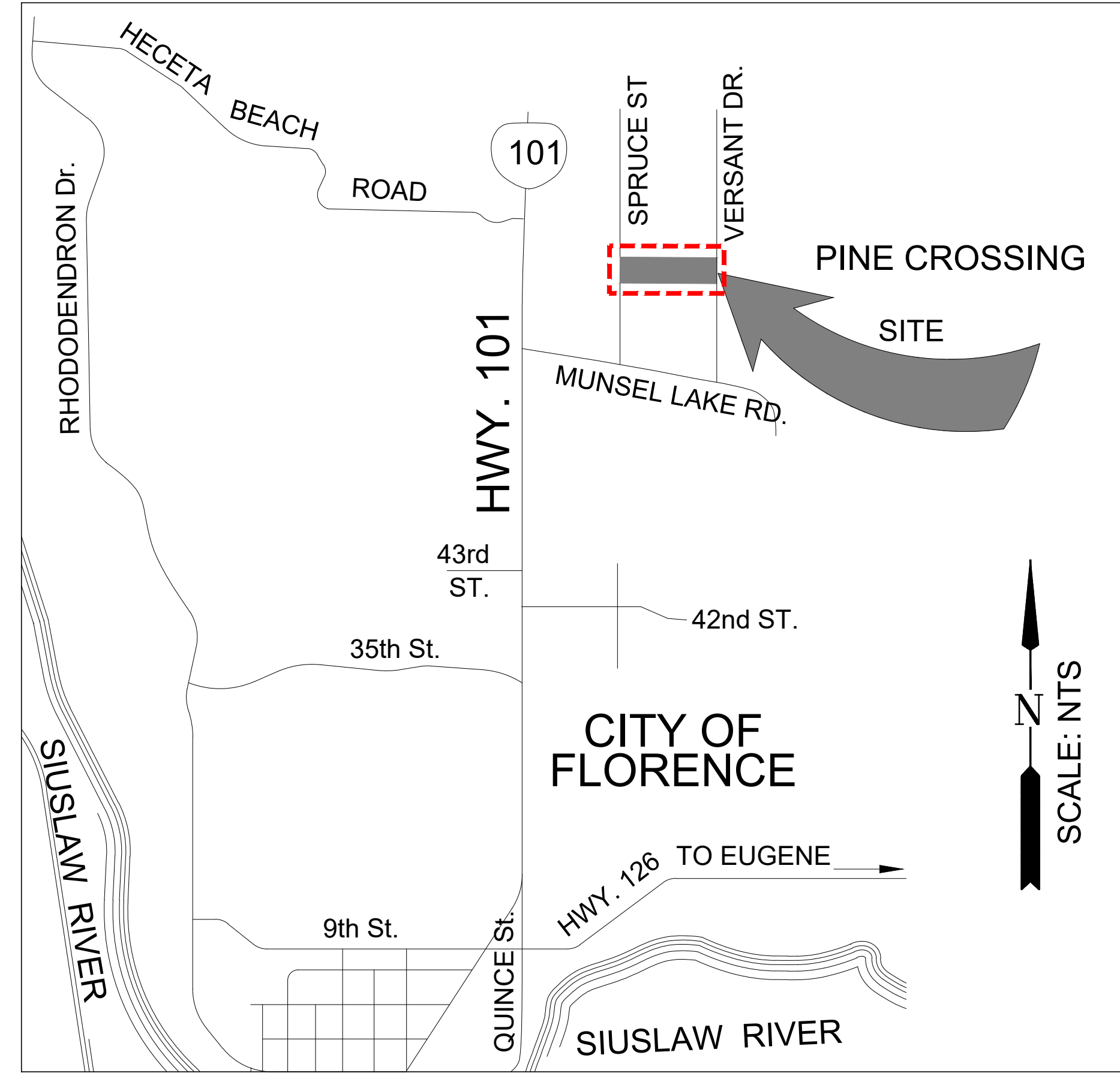


# PINE CROSSING

SPRUCE STREET  
 FLORENCE, OREGON  
 Tax Map: 18-12-14-20  
 Tax Lot: 00203



VICINITY MAP

N.T.S.

