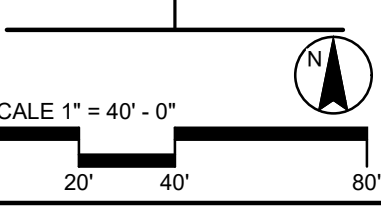


**THE SATRE GROUP**  
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REGISTERED  
 873  
 JOHN C. SCHMIDT  
 OREGON  
 10/18/2015  
 LANDSCAPE ARCHITECT

**TENTATIVE SUBDIVISION  
 SITE PLAN**  
 PINE CROSSING  
 SPRUCE STREET  
 FLORENCE, OREGON



Revisions		
#	Date	Description
1	8/22/2023	PERMIT RESUBMITTAL - 1

Project Number	2226
Drawn By	JCS
Checked	JCS
Date	06.01.23
Phase	TENTATIVE SUBDIVISION

**L3.0**

**MAP and TAX LOT**

MAP #: 18-12-14-20  
 TAX LOT: 00203  
 ZONING: MDR MEDIUM DENSITY RESIDENTIAL  
 APPROXIMATE SIZE: 7.61 ACRES

SFA = SINGLE-FAMILY ATTACHED  
 SFD = SINGLE-FAMILY DETACHED

**NOTES**

- SURVEY INFORMATION PROVIDED BY BRANCH ENGINEERING.
- WETLAND AREAS SHOWN BASED UPON FIELD DELINEATION.  
 2.1. TOTAL WETLANDS INCLUDING JURISDICTIONAL DITCH: 42,176.73 S.F. / .96 ACRES  
 2.2. WETLAND IMPACT TO BE INCLUDED IN FILL PERMIT, 26,014.24 S.F. / .59 ACRES
- THIS PLAN SHOWS PROPOSED DEVELOPMENT.
- DEVELOPMENT SHOWN MEETS OR EXCEEDS LOT MINIMUMS, LOT COVERAGE REQUIREMENTS AND LOT DIMENSION FOR SINGLE FAMILY ATTACHED PER TITLE 10.
- PROPOSED ROADS MEETS CITY STANDARDS FOR WIDTH AND RIGHT OF WAY AND WILL BE PUBLIC MEETING CITY STANDARDS.
- LOTS A AND B SHOWN PRELIMINARILY AS COMMUNITY LOTS WITH NO RESIDENTIAL DEVELOPMENT. FINAL CONFIGURATION TO BE DETERMINED.
- UTILITIES SHOWN FOR REFERENCE ONLY. SEE ENGINEER FOR DESIGN.
- ELECTRICAL SERVICE DESIGN SHALL BE TO CENTRAL LINCOLN PEOPLES UTILITY DISTRICT DESIGN STANDARDS, DEVELOPED AS PART OF THE PUBLIC INFRASTRUCTURE PLANS.
- FRANCHISE UTILITY SERVICE PROVIDERS (PHONE, INTERNET, TV) TO BE DEVELOPED WITH ELECTRICAL SERVICES DESIGN AS PART OF THE PUBLIC INFRASTRUCTURE PLANS.
- COMMUNITY LOTS A AND B TO BE MAINTAINED BY HOA.
- LOTS C AND D TO BE CONVEYED TO THE CITY OF FLORENCE AS PUBLIC STORM DRAINAGE LOTS.

**LEGEND**

- PROPERTY LINE
- - - EASEMENTS
- - - ADJOINING LOT LINES
- - - EXISTING FENCE LINE
- - - 395 - - - EXISTING CONTOUR LINES
- (E)W - - - EXISTING WATER LINE
- (E)WW - - - EXISTING WASTE WATER LINE
- (E)ST - - - EXISTING STORM LINE
- (E)E - - - EXISTING ELECTRIC
- DE - - - EXISTING DRAINAGE EASEMENT
- - - WETLAND DELINEATION, FIELD WORK
- W - - - PROPOSED WATER LINE
- WW - - - PROPOSED WASTE WATER LINE
- SD - - - PROPOSED STORM LINE
- [Pattern] PROPOSED STORMWATER VEGETATED
- [Symbol] PROPOSED STREET TREES

**LAND USE  
 REVIEW SET**  
 THIS DRAWING IS  
 NOT FOR  
 CONSTRUCTION  
 06-01-23

M:\Project Activity\Project Activity - 2023\Pine Crossing - Florence\Site Plan\Pine Crossing sheets.dwg, 8/21/2023 3:36:22 PM, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 inches)