIGHT–OF–WAY PERMIT FROM THE CITY OF BANDON PUBLIC WORKS DEPARTMENT AND ODOT AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS AND APPURTENANCES AS NEEDED TO CONNECT NEW UTILITY LINES TO EXISTING UTILITY LINES AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL REMOVE AND REPLACE IN KIND ALL EXISTING SIGNAGE IN RIGHT–OF–WAY AS NEEDED FOR THE CONSTRUCTION OF THE NEW SIDEWALK AND ADA RAMP.

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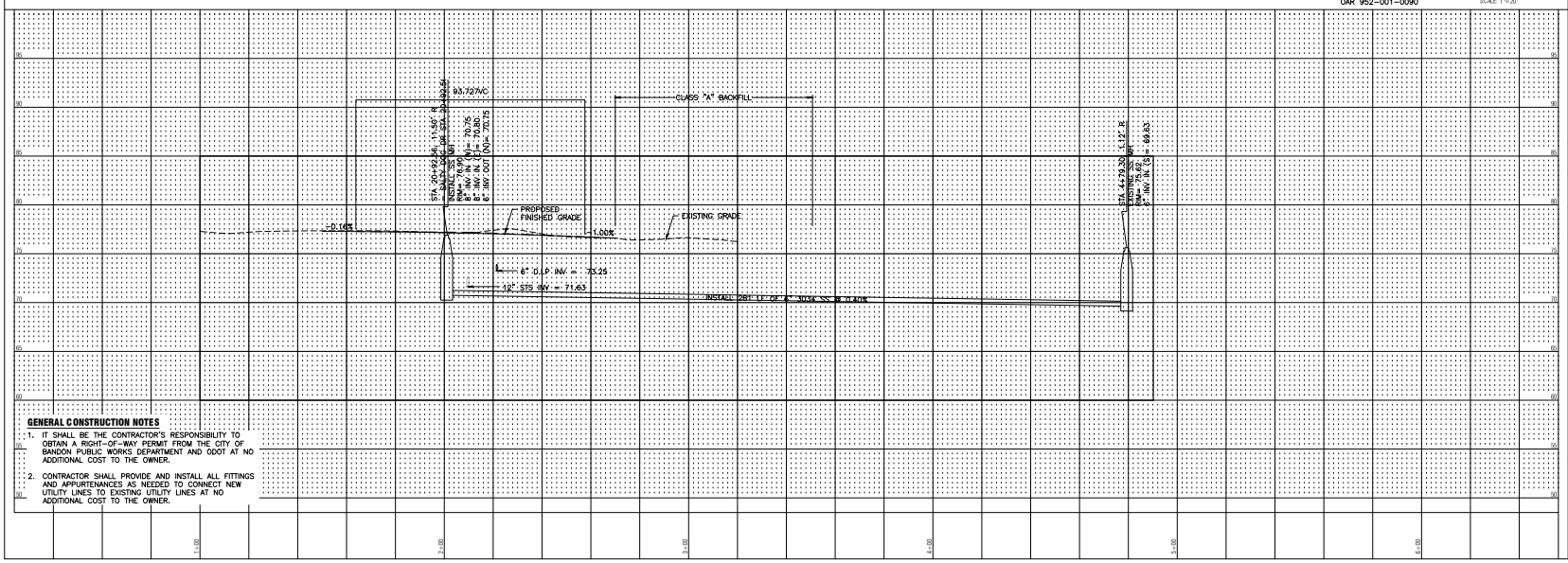
SCALE 1"=20'




## GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A RIGHT–OF–WAY PERMIT FROM THE CITY OF BANDON PUBLIC WORKS DEPARTMENT AND ODOT AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS AND APPURTENANCES AS NEEDED TO CONNECT NEW UTILITY LINES TO EXISTING UTILITY LINES AT NO ADDITIONAL COST TO THE OWNER.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**BANDON COASTAL SUBDIVISION**

SALTYDOG DR
BANDON, OR 97411

**OFFSITE UTILITY - PHASE 2**

HORIZ: 1" = 20' VERT: 1" = 5'
JANUARY 30, 2023
ISSUE: PRELIMINARY

PROJECT NO. 2183-01
DRW: KLW
CHK: ABP

# C.8

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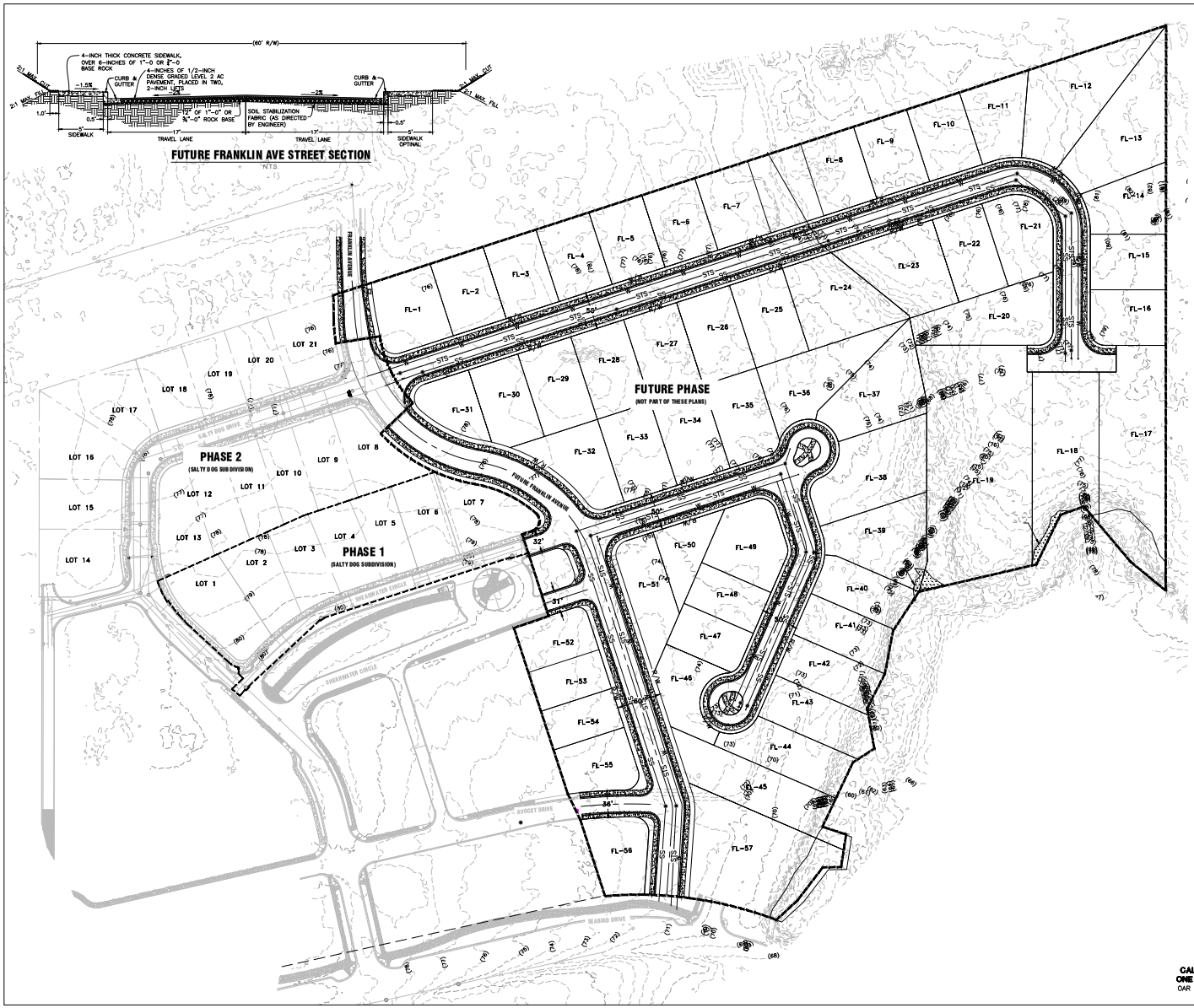