## SCHEDULE OF DRAWINGS

L1.0	COVER SHEET
L2.0	EXISTING CONDITIONS
L3.0	OVERALL SITE PLAN
L4.0	PHASING PLAN
L5.0	PLANTING PLAN
L6.0	TENTATIVE PLAT
CIVIL	SEE ATTACHED
ARCHITECTURE	SEE ATTACHED

## DESIGN TEAM MEMBERS

### LANDSCAPE ARCHITECT/ PLANNER

THE SATRE GROUP  
 LAND USE PLANNERS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL SPECIALISTS  
 375 WEST 4TH, SUITE 201  
 EUGENE, OREGON 97401  
 (541) 686-4540  
 LANDSCAPE ARCHITECT CONTACT: JOHN SCHMIDT  
 JOHN@SATREGROUP.COM  
 PLANNER CONTACT: DAN HALVERSON  
 DAN@SATREGROUP.COM

### SURVEYOR

BRANCH ENGINEERING, INC.  
 310 5TH STREET  
 SPRINGFIELD, OREGON 97477  
 (541) 746-0389  
 CONTACT: DAN NELSON  
 DANN@BRANCHENGINEERING.COM

### CIVIL ENGINEER

BRANCH ENGINEERING, INC.  
 310 5TH STREET  
 SPRINGFIELD, OREGON 97477  
 (541) 746-0389  
 CONTACT: NATHAN PATTERSON  
 NATHANP@BRANCHENGINEERING.COM

### CLIENT

COSTAL DEVELOPMENT PARTNERS  
 2824 N POWER ROAD  
 MESA, ARIZONA 85215  
 (602) 809-3212  
 CONTACT: PAT HAMMONS  
 PBHTFG2@COX.COM

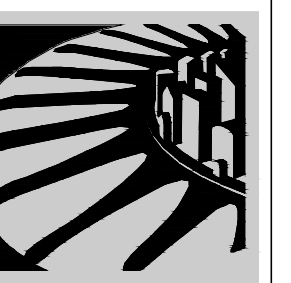
### WETLAND

BRANCH ENGINEERING, INC.  
 310 5TH STREET  
 SPRINGFIELD, OREGON 97477  
 (541) 746-0389  
 CONTACT: LAUREN ZATKOS  
 LAURENZ@BRANCHENGINEERING.COM

### TRAFFIC ENGINEER

BRANCH ENGINEERING, INC.  
 310 5TH STREET  
 SPRINGFIELD, OREGON 97477  
 (541) 746-0389  
 CONTACT: DAN HAGA  
 DANH@BRANCHENGINEERING.COM

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



LANDSCAPE ARCHITECTS



THE SATRE GROUP  
 375 West 4th, Suite 201, Eugene OR 97401  
 Phone: 541.686.4540 Fax: 541.686.4577  
 www.satregroup.com  
THE SATRE GROUP, LAND USE PLANNERS, LANDSCAPE ARCHITECTS AND ENVIRONMENTAL SPECIALISTS, IS NOT PROVIDING PROFESSIONAL SERVICES TO ANY OTHER PARTY IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE SATRE GROUP HARMLESS.



**COVER SHEET**  
**PINE CROSSING**  
 SPRUCE STREET  
 FLORENCE, OREGON

Revisions

#	Date	Description

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

**L1.0**





**MAP and TAX LOT**

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

**NOTES**

1. SURVEY INFORMATION PROVIDED BY BRANCH ENGINEERING.
2. WETLAND AREAS SHOWN BASED UPON FIELD DELINEATION.
3. THIS PLAN SHOWS EXISTING CONDITIONS.

**LEGEND**

- PROPERTY LINE
- - - - - ADJOINING LOT LINES
- - - - - EXISTING FENCE LINE
- - - - - 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

**VICINITY MAP**



PROJECT SITE

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



**THE SATRE GROUP**  
 375 West 4th, Suite 201, Eugene OR 97401  
 Phone: 541.686.4540 Fax: 541.686.4577  
 www.satregrp.com

THE SATRE GROUP LAND USE PLANNERS, LANDSCAPE ARCHITECTS AND ENVIRONMENTAL ENGINEERS HAS PREPARED THIS PLAN FOR THE CLIENT'S USE. THE CLIENT'S RESPONSIBILITY IN ANY FORM OR MANNER WHATSOEVER, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION PROVIDED AND THE EXISTENCE OF ANY UNDISCLOSED CONDITIONS, SHALL HOLD THE SATRE GROUP HARMLESS.

