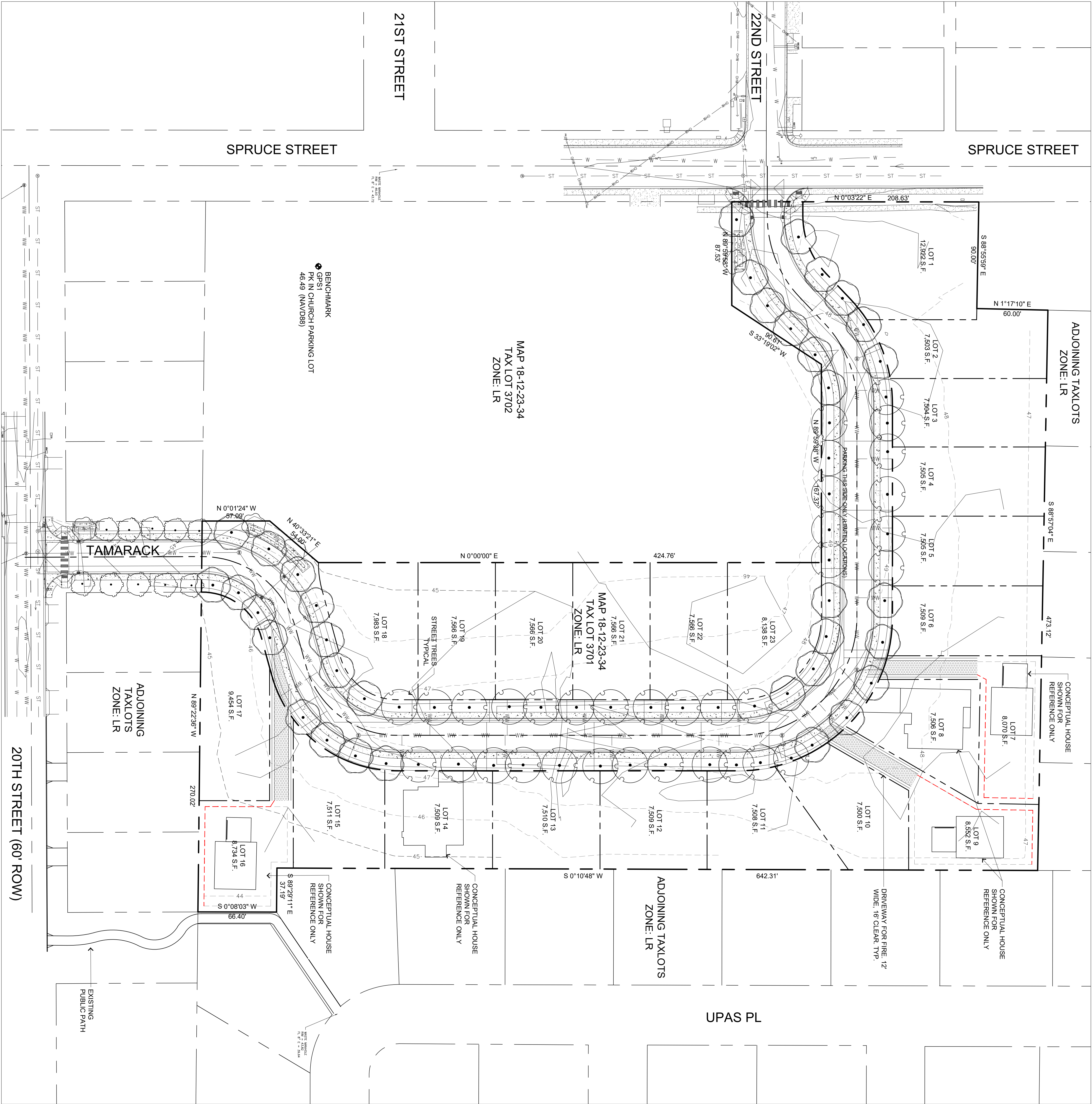




MAP and TAX LOT

MAP #: 18-12-23-34
TAX LOT: 03701
ZONING: LR (LOW-DENSITY RESIDENTIAL)
APPROXIMATE TOTAL SIZE: 5.82 AC (253,519 SQ. FT.)
MINIMUM LOT SIZE: 7,500 S.F.

NOTES

- SURVEY INFORMATION PROVIDED BY NORTHWEST LAND SURVEYING INC. AND SUPPLEMENTED BY SSW ENGINEERS.
- 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.
- UTILITIES SHOWN FOR REFERENCE ONLY. SEE ENGINEER FOR DESIGN.
- ELECTRICAL SERVICE DESIGN SHALL BE TO CENTRAL LINCOLN NEIGHBORHOODS 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.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- FO - EXISTING FIBER OPTIC
- T - EXISTING PHONE
- 48.000 - PROPOSED 6" CONTOUR LINES
- -- FIRE HOSE REACH: 150 FT MAX. OR LESS
- WW - PROPOSED WASTE WATER
- W - PROPOSED WATER
- E - PROPOSED ELECTRIC
- SD - PROPOSED STORM LINE
- VEGETATED STORMWATER TREATMENT AREA
- CONCRETE
- DRIVEWAY TO MEET FIRE CODE
- PROPOSED STREET TREES

LAND USE
REVIEW
THIS DRAWING IS
NOT FOR
CONSTRUCTION
05-27-2025

Project Number
2423

Drawn By
HD

Checked
JS

Date
05.27.25

Phase
TENT SUB

0'20'40'80'

SCALE 1"=40'-0"

0'20'40'80'

SCALE 1"=40'-0"

TENTATIVE SUBDIVISION
SITE PLAN

FLORENCE SINGLE FAMILY SUBDIVISION - SUMMERSET II

MAP 18-12-23-34, TAX LOT 3701
SPRUCE STREET, FLORENCE, LANE COUNTY, OR

REGISTERED
LANDSCAPE ARCHITECT
OF OREGON
10/18/2015

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LAND USE PLANNERS + LANDSCAPE ARCHITECTS
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SATRE GROUP

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