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EXPIRES: 12.31.2024

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**BANDON COASTAL SUBDIVISION**

SALTY DOG DR.
BANDON, OR 97411

**PRELIMINARY FUTURE UTILITIES AND WETLANDS**

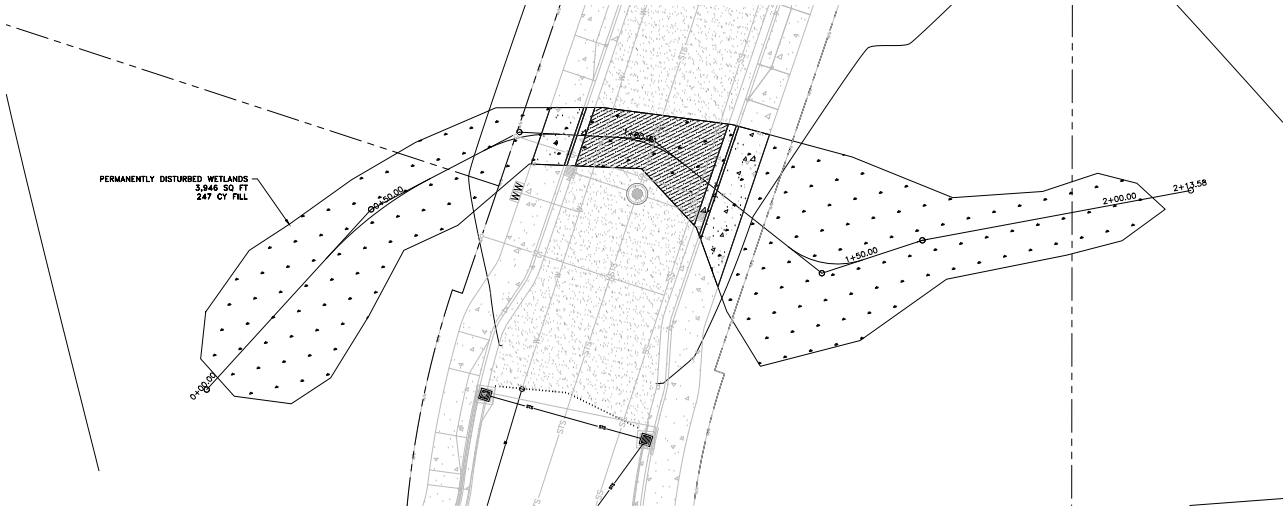
PROJECT NO. 3180-01
DRW. KLW
CHK. MJF

JANUARY 30, 2023

ISSUE: PRELIMINARY

# C.9

Jan 30, 2023 2:\2018\3180-Bandon Coastal Properties, LLC\3180-01 Bandon Coastal Subdivision.Prj\CADDATA\3180-01_C.dwg




## QUANTITIES

| | DESCRIPTION | DEPTH | TOTAL |
|---|---|---|---|
| FILL | ASPHALT CONCRETE | 2" | 337 SQ. FT.<br>2.08 CY |
| FILL | COMPACTED BASE ROCK | 10" | 403 SQ FT<br>12.44 CY |
| FILL | CONCRETE GUTTER<br>CONCRETE CURB<br>CONCRETE SIDEWALK | 7"<br>13"<br>4" | 49 SQ FT<br>17 SQ FT<br>240 SQ FT<br>4.70 CY TOTAL |
| FILL | 2" ROCK BENEATH SIDEWALK | 2" | 240 SQ FT<br>1.48 CY |
| FILL | CLEAN FILL | | 226 CY |
| WETLAND | TOTAL AREA | | 3,946 SQ FT (0.09 ACRES) |
| WETLAND | FILL VOLUME | | 247 CY |

**LEGEND**

- WETLAND AREA
- AC ROAD
- CONCRETE SW, CURB & GUTTER

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SCALE: 1"=10'


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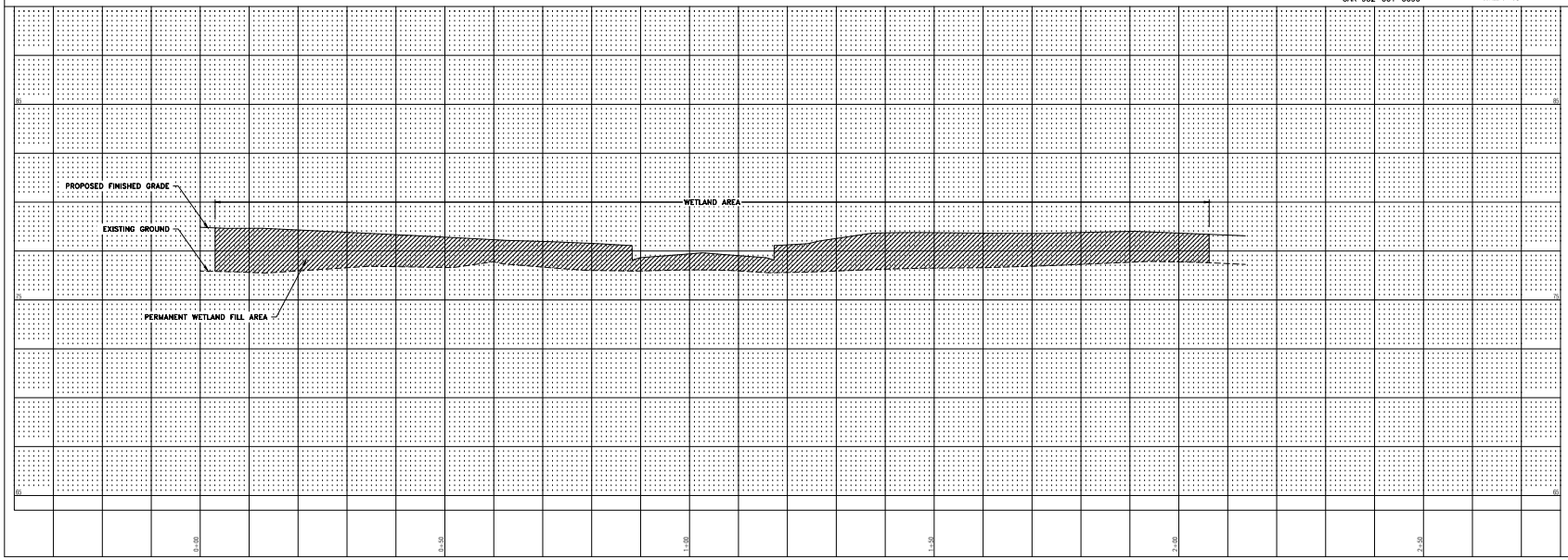


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|---|---|---|---|
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**BANDON COASTAL SUBDIVISION**