**TENTATIVE SUBDIVISION EXISTING CONDITIONS PLAN**

**PINE CROSSING**  
 SPRUCE STREET  
 FLORENCE, OREGON

SCALE 1" = 40' - 0"

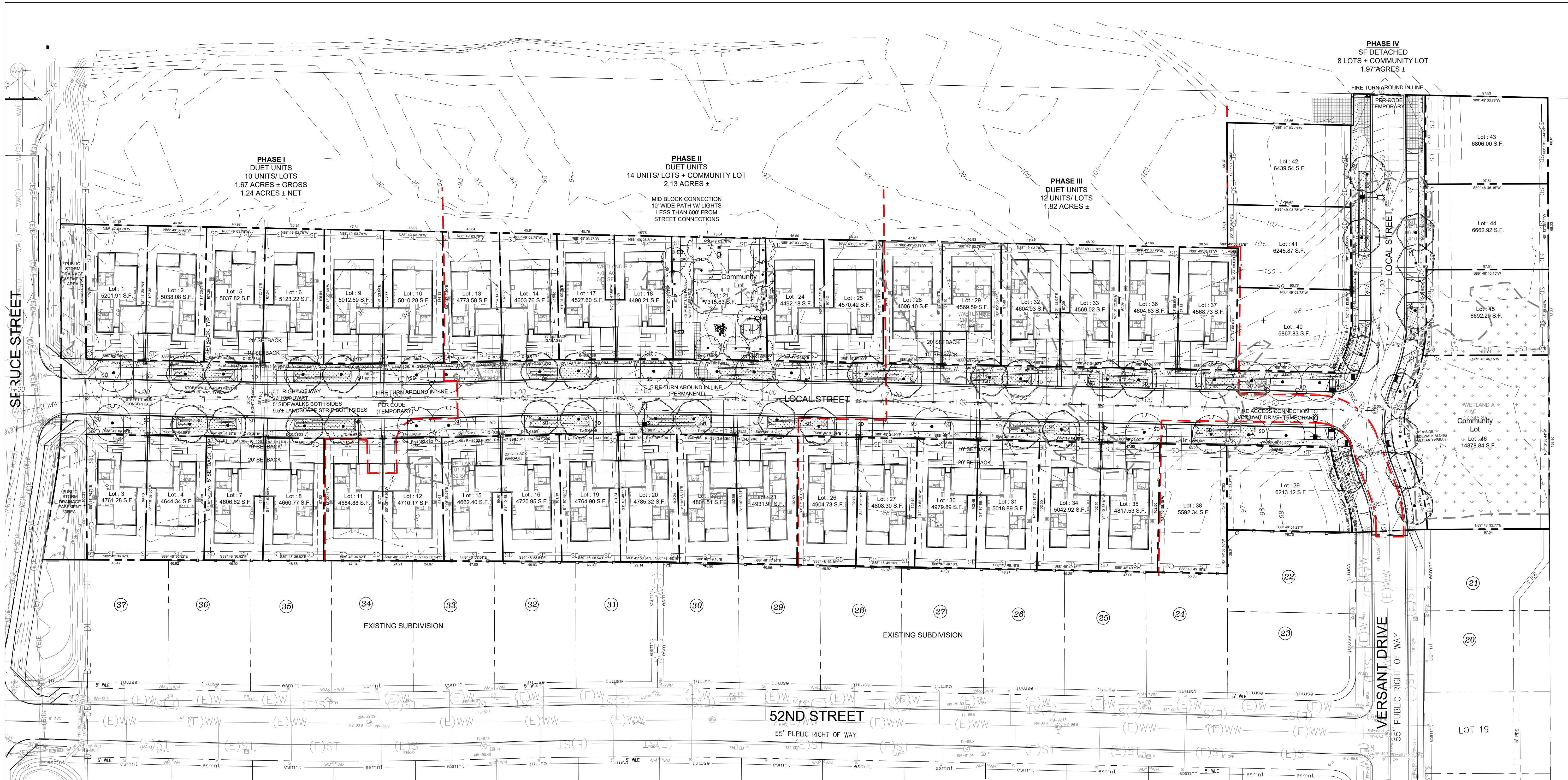
Revisions

#	Date	Description

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

**L2.0**





**MAP and TAX LOT**

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

MINIMUM NET DENSITY: NONE  
MAXIMUM AVERAGE NET DENSITY: 12 UNITS/ ACRE  
7.61 ACRES 12 = 91 UNITS  
UNITS SHOWN = 43

**NOTES**

1. SURVEY INFORMATION PROVIDED BY BRANCH ENGINEERING.
2. 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
3. THIS PLAN SHOWS PROPOSED DEVELOPMENT.
4. DEVELOPMENT SHOWN MEETS OR EXCEEDS LOT MINIMUMS, LOT COVERAGE REQUIREMENTS AND LOT DIMENSION FOR SINGLE FAMILY ATTACHED (DUET) PER TITLE 10.
5. PROPOSED ROADS MEETS CITY STANDARDS FOR WIDTH AND RIGHT OF WAY AND WILL BE PUBLIC MEETING CITY STANDARDS.
