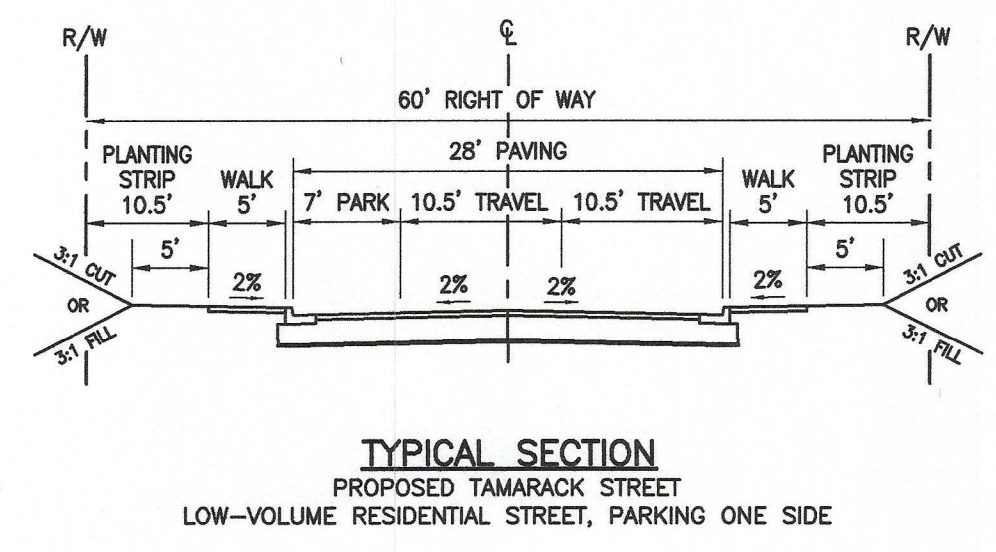


- LEGEND**
- W EXISTING WATER VALVE
 - WM EXISTING WATER METER
 - ⊙ CH EXISTING FIRE HYDRANT
 - ⊕ EXISTING STORMWATER MANHOLE (SDMH)
 - ⊞ EXISTING CURB INLET (SDCI)
 - ⊗ EXISTING WASTEWATER MANHOLE (WWMH)
 - ⊙ PP EXISTING POWER POLE
 - EV EXISTING ELECTRIC VAULT
 - ET EXISTING ELECTRIC TRANSFORMER
 - EB EXISTING ELECTRIC BOX
 - ⊕ PP EXISTING POWER POLE W/STREET LIGHT
 - ← EXISTING POWER POLE GUY ANCHOR
 - ⊕ EXISTING SIGN
 - ⊞ EXISTING TELECOMMUNICATIONS RISER
 - FO EXISTING FIBER OPTIC VAULT
 - ===== EXISTING CURBING
 - ST — EXISTING STORMWATER PIPE (SIZE AS NOTED)
 - WW — EXISTING WASTEWATER PIPE (SIZE AS NOTED)
 - F/O — EXISTING FIBER OPTIC LINE
 - W — EXISTING WATER LINE (SIZE AS NOTED)
 - E — EXISTING UNDERGROUND ELECTRIC LINE
 - OHW — EXISTING OVERHEAD WIRE(S)
 - T — EXISTING TELECOMMUNICATIONS LINE
 - [Pattern] DENOTES PROPOSED PRIVATE DRIVEWAY REINFORCED FOR FIRE LANE
 - [Pattern] DENOTES EXISTING CONCRETE SURFACE
 - [Pattern] DENOTES PROPOSED CONCRETE SURFACE
 - [Pattern] DENOTES EXISTING ASPHALT SURFACE
 - [Pattern] DENOTES PROPOSED ASPHALT SURFACE
 - R.O.W. DENOTES RIGHT-OF-WAY
 - P.U.E. DENOTES PUBLIC UTILITY EASEMENT
 - WM PROPOSED WATER METER
 - ⊕ CH PROPOSED FIRE HYDRANT
 - ⊕ EXISTING STORMWATER MANHOLE
 - ⊗ EXISTING WASTEWATER MANHOLE
 - ⊕ EXISTING CATCH BASIN
 - ===== PROPOSED CURBING
 - ST — PROPOSED STORMWATER PIPE
 - WW — PROPOSED WASTEWATER PIPE
 - W — PROPOSED WATER LINE (SIZE AS NOTED)
 - [Pattern] PROPOSED STORMWATER RAIN GARDEN

- NOTES:**
1. THE SUBJECT PROPERTY SHOWN HEREON REPRESENTS ALL CONTIGUOUS PROPERTY UNDER COMMON OWNERSHIP.
 2. THIS APPLICATION PROPOSES TO CREATE 23 RESIDENTIAL LOTS INTENDED FOR SINGLE UNIT DWELLINGS. NO LOTS ARE BEING SPECIFICALLY DESIGNATED FOR DUPLEXES, TRIPLEXES OR FOURPLEXES.
 3. EXISTING FIRE HYDRANTS ARE SHOWN IN THESE PLANS AT THE NORTHWEST CORNER OF SPRUCE STREET AND 22ND STREET, AT THE SOUTHEAST CORNER OF SPRUCE STREET AND 20TH STREET, AND AT THE SOUTHWEST CORNER OF 20TH STREET AND UPAS STREET. THREE NEW FIRE HYDRANTS ARE PROPOSED, ONE NEAR THE NORTHEAST CORNER LOT 23, ONE NEAR THE SOUTHWEST CORNER OF LOT 15, AND ONE AT THE SOUTHERLY TERMINUS OF TAMARACK STREET AT 20TH STREET.
 4. THE PROPOSED POINT OF CONNECTION TO THE EXISTING PUBLIC WASTEWATER SYSTEM IS THE EXISTING WASTEWATER MANHOLE IN 20TH STREET AT THE PROPOSED SOUTHERLY TERMINUS OF TAMARACK STREET.
 5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE NEAR-SITE BENCHMARK LOCATION IS SHOWN ON THESE PLANS AND IS A PK NAIL IN THE CHURCH PARKING LOT. ELEVATION = 46.49 (NAVD '88 DATUM).
 6. ALL PUBLIC IMPROVEMENTS DEPICTED HEREON ARE PROPOSED TO BE PRIVATELY CONSTRUCTED.

7. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. THIS APPLICATION PROPOSES TO CREATE 23 RESIDENTIAL LOTS INTENDED FOR SINGLE UNIT DWELLINGS, WHICH WOULD RESULT IN A TOTAL OF 23 PEAK HOUR TRIPS.
9. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE ABOVE-GROUND EVIDENCE, UTILITY COMPANY MAPS, AND PUBLIC UTILITY LOCATE PAINT MARKINGS, AND ARE SUBJECT TO FIELD VERIFICATION.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Rabeen

OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052
RENEWS: 12-31-2025

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FOR: PACIFIC RENTAL CORP.
MAP 18-12-23-34, TAX LOT 3701
SPRUCE STREET
FLORENCE, LANE COUNTY, OREGON

REVISIONS

date	by
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UTILITY PLAN
NORTH

Job	24-8085
drawn	MRD
date	5/17/2025
checked	
filed	

SHEET

4
4 of 7