QUALITY DEVELOPMENT
BANDON, OREGON 97411

**WETLAND 1 - 100 YEAR DEPTH PLAN & PROFILE**

SCALE: 1" = 10' HORIZ. 1" = 2.5' VERT.
JANUARY 19, 2023

PROJECT NO. 3180-01
DRAWN: KLW
CHK: JMF
ISSUE: PRELIMINARY

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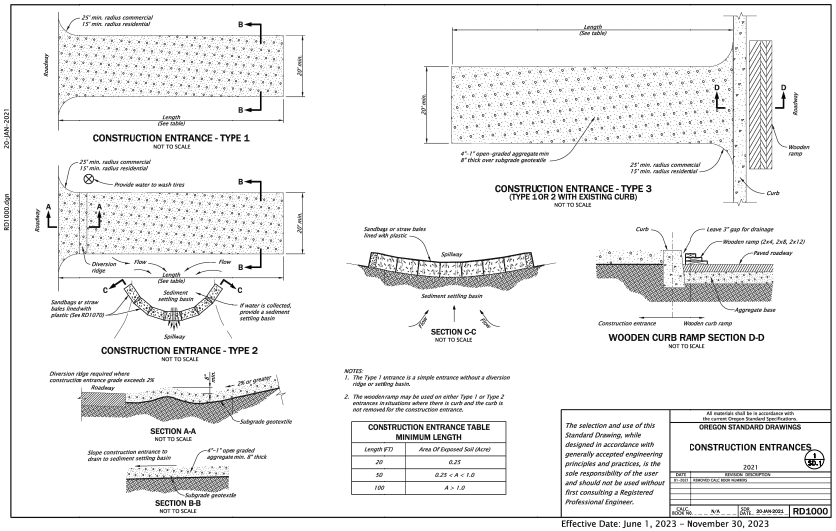
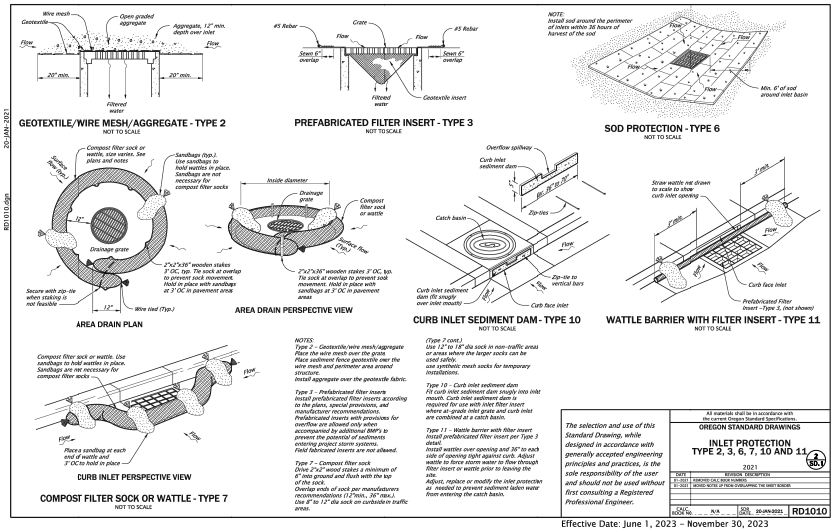
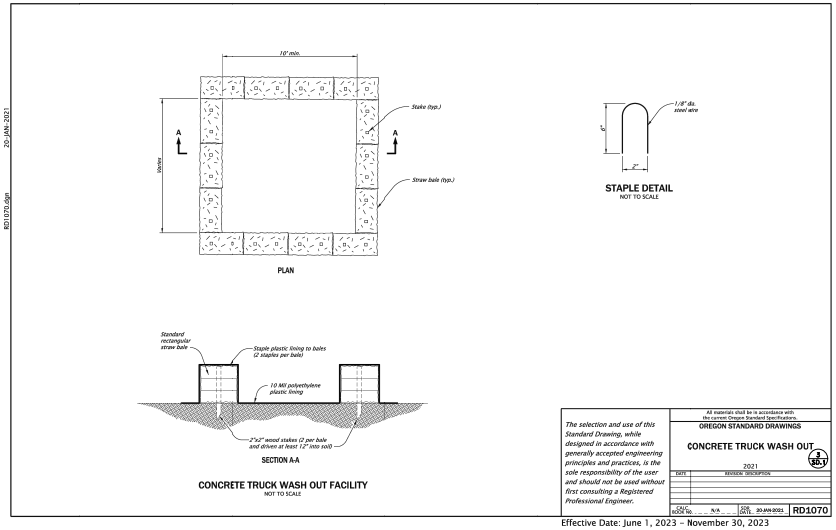
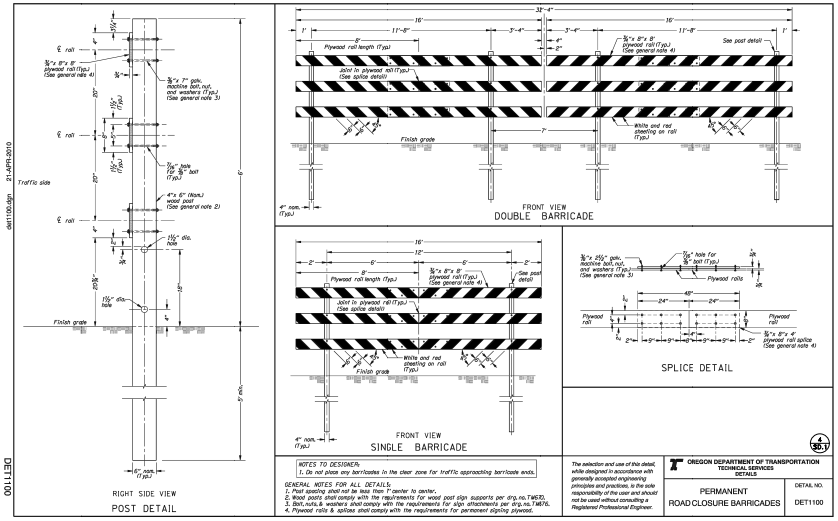
Jun 26, 2023 2:\2000\3180-Bandon Coastal Properties, LLC\3180-01 Bandon Coastal Subdivision Phase 1\CADD\CAD\3180-01_C.dwg

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EXPIRES: 12.31.2024

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BANDON COASTAL SUBDIVISION
SALTY DOG DR.
BANDON, OR 97411
EROSION CONTROL DETAILS
PROJECT NO. 3183-01
DRAWN: KLM
CHK: JMP
ISSUE DATE: FEBRUARY 1, 2023
ISSUE: PRELIMINARY

SD.1

20-JAN-2021 RD1000.dgn
20-JAN-2021 RD1010.dgn
20-JAN-2021 RD1070.dgn
21-APR-2010 det1100.dgn
DET1100

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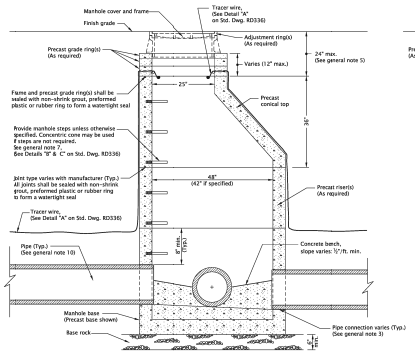
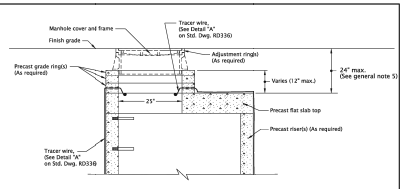
Jun 26, 2023




MANHOLE WITH PRECAST CONICAL TOP




MANHOLE WITH PRECAST FLAT SLAB TOP

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. All precast products shall conform to requirements of ASTM C478.
2. Standard precast manhole section diameter shall be 48". Use 42" if specified by the Engineer.
3. See Std. Dwg. RD345 for pipe to manhole connections.
4. See Std. Dwg. RD344 for manhole base section.
5. Adjust 24" maximum.
6. All connecting pipes shall have a tracer wire, or approved alternate.
7. See Std. Dwg. RD336 for manhole steps.
8. See Std. Dwg. RD336 for details not shown.
9. See Std. Dwg. RD356 for manhole covers and frames, manhole adjustment rings, etc.
10. Max. pipe diameter varies with pipe material.
11. See Std. Dwg. RD340 for shallow manholes.
12. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

**STANDARD STORM SEWER MANHOLE** 1e SD.2

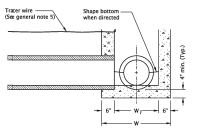
2021

| DATE | REVISION DESCRIPTION |
|---|---|
| | |

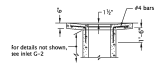
CALC BOOK No. N/A | NPR DATE: 25.09.2019 | **RD335**

Effective Date: June 1, 2023 – November 30, 2023

RD335.dgn 20-JUL-2020



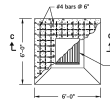

DETAIL A
WITHOUT SUMP




SECTION C-C

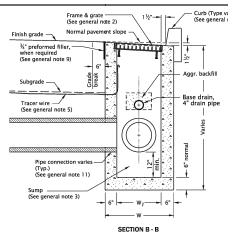
NOTE:

All reinforcement to be placed 2" clear of nearest face of concrete unless shown or noted otherwise