6. LOTS 21, 38 AND 46 SHOWN PRELIMINARILY AS COMMUNITY LOTS WITH NO RESIDENTIAL DEVELOPMENT. FINAL CONFIGURATION TO BE DETERMINED.
7. UTILITIES SHOWN FOR REFERENCE ONLY. SEE ENGINEER FOR DESIGN.

**LEGEND**

- — — — — PROPERTY LINE
- - - - - EASEMENTS
- - - - - ADJOINING LOT LINES
- - - - - EXISTING FENCE LINE
- - - - - 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
- W — — — — WETLAND DELINEATION, FIELD WORK
- — — — PROPOSED WATER LINE
- — — — PROPOSED WASTE WATER LINE
- — — — PROPOSED STORM LINE
- [Pattern] — — — — PROPOSED STORMWATER VEGETATED
- [Symbol] — — — — PROPOSED TREES



THE SATRE GROUP  
375 West 4th, Suite 201, Eugene OR 97401  
Phone: 541.686.4540 Fax: 541.686.4577  
www.satregroup.com

REGISTERED  
873  
JAN C SCHMIDT  
OREGON  
10/18/2015  
LANDSCAPE ARCHITECT

TENTATIVE SUBDIVISION  
SITE PLAN  
PINE CROSSING  
SPRUCE STREET  
FLORENCE, OREGON

SCALE 1" = 40' - 0"

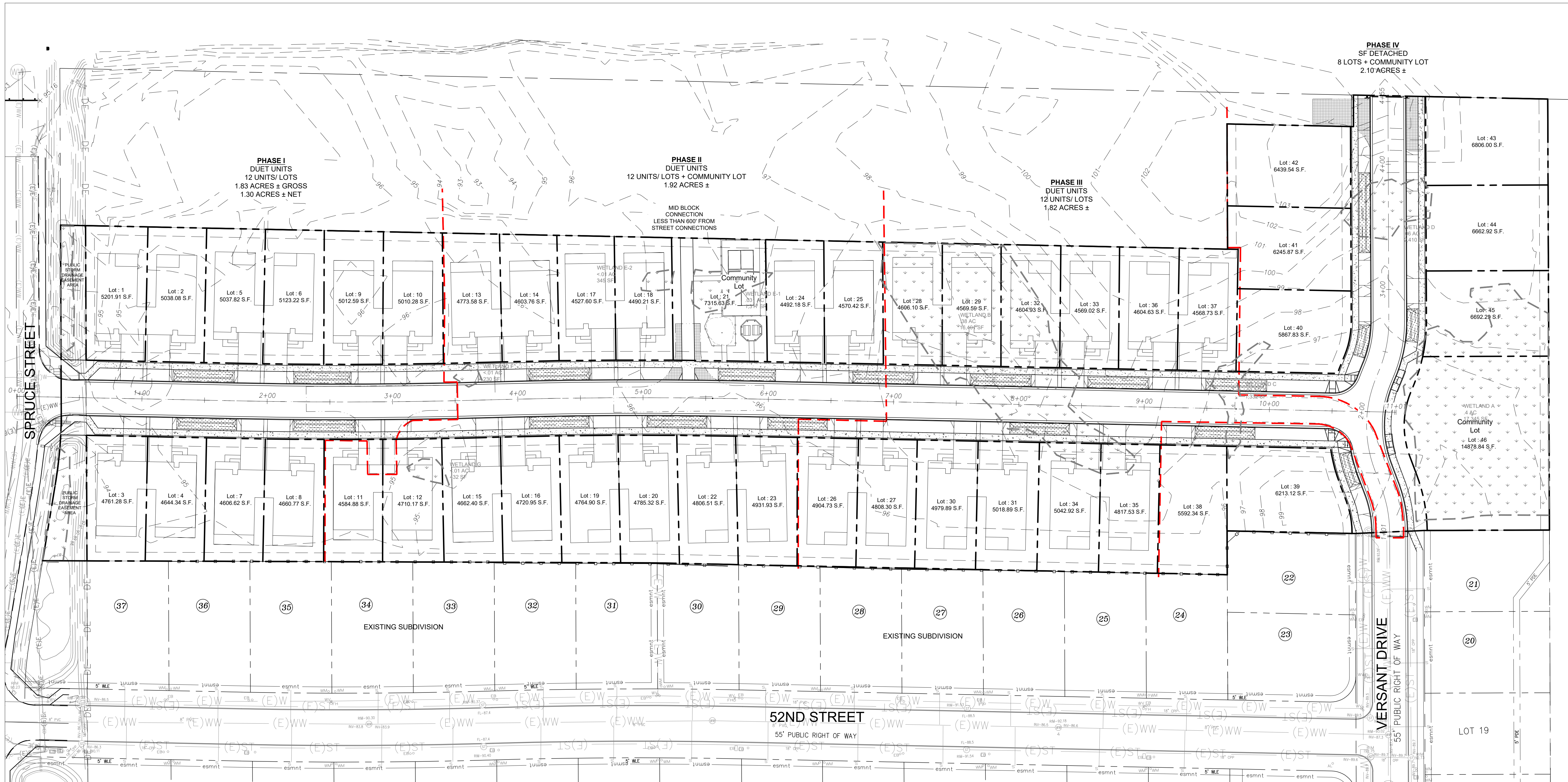
Revisions		
#	Date	Description

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

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

**L3.0**





**NOTES**

1. SURVEY INFORMATION PROVIDED BY BRANCH ENGINEERING.
2. WETLAND AREAS SHOWN BASED UPON FIELD DELINEATION (SHADED DASHED LINE).
3. THIS PLAN SHOWS PHASING.

**LEGEND**

- — — — — PROPERTY LINE
- — — — — EASEMENTS
- — — — — ADJOINING LOT LINES
- — — — — EXISTING FENCE LINE
- — — — — 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

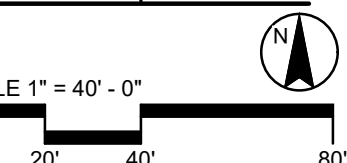
**LAND USE REVIEW SET**  
 THIS DRAWING IS NOT FOR CONSTRUCTION  
 06-01-23



**THE SATRE GROUP**  
 375 West 4th, Suite 201, Eugene OR 97401  
 Phone: 541.686.4540 Fax: 541.686.4577  
 www.satregrp.com