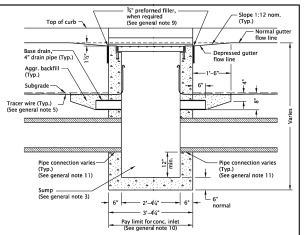

PLAN

TYPE G-2MA

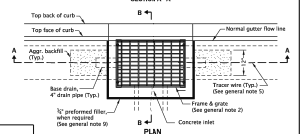



SECTION B - B

| TABLE A | | |
|---|---|---|
| INLET TYPE | W | $W_1$ |
| G-1 | 2'-8⅛" | 1'-8⅛" |
| G-2, G-2M, G-2MA | 3'-3⅛" | 2'-3⅛" |




SECTION A - A




PLAN

TYPE G-1, G-2, G-2M

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Where precast inlets are used as an alternate to cast-in-place inlets, a 4" compacted leveling bed of sand or ¼"-0 crushed aggregate shall be provided. All precast inlets shall conform to requirements of ASTM C913.
2. Graphics show G-1 inlet with Type 2 gate. See Table A for inlet dimensions.
   Type 1 grate allowed only in locations not subject to bicycle or pedestrian use.
   For frame and grate details, see Std. Dwg. RD365.
3. Provide sump only where shown on plans, and allowed by jurisdiction. See Detail A for inlet without sump.
4. For curb details, see Std. Dwgs. RD700&&RD701.
5. See Std. Dwg. RD336 for tracer wire details, or approved alternate.
6. Max. pipe diameter varies with pipe material.
7. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.
8. All concrete shall be commercial grade concrete.
9. ¾" preformed filler (in concrete pavement or gutter only) to extend through thickness of concrete.
10. See Std. Dwg. RD363 for gutter transition section, when curb and gutter are required.
11. See Std. Dwg. RD339 for pipe to structure connections.

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

**CONCRETE INLETS TYPE G-1, G-2, G-2M, & G-2MA** 2a SD.2

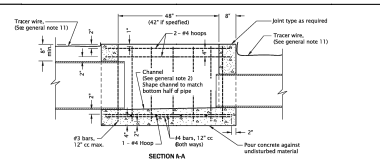
2021

| DATE | REVISION DESCRIPTION |
|---|---|
| | |

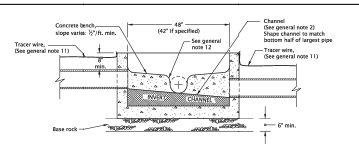
CALC BOOK No. N/A | NPR DATE: 25.09.2019 | **RD364**

Effective Date: June 1, 2023 – November 30, 2023

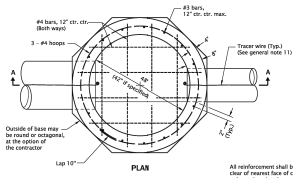
RD364.dgn 20-JUL-2020




SECTION A-A



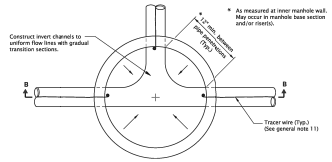

SECTION B-B




PLAN

All reinforcement shall be 2" clear of nearest face of conc., unless otherwise shown.

**CAST IN PLACE MANHOLE BASE**
(For invert channel details, see precast option at right)




PLAN

* As measured at inner manhole wall. May occur in manhole base section and/or riser(s).

**PRECAST MANHOLE BASE**

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. All concrete shall be commercial grade concrete.
2. Channels shall be constructed to provide smooth slopes and radii to outlet pipe.
3. Bases may be precast or cast in place.
4. Max. pipe diameter varies with pipe material.
5. Use on 42" and 48" diameter manhole.
6. Extend pipe into manhole and grout smooth.
   Pipe(s) may extend 2" max. beyond the interior manhole wall.
7. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.
8. All precast products shall conform to the requirements of ASTM C478.
9. See Std. Dwg. RD345 for pipe to manhole connections.
10. See Std. Dwg. RD336 for manhole steps details.
11. See Std. Dwg. RD336 for tracer wire details.
12. At spring line of pipe, extend channel up to crown line on 12:1 batter.

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

**STANDARD MANHOLE BASE SECTION** 1b SD.2

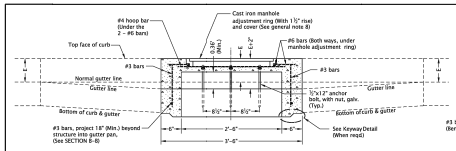
2021

| DATE | REVISION DESCRIPTION |
|---|---|
| | |

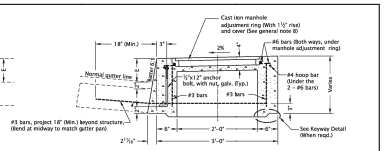
CALC BOOK No. N/A | NPR DATE: 25.09.2019 | **RD344**

Effective Date: June 1, 2023 – November 30, 2023

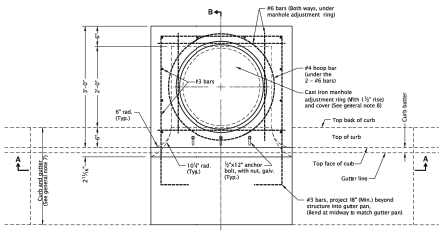
RD344.dgn 20-JUL-2020




SECTION A - A




SECTION B - B




PLAN

KEYWAY DETAIL

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. All concrete shall be commercial grade concrete.
2. Inlet top may be cast-in-place or precast. All precast inlets shall conform to requirements of ASTM C913.
3. All reinforcement shall be 2" clear of nearest face of conc., unless otherwise shown.
4. Vary anchor bolt length and reinforcing bar placement as required by curb exposure E (See note 7 below).
5. See Std. Dwg. RD371 for inlet base details.
6. See Std. Dwg. RD371 for inlet pay limit.
7. See Std. Dwgs. RD700 & RD701 for curb and gutter details.
8. See Std. Dwg. RD356 for cast iron manhole adjustment ring and cover.

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

**CONCRETE INLET TOP OPTION 1, TYPE CG-3** 2b SD.2

2021

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CALC BOOK No. N/A | NPR DATE: 25.09.2019 | **RD372**

Effective Date: June 1, 2023 – November 30, 2023

RD372.dgn 20-JUL-2020

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**BANDON COASTAL SUBDIVISION**

SALTY DOG DR.
BANDON, OR 97411

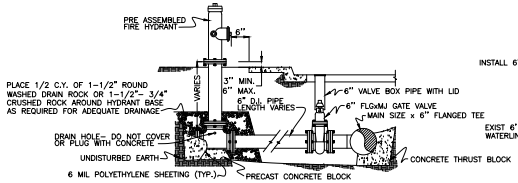
**STANDARD DETAILS**

**SD.2**

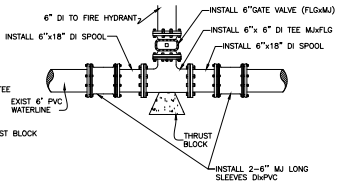
SCALE: NONE
ISSUE DATE: FEBRUARY 1, 2023
ISSUE: PRELIMINARY

PROJECT NO. 3180-01
DRAWN: ALEX
CHK: JARP

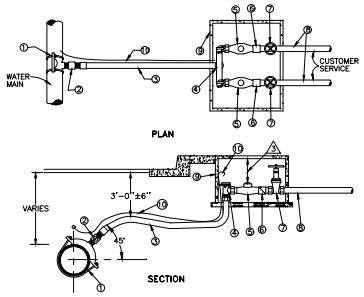
Jun 26, 2023 - 9:45am
J:\2018\3180-Bandon Coastal Properties, LLC\3180-01-Civil\CAD\3180-01-SD.dwg