**REGISTERED LANDSCAPE ARCHITECT**  
 873 JOHN C SCHMIDT OREGON 10/18/2015

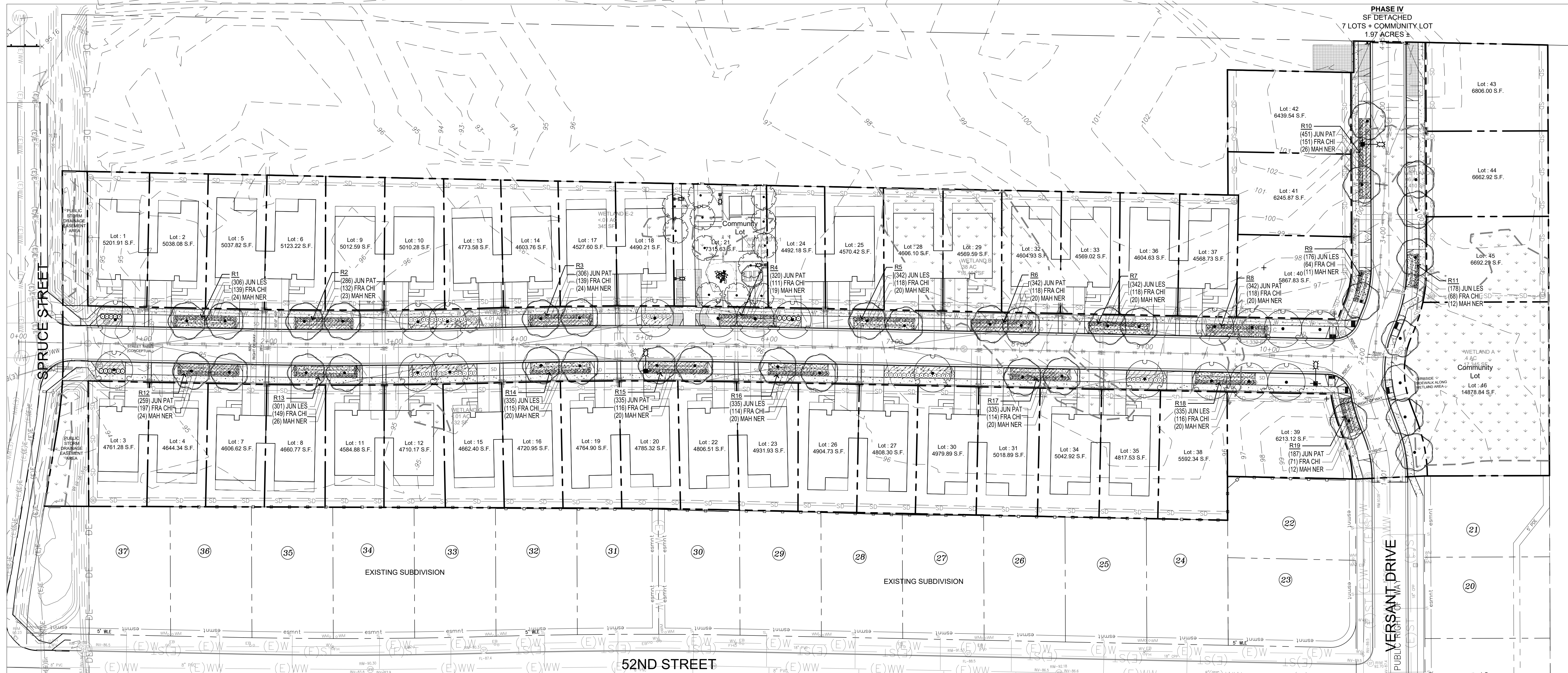
**TENTATIVE SUBDIVISION PHASING PLAN**  
 PINE CROSSING  
 SPRUCE STREET  
 FLORENCE, OREGON



Revisions		
#	Date	Description

Project Number: 2226  
 Drawn By: JCS  
 Checked: JCS  
 Date: 06.01.23  
 Phase: TENTATIVE SUBDIVISION  
**L4.0**  
 © 2023, THE SATRE GROUP





**PLANTING NOTES**

- NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT.
- MAKE MINOR ADJUSTMENTS IN THE PLANTING AS NECESSARY TO ACCOMMODATE THE IRRIGATION SYSTEM AS INSTALLED.
- NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE LAYOUT OF WORK PRIOR TO THE EXECUTION OF THE WORK.
- VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXECUTION OF WORK. REPAIR ANY DAMAGE TO EXISTING UTILITIES, PIPES OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE AND IN A MANNER APPROVED BY THE GENERAL CONTRACTOR.
- PROTECT TRUNKS, LIMBS AND ROOT ZONES OF EXISTING TREES TO REMAIN FROM ABRASION AND COMPACTION. DO NOT CUT LIMBS OR ROOTS LARGER THAN 2" IN DIAMETER WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.
- CLEANLY SAW CUT TREE ROOTS 1 FOOT FROM FACE OF NEW IMPROVEMENT, WHERE TREES OR PLANT MATERIAL ABOUT NEW BUILDINGS, STRUCTURES, CURBS, WALKS OR PAVEMENT.
- PLAN IS TO SCALE. INSTALL PLANTS IN SHOWN QUANTITIES AT SHOWN SPACING.

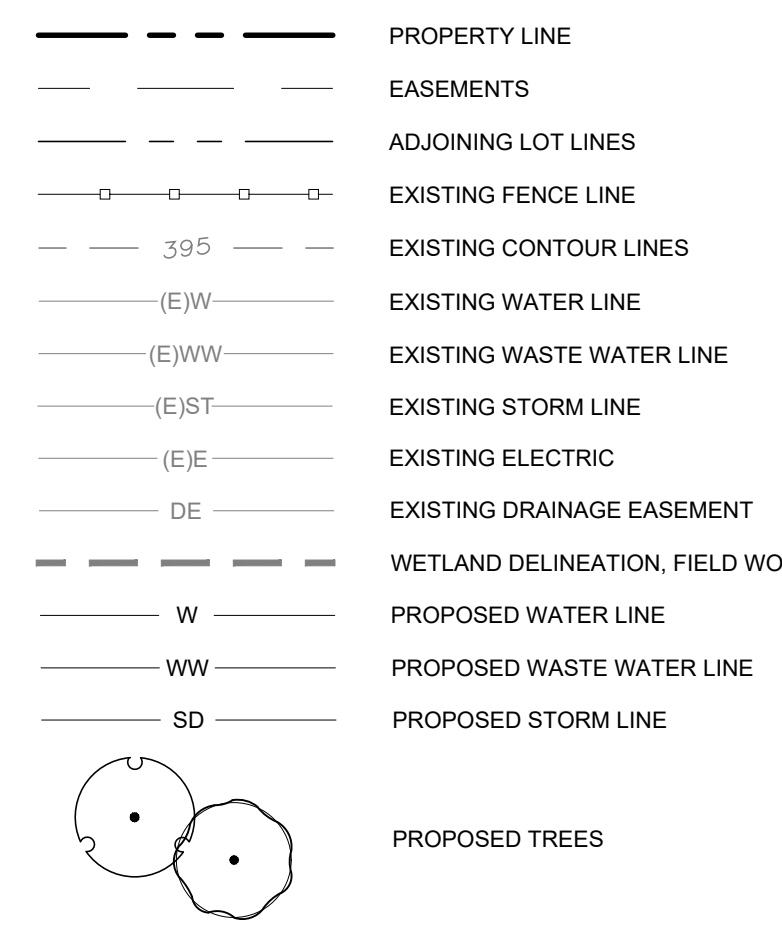
**IRRIGATION SYSTEM NOTES**

- PROVIDE SLEEVING UNDER HARDSCAPE TO ALL IRRIGATED LANDSCAPE AREAS.
- IRRIGATION SYSTEM TO BE INSTALLED IN ALL DESIGNATED PLANT BED AREAS INDICATED ON THE PLAN. THE IRRIGATION SYSTEM NEED NOT PROVIDE WATER TO UNPLANTED AREAS.
- IRRIGATION TO BE AUTOMATIC ELECTRIC SOLENOID CONTROLLED UNDERGROUND SYSTEM. LOW WATER CONSUMPTION SYSTEMS ARE ENCOURAGED, INCLUDING THE USE OF WEATHER TRACKING CONTROLLERS AND DEVICES.
- THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED IN A MANNER THAT PROMOTES THE HEALTH AND APPEARANCE OF THE PLANTS WHILE MINIMIZING WATER USE AND AVOIDING EXCESSIVE WATER RUN-OFF.
- CONNECT IRRIGATION SYSTEM TO MUNICIPAL WATER SOURCE (LOCATION PER OWNER) WITH MAIN SHUT-OFF VALVE, BACKFLOW PREVENTION DEVICE.
- AUTOMATIC CONTROLLER (WEATHER PROOF LOCATION PER OWNER).
- ELECTRIC REMOTE CONTROL VALVES (HUNTER OR APPROVED) AS SPECIFIED, WITH POP-UP SPRAY SPRINKLERS (HUNTER OR APPROVED), AND/OR APPROVED ROTOR HEADS.
- ALL VALVES TO BE LOCATED IN UNDERGROUND VALVE BOX (CARSON OR APPROVED).