**TYPICAL FIRE HYDRANT INSTALLATION DETAIL** (1/SD.3)
(THRUST BLOCKED)




**TYPICAL FIRE HYDRANT ASSEMBLY CONNECTION DETAIL** (1/SD.3)
NTS



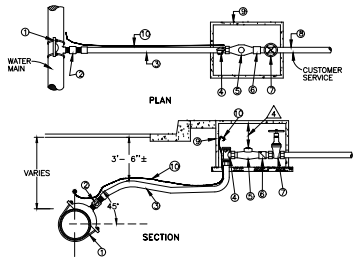

| ITEM NO. | SIZE | DESCRIPTION | TYPE (1) | QTY. |
|---|---|---|---|---|
| 1 | AS REQ'D | SERVICE SADDLE | FORD, CC THD. (2) | 1 |
| 2 | 1" | CORP. STOP | FORD, F 1001 (CCxPACK JOINT) | 1 |
| 3 | 1" | SERVICE PIPE | 200 p.s.i. POLYETHYLENE PIPE (PE 3406) IPS | AS REQ'D |
| 4 | 1" | BRANCH VALVE ASSEMBLY | FORD, UV63-42W (PACK JOINT) | 1 |
| 5 | 5/8"x3/4" | METER | SENUS – SR, BRONZE CASE, CU. FT. READ | 2 |
| 6 | 3/4" | STRAIGHT CHECK VALVE | FORD, H38-323 (METER NUTxMIPT) | 2 |
| 7 | 3/4" | VALVE | BRONZE, HAND WHEEL, FIPT | 2 |
| 8 | – | CUSTOMER SERVICE | PER STATE PLUMBING CODE | – |
| 9 | – | METER BOX | BROOKS, NO. 11-2 (CI) | 1 |
| 10 | NO. 12 | TONE WIRE | ELECTRICAL THNN STRANDED COPPER WIRE, COIL 1'0" IN METER BOX | AS REQ'D |

(1) OR APPROVED EQUAL. SEE GENERAL SPECIFICATIONS.

(2) TYPE AS APPROVED BY MANUFACTURER FOR WATER MAIN TYPE & SIZE.

(3) TOP OF METER SHALL BE 4" TO 6" BELOW BOTTOM OF LID.

**TYPICAL DUAL 5/8" x 3/4" METER INSTALLATION ASSEMBLY DETAIL** (4/SD.3)
NTS




| ITEM NO. | SIZE | DESCRIPTION | TYPE (1) | QTY. |
|---|---|---|---|---|
| 1 | AS REQ'D | SERVICE SADDLE | FORD, CC THD. (2) | 1 |
| 2 | 3/4" | CORP. STOP | FORD, F 1001 (CCxPACK JOINT) (2) | 1 |
| 3 | 3/4" | SERVICE PIPE | 200 p.s.i. POLYETHYLENE PIPE (PE 3406) IPS (3) | AS REQ'D |
| 4 | 3/4" | ANGLE STOP | FORD, KV63-332W (PACK JOINT) (4) | 1 |
| 5 | 5/8"x3/4" | METER | SENUS – SR, BRONZE CASE, CU.FT. READ | 1 |
| 6 | 3/4" | STRAIGHT CHECK VALVE | FORD, H38-323 (METER NUTxMIPT) | 1 |
| 7 | 3/4" | VALVE | BRONZE, HAND WHEEL, FIPT | 1 |
| 8 | – | CUSTOMER SERVICE | PER STATE PLUMBING CODE | – |
| 9 | – | METER BOX | BROOKS, NO. 37 w/TYPE S COVER & CI LID | 1 |
| 10 | NO. 12 | TONE WIRE | ELECTRICAL THNN STRANDED COPPER WIRE, COIL 1'0" IN METER BOX | AS REQ'D |

(1) OR APPROVED EQUAL. SEE GENERAL SPECIFICATIONS.

(2) TYPE AS APPROVED BY MANUFACTURER FOR WATER MAIN TYPE & SIZE.

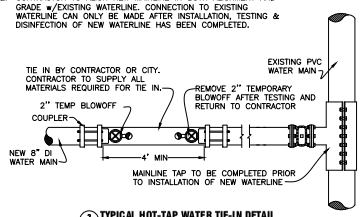
(3) WHERE A 1- INCH SERVICE LINE IS SPECIFIED TO SERVE A SINGLE 5/8"x3/4" METER, USE 1" FORD F1001 (CCxPJ) CORP STOP, FORD KV63-342W ANGLE STOP (PJ), AND 1" PE 3406 SERVICE PIPE.

(4) TOP OF METER SHALL BE 4" TO 6" BELOW BOTTOM OF LID.

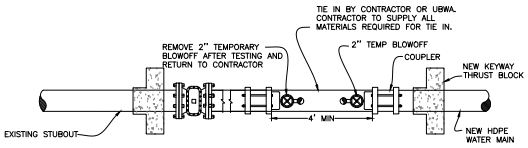
**TYPICAL SINGLE 5/8" x 3/4" METER INSTALLATION ASSEMBLY DETAIL** (5/SD.3)
NTS

**TIE-IN NOTES:**

1. ALL PIPE AND FITTINGS FOR TIE-IN TO BE CLEAN AND WIPED w/CHLORINE PRIOR TO INSTALLATION
2. CONTRACTOR TO ALIGN NEW MAINLINE IN BOTH ALIGNMENT AND GRADE w/EXISTING WATERLINE. CONNECTION TO EXISTING WATERLINE CAN ONLY BE MADE AFTER INSTALLATION, TESTING & DISINFECTION OF NEW WATERLINE HAS BEEN COMPLETED.



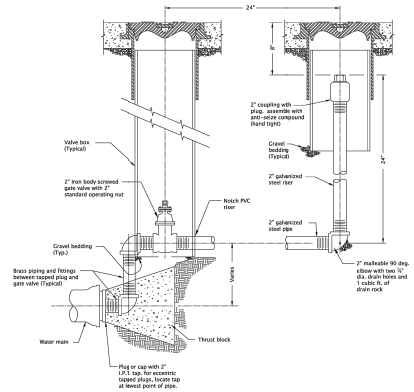

**TYPICAL HOT-TAP WATER TIE-IN DETAIL** (2/SD.3)
NTS




**TIE-IN NOTES:**

1. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND CONFIGURATION OF EXISTING PIPING AT THE TIE IN PRIOR TO CONSTRUCTION
2. ALL PIPE AND FITTINGS FOR TIE IN TO BE CLEAN AND WIPED w/CHLORINE PRIOR TO INSTALLATION, CONTRACTOR TO ALIGN NEW MAINLINES IN BOTH.
3. CONNECTION TO EXISTING WATERLINE CAN ONLY BE MADE AFTER INSTALLATION, TESTING & DISINFECTION OF NEW WATERLINE HAS BEEN COMPLETED.
4. EXISTING WATERLINES TO REMAIN IN SERVICE UNTIL ALL SERVICE LINES HAVE BEEN CONNECTED TO NEW WATER MAIN.
5. CONTRACTOR TO PROVIDE ALL TEMPORARY AND PERMANENT THRUST BLOCKING AS REQUIRED.
6. CONTRACTOR TO PROVIDE AT LEAST 48 HOURS NOTIFICATION TO UBWA PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH INDIVIDUAL HOME AND BUSINESS OWNERS FOR TEMPORARY SHUT DOWNS DURING NEW SERVICE INSTALLATION IF NEEDED
8. MEGALUG PIPE RESTRAINTS (OR APPROVED EQUAL) ARE REQUIRED AT ALL FITTINGS, IN ADDITION TO STANDARD THRUST BLOCKS.

**TYPICAL IN-LINE WATER TIE-IN DETAIL** (3/SD.3)
NTS




GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Wrap main and fittings in thrust block.zone with two layers of polyethylene film to facilitate future removal.
2. In lieu of concrete thrust block, restrain pipe or pour concrete straddle block.
3. See project plans for details not shown.

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

TYPICAL MAIN DEAD-END BLOWOFF ASSEMBLY (6/SD.3)

2021

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|---|---|
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APPROVED: N/A DATE: 09-06-2017 RD262

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OAR 952-001-0010 THROUGH OAR 952-001-0090

Effective Date: June 1, 2023 - November 30, 2023

20-JUL-2020
RD262.dgn


i.e. civil structural surveying architecture planning
i.e. Engineering, Inc.
809 SE Pine St
Roseburg, OR
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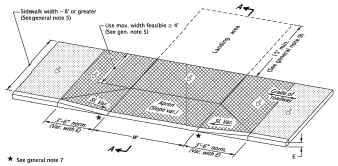
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
EXPIRES: 12.31.2024

| Rev. | Date | Dwg. | Description |
|---|---|---|---|
| | | | |

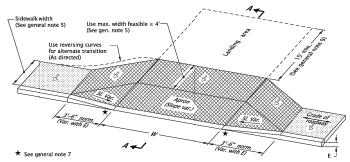
**BANDON COASTAL SUBDIVISION**
CALLY DOLL DR.
BANDON, OR 97411
**STANDARD DETAILS**
SITE
PROJECT NO. 3183-01
DRAWN: ALBR
CHK: LMP
FEBRUARY 1, 2023
ISSUE: PRELIMINARY

# SD.3

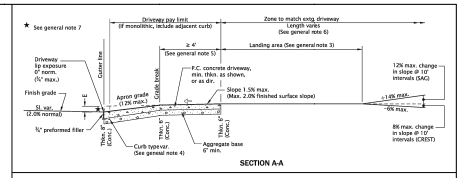
Jun 26, 2023 10:15PM
J:\2018\3183-Bandon Coastal Properties, LLC\3183-07 Bandon Coastal Subdivision Phase 1\CADD\CAD\3183-SD_D-TIE.dwg




**OPTION K**
**DRIVEWAY IN WIDE (8' OR GREATER) SIDEWALK**




**OPTION L**
**SIDEWALK WRAPPED AROUND DRIVEWAY**




**SECTION A-A**

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Details are based on applicable ODOT Standards.
2. Only use details allowed by jurisdiction.
3. The following dimensions are as shown on plans, or as directed: driveway width, driveway slope, sidewalk width, curb exposure, driveway lip exposure, landing area length and width. See project plans for details not shown.
4. Curb, gutter, and sidewalk types varies, see plans.
   See Std. Dwgs. RD700 & RD701 for curb details.
   See Std. Dwg. RD720 for sidewalk details
   See Std. Dwg. RD722 for joint details.
5. A greater than or equal 4' unobstructed clear passage with cross slope 1.5% max. (Max. 2.0% finished surface slope) is required behind driveway apron.
6. Where existing driveway is in good condition, and meets slope requirements, construct only as much landing area as required for satisfactory connection with new work.
7. Check the gutter flow depth at driveway locations to assure that the design flood does not overtop the back of sidewalk at driveway. If overtopping occurs place an inlet at upstream side of driveway or perform other approved design mitigation.
8. Construct a full depth expansion joints with ½" preformed joint filler at ends of each driveway. Tooled joints are required at all driveway slope break lines.
9. 15' min. of the driveway behind the sidewalk should be surfaced to prevent tracking of gravel onto the sidewalk
10. Monolithic curb & sidewalk shall retain thickened edge through lowered profile, to accommodate driveway use. See Std. Dwg. RD720 for details.
11. Any dimensions except those of general note 5 may be amended by local agencies for their use.

LEGEND:

- Sidewalk
- Driveway pay limit (If monolithic, include adjacent curb) (See project plans for details not shown)
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- W — Width of driveway
- E — Curb exposure

NOTE:
This drawing is to be used by local agencies to assist them in the design of driveways on their facilities.

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

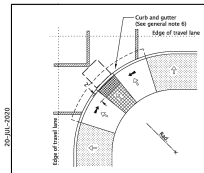
All materials shall be in accordance with the current Oregon Standard Specifications.
OREGON STANDARD DRAWINGS
**CURB LINE SIDEWALK DRIVEWAYS OR ALLEYS (OPTIONS K & L) LOCAL JURISDICTIONS**
2021

| DATE | REVISION DESCRIPTION |
|---|---|
| 07-2022 | REVISED NOTES |

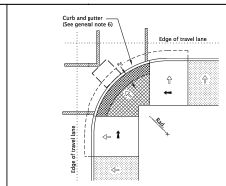
CALV. SHEET No. N/A — DATE 19-JUL-2023 — **RD745**

Effective Date: June 1, 2023 – November 30, 2023

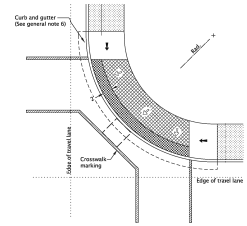
19-JUL-2021 RD745.dgn




**DIAGONAL PARALLEL CURB RAMP**
**OPTION "PL-3"**
(Use only when site constraints prohibit installing two curb ramps)




**DEPRESSED CURB RAMP SMALL RADIUS**
**OPTION "PL-4"**
(Use only when site constraints prohibit installing two curb ramps)




**DEPRESSED CURB RAMP LARGE RADIUS**
**OPTION "PL-5"**
(Use only when site constraints prohibit installing two curb ramps)

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Curb ramp details are based on applicable ODOT Standards.
2. See project plans for details not shown.
   See Std. Dwgs. RD700 & RD701 for curbs.
   See Std. Dwgs. RD720 & RD721 for sidewalks.
   See Std. Dwgs. RD902 through RD908 for detectable warning surface installation details.
   See Std. Dwg. RD920 for parallel curb ramp details.
3. Tooled dummy joints are required at all curb ramp slope break lines. (see Std. Dwg. RD722).
4. Curb ramp slopes shown are relative to the true level horizon (zero bubble).
5. Place an inlet at upstream side of curb ramp or perform other approved design mitigation. Check the gutter flow depth at curb ramp locations to assure that the design flood does not overtop the back of sidewalk.
6. On or along state highways, curb and gutter is required at curb ramps.
7. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush.
8. Only use curb ramp options allowed by jurisdiction. Single ramps require design exceptions on or along state highways.

LEGEND:

- Marked or intended crossing location
- Sidewalk
- Detectable warning surfact
- Level area (Turning space/landing) Unobstructed 4.5' x 4.5' With obstruction 4.5' x 5.5' (Longer dimension in direction of pedestrian street crossing). For the purposes of this application, a max. 2.0% finished surface slope (for drainage) measured perpendicular in two directions is considered level.
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- Running slope 7.5% max. (Max. 8.3% finished surface slope)
- 4'x4' clear space

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

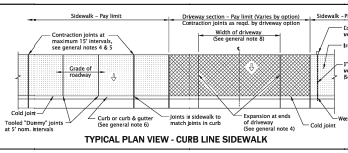
All materials shall be in accordance with the current Oregon Standard Specifications.
OREGON STANDARD DRAWINGS
**PARALLEL CURB RAMP SINGLE RAMP**
2021

| DATE | REVISION DESCRIPTION |
|---|---|
| 07-2020 | NEW DRAWING CREATED |

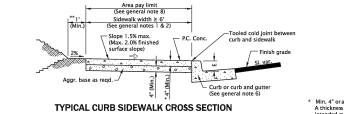
CALV. SHEET No. N/A — DATE 20-JUL-2020 — **RD922**

Effective Date: June 1, 2023 – November 30, 2023

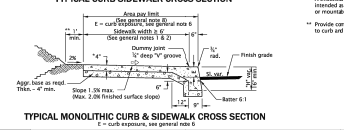
20-JUL-2020 RD922.dgn




**TYPICAL PLAN VIEW - CURB LINE SIDEWALK**




**TYPICAL CURB SIDEWALK CROSS SECTION**

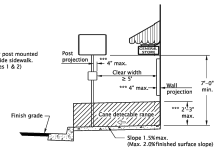



**TYPICAL MONOLITHIC CURB & SIDEWALK CROSS SECTION**
E = curb exposure, see general note 6

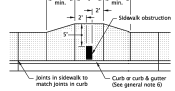
* Min. 4" is as specified in plans. A thickness ≥ 6" if sidewalk is intended as portion of a driveway or mountable curb is used.

** Provide compacted backfill adjacent to curb and sidewalk

*** Objects with base below 2'-3" may protrude any distance as long as the 5' circulation path is maintained. When an object with a base higher than 2'-3" protrudes further than 4" provide a detection below protrusion to delineate edge.