**NOTES**

- SURVEY INFORMATION PROVIDED BY BRANCH ENGINEERING.
- WETLAND AREAS SHOWN BASED UPON FIELD DELINEATION (SHADED DASHED LINE).
- THIS PLAN SHOWS PLANTING.

**LEGEND**



**PLANT SCHEDULE**

MASTER PLANT LIST CONTAINS ALL PLANTS INCLUDING STORMWATER AREA PLANTS.

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	ACE FRA	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	1.5" CAL.	
	ALN RUB	ALNUS RUBRA	RED ALDER	1.5" CAL.	
	ARB MEN	ARBUTUS MENZIESII	PACIFIC MADRONE	1.5" CAL.	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	KAL ELF	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	1 GAL.	
	PIN PUZ	PINUS MUGO PUMILIO	DWARF MUGO PINE	1 GAL.	
SWTF SHRUB	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	MAH NER	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARC UVA	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK	4"	36" o.c.
	COT DAM	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	4"	12" o.c.
SWTF GC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4"	12" o.c. ZONE B
	JUN LES	JUNCUS LESUEURII	SALT RUSH	4"	10.4" o.c. ZONE A
	JUN PAT	JUNCUS PATENS	SPREADING RUSH	4"	10.4" o.c. ZONE A

**STORMWATER PLANTING JUSTIFICATIONS**

R1*	R2*	R3*	R4*	R5*	R6*	R7*	R8*	R9*	R10*	R11*	R12*	R13*	R14*	R15*	R16*	R17*	R18*	R19*	R20*
464 s.f. Zone A - 266 s.f. B - 198 s.f. Small Shrub	437 s.f. Zone A - 249 s.f. B - 188 s.f. Small Shrub	465 s.f. Zone A - 266 s.f. B - 199 s.f. Small Shrub	437 s.f. Zone A - 275 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 275 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 275 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub	466 s.f. Zone A - 297 s.f. B - 169 s.f. Small Shrub

\*THE VEGETATED PLANTING FOR THE PUBLIC STORMWATER FACILITIES SHOWN FOLLOWS THE CITY OF FLORENCE STORMWATER DESIGN MANUAL PLANTING SCHEME FOR VEGETATED SWALES - PUBLIC. THIS IS BASED UPON PREVIOUS RECOMMENDATIONS BY CITY OF FLORENCE PUBLIC WORKS FOR EASE OF MAINTENANCE. THE PLANTING SPECIFIED IS CONSISTENT WITH THE TREATMENT REQUIREMENTS AS PART OF THE STORMWATER DESIGN AND STORMWATER REPORT PREPARED BY BRANCH ENGINEERING. THE STREET TREES SHOWN MEET THE CITY OF FLORENCE STREET TREE REQUIREMENTS. THE TREES SPECIFIED ARE INDEPENDENT OF THE STORMWATER PLANTING BUT ARE COMPATIBLE IN STORMWATER CONDITIONS.

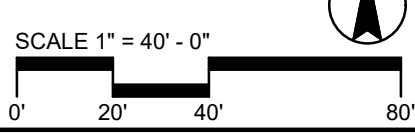
**LAND USE REVIEW SET**  
THIS DRAWING IS NOT FOR CONSTRUCTION  
06-01-23



THE SATRE GROUP  
375 West 4th, Suite 201, Eugene OR 97401  
Phone: 541.686.4540 Fax: 541.686.4577  
www.satregrp.com

REGISTERED  
873  
JOHN C SCHMIDT  
OREGON  
10/18/2015  
LANDSCAPE ARCHITECT

TENTATIVE SUBDIVISION  
PLANTING PLAN  
PINE CROSSING  
SPRUCE STREET  
FLORENCE, OREGON



Revisions	#	Date	Description

Project Number: 2226  
Drawn By: JCS  
Checked: JCS  
Date: 06.01.23  
Phase: TENTATIVE SUBDIVISION  
**L5.0**