**CLEAR CIRCULATION PATH**




**REQUIRED SIDEWALK WIDENING AROUND OBSTRUCTIONS**

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Include additional paved or unpaved 2' shy distance to vertical faces higher than 5' such as retaining walls, sound walls, fences and buildings.
2. Curb type and sidewalk width as shown on plans or as directed.
   On sidewalks 8' and wider, provide a longitudinal joint at the midpoint.
3. Install 3" pvc weep hole pipes in sidewalks where shown on plans, and allowed by jurisdiction.
   Place contraction joint over top of pipe. See Std. Dwg. RD700 for weep hole details.
4. Provide expansion joints around poles, posts, boxes, at ends of each driveway, and other fixtures which protrude through or against the structures.
   For sidewalk, monolithic curb & sidewalk, const. expansion joints at 45' maximum spacing.
   See Std. Dwg. RD722 for expansion joints details.
5. Const. contraction joints at 15' maximum spacing, and at ends of each curb ramp.
   See Std. Dwg. RD722 for contraction joints details.
6. For curb details, see Std. Dwgs. RD700 & RD701.
   ODOT standard E=7".
7. Sidewalk details are based on applicable ODOT standards.
8. Fully lowered sidewalk shown; see project plans for the driveway design specified. For driveway details not shown, see Std. Dwgs. RD723, RD730, RD735, RD740, RD745 & RD750.
9. See project plans for details not shown.

LEGEND

- Sidewalk pay limit.
- Driveway pay limit, varies by option, (See general note 8).
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

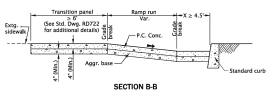
All materials shall be in accordance with the current Oregon Standard Specifications.
OREGON STANDARD DRAWINGS
**CURB LINE SIDEWALKS**
2021

| DATE | REVISION DESCRIPTION |
|---|---|

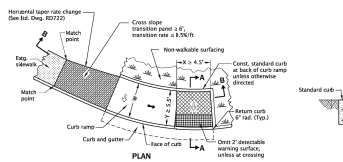
CALV. SHEET No. N/A — DATE 19-JUL-2021 — **RD720**

Effective Date: June 1, 2023 – November 30, 2023

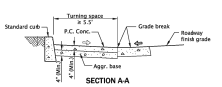
19-JUL-2021 RD720.dgn



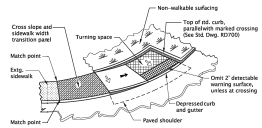

**SECTION B-B**




**PLAN**




**SECTION A-A**




**ISOMETRIC VIEW**

**CURBED OPTION**

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Curb ramp details are based on applicable ODOT applicable Standards.
2. See project plans for details not shown.
   See Std. Dwgs. RD700 & RD701 for curbs.
   See Std. Dwgs. RD720 & RD721 for sidewalks.
   See Std. Dwg. RD722 for transition panel details.
   See Std. Dwgs. RD902 through RD908 for detectable warning surface installation details.
   See Std. Dwg. RD920 for parallel curb ramp details.
3. Site conditions normally require a project special design. See project plans for details not shown.
4. Tooled dummy joints are required at all curb ramp grade break lines. (see Std. Dwg. RD722).
5. Curb ramp slopes shown are relative to thetrue level horizon (zero bubble).
6. Place detectable warning surface at the back of curb for a minimum depth of 2' in the direction of pedestrian travel full width of curb ramp opening that is adjacent to traffic.
7. Place an inlet at upstream side of curb ramp or perform other approved design mitigation. Check the gutter flow depth at curb ramp locations to assure that the design flood does not overtop the back of sidewalk.
8. When a shared use path terminates, the curb ramp shall be the full width of the path, the turning space 7'-dimension should be minimum 8' wide to enable bicycles to ride from ramp to shoulder.
9. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush.
10. On or along state highways, curb and gutter is required at curb ramps.
11. Unique curb ramp option can be used for carved or tangent roadway sections. Superelevated roadways require a site specific detail.

LEGEND:

- Sidewalk
- Transition panel
- Detectable warning surface
- Level area (Turning space/landing) Unobstructed 4' x 4' With obstruction 4.5' x 5.5' (Longer dimension in direction of pedestrian street crossing). For the purposes of this application, a max. 2.0% finished surface slope (for drainage) measured perpendicular in two directions is considered level.
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- Running slope 7.5% max. (Max. 8.3% finished surface slope)
- Counter slope 4.0% max. ascending or descending, (Max. 5.0% finished surface slope) Slope as required for drainage
- W — New construction sidewalk width. See contract plans for dimension

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.
OREGON STANDARD DRAWINGS
**UNIQUE CURB RAMP**
2021

| DATE | REVISION DESCRIPTION |
|---|---|
| 07-2022 | NEW DRAWING CREATED |
| 07-2024 | REVISED DETAILS AND NOTES |

CALV. SHEET No. N/A — DATE 19-JUL-2021 — **RD960**

Effective Date: June 1, 2023 – November 30, 2023

19-JUL-2021 RD960.dgn

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REGISTERED PROFESSIONAL ENGINEER — OREGON — JUNE 13, 2023 — PRELIMINARY — TALK
EXPIRES: 12.31.2024

| Rev. | Date | Dwg. | Description |
|---|---|---|---|
| | | | |

**BANDON COASTAL SUBDIVISION**

QUALITY DOG DR.
BANDON, OR 97411

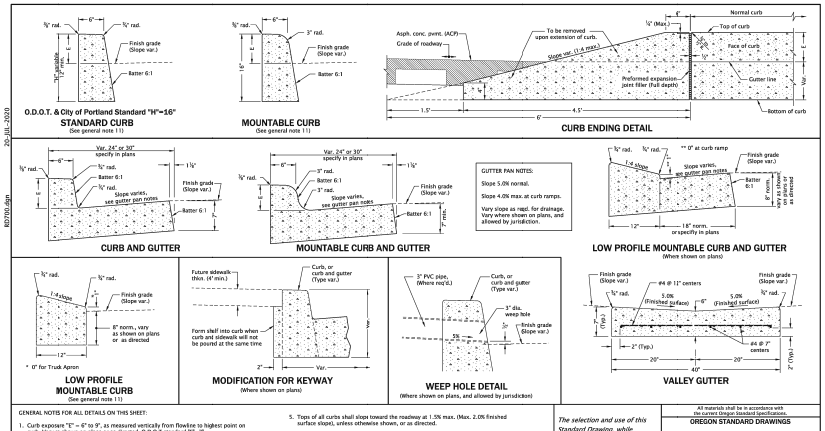
**STANDARD DETAILS**
SITE

ISSUED FEBRUARY 1, 2023
ISSUE: PRELIMINARY

PROJECT NO: 3180-01
DRAW: ALEX
CHK: JARP

**SD.4**

Jun 26, 2023 — J:\2018\3180-Bandon Coastal Properties, LLC\3180-01-Bandon Coastal Subdivision Phs 1\CADD\ACAD\3180-SD-04.dwg




GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Curb exposure "E" = 6" to 9", as measured vertically from flowline to highest point on curb. Vary as shown on plans or as directed. O.D.O.T standard "E"=7".
2. Const. curb expansion joints at 200' maximum spacing, and at points of tangency, and at ends of each driveways.
3. Const. curb contraction joints at 15' maximum spacing, and at ends of each inlet and curb ramp.
4. Transitions shall be used to connect curbs of different exposures "E". ("E" is the total vertical dimension of those curb surfaces having a slope of 1:1 or steeper). Minimum desirable transition length shall be 20' for each 1" difference in "E".
5. Tops of all curbs shall slope toward the roadway at 1.5% max. (Max. 2.0% finished surface slope), unless otherwise shown, or as directed.
6. Dimensions are nominal, vary to conform with curb machine approved by the engineer.
7. Dimensions adjacent to radii are measured to the point of intersection of curb surfaces.
8. For sidewalk details, and monolithic curb & sidewalk, see Std. Dwgs. RD720 & RD721.
9. For drainage curbs, see Std. Dwg. RD701.
10. For curb ramp details, see Std. Dwgs. RD860 series.
11. On or along state highways, curb and gutter is required at curb ramp.

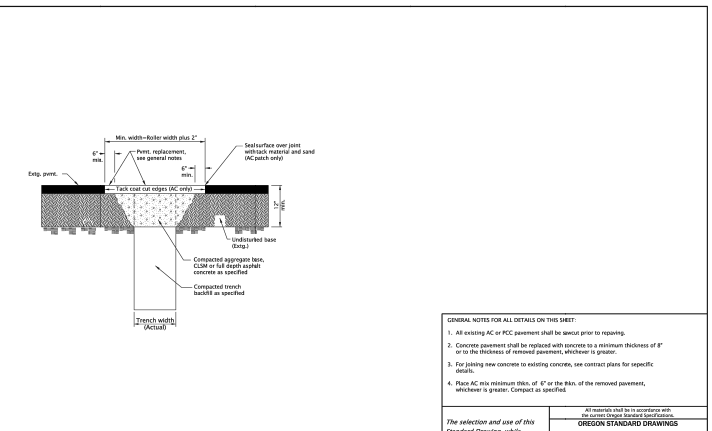
*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.
OREGON STANDARD DRAWINGS
**CURBS**
2021
SD.5

| DATE | REVISION DESCRIPTION |
|---|---|
| | |

CAD FILE/DGN NO. N/A | SCALE N/A | DATE 20.JUL.2020 | **RD700**

Effective Date: June 1, 2023 – November 30, 2023




GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. All existing AC or PCC pavement shall be sawcut prior to repaving.
2. Concrete pavement shall be replaced with concrete to a minimum thickness of 8" or to the thickness of removed pavement, whichever is greater.
3. For joining new concrete to existing concrete, see contract plans for sepecific details.
4. Place AC mix minimum thkn. of 6" or the thkn. of the removed pavement, whichever is greater. Compact as specified.

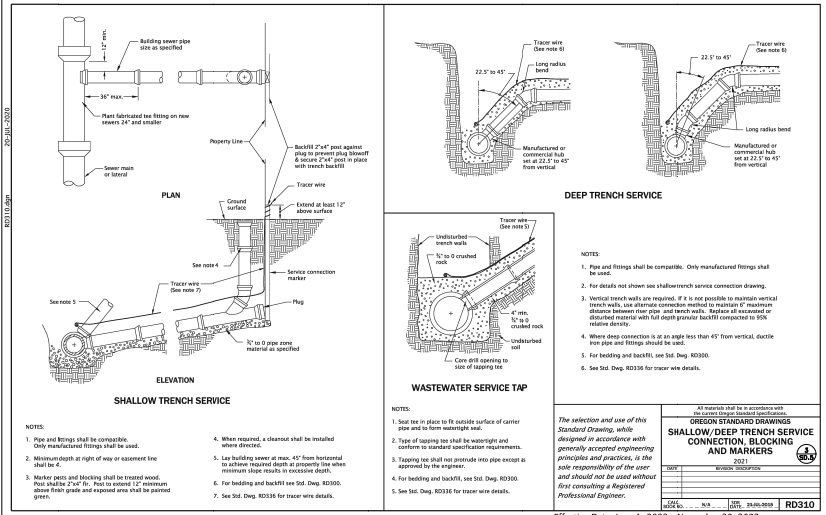
*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.
OREGON STANDARD DRAWINGS
**STREET CUT**
2021
SD.5

| DATE | REVISION DESCRIPTION |
|---|---|
| | |

CAD FILE/DGN NO. N/A | SCALE N/A | DATE 20.JUL.2020 | **RD302**

Effective Date: June 1, 2023 – November 30, 2023




NOTES:

1. Pipe and fittings shall be compatible. Only manufactured fittings shall be used.
2. For details not shown see shallow trench service connection drawing.
3. Vertical trench walls are required. If it is not possible to maintain vertical trench walls, use alternate connection method to maintain 6" maximum distance between riser pipe and trench walls. Replace all excavated or displaced material with full depth granular backfill compacted to 95% relative density.
4. Where deep connection is at an angle less than 45° from vertical, ductile iron pipe and fittings should be used.
5. For bedding and backfill, see Std. Dwg. RD300.
6. See Std. Dwg. RD336 for tracer wire details.

NOTES:

1. Seat tee in place to fit outside surface of carrier pipe and to form watertight seal.
2. Type of tapping tee shall be watertight and conform to standard specification requirements.
3. Tapping tee shall not protrude into pipe except as approved by the engineer.
4. For bedding and backfill, see Std. Dwg. RD300.
5. See Std. Dwg. RD336 for tracer wire details.

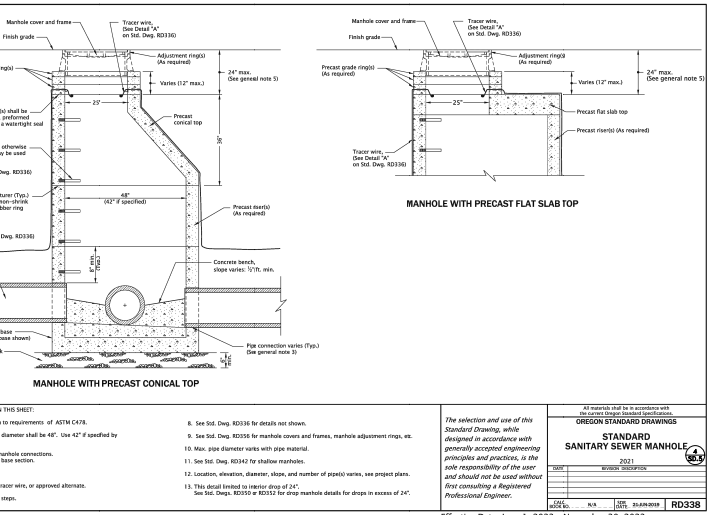
*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.
OREGON STANDARD DRAWINGS
**SHALLOW/DEEP TRENCH SERVICE CONNECTION, BLOCKING AND MARKERS**
2021
SD.5

| DATE | REVISION DESCRIPTION |
|---|---|
| | |

CAD FILE/DGN NO. N/A | SCALE N/A | DATE 20.JUL.2020 | **RD310**

Effective Date: June 1, 2023 – November 30, 2023




GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. All precast products shall conform to requirements of ASTM C478.
2. Standard precast manhole section diameter shall be 48". Use 42" if specified by the Engineer.
3. See Std. Dwg. RD345 for pipe to manhole connections.
4. See Std. Dwg. RD344 for manhole base section.
5. Adjust 24" maximum.
6. All connecting pipes shall have a tracer wire, or approved alternate.
7. See Std. Dwg. RD336 for manhole steps.
8. See Std. Dwg. RD336 for details not shown.
9. See Std. Dwg. RD356 for manhole covers and frames, manhole adjustment rings, etc.
10. Max. pipe diameter varies with pipe material.
11. See Std. Dwg. RD342 for shallow manholes.
12. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.
13. This detail limited to interior drop of 24". See Std. Dwgs. RD350 or RD352 for drop manhole details for drops in excess of 24".

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.*

All materials shall be in accordance with the current Oregon Standard Specifications.
OREGON STANDARD DRAWINGS
**STANDARD SANITARY SEWER MANHOLE**
2021
SD.5

| DATE | REVISION DESCRIPTION |
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CAD FILE/DGN NO. N/A | SCALE N/A | DATE 20.JUN.2019 | **RD338**

Effective Date: June 1, 2023 – November 30, 2023

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**BANDON COASTAL SUBDIVISION**
SALTY DOG DR.
BANDON, OR 97411

**STANDARD DETAILS**
SD.5

PROJECT NO. 3180-01
DRAWN: ALEX
CHK: JARP
ISSUE: PRELIMINARY
ISSUED: FEBRUARY 1, 2023

# SD.5

Jun 26, 2023 | W:\Civil\3180-Bandon Coastal Properties, LLC\3180-01 Bandon Coastal Subdivision Phs 1\Civil\DGN\3180-SD-D-DET.dwg