

NORTH

SCALE 1" = 30 FT

0 15 30 60

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Dahrens

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



SSW
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CIVIL - STRUCTURAL - BUILDING DESIGN
SURVEYING - LAND USE PLANNING

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

REVISIONS

date by

UTILITY PLAN SOUTH

Job 24-9085
drawn MRD
date 5/17/2025
checked
filed

SHEET

5
5 of 7

MAP 18-12-23-34 TAX LOT 3702

BENCHMARK
GPS1
PK NAIL IN CHURCH
PARKING LOT
46.49 (NAVD '88 DATUM)

PROPOSED
STORMWATER
RAIN GARDEN
SEE SHEET 7

EXISTING STORM MANHOLE
RIM = 43.30
FL 18" E = 39.72

PROPOSED
STORMWATER
RAIN GARDEN
SEE SHEET 7

PROPOSED WASTE
MANHOLE
RIM = 45.32
FL 8" NE = 40.76
FL 8" S = 40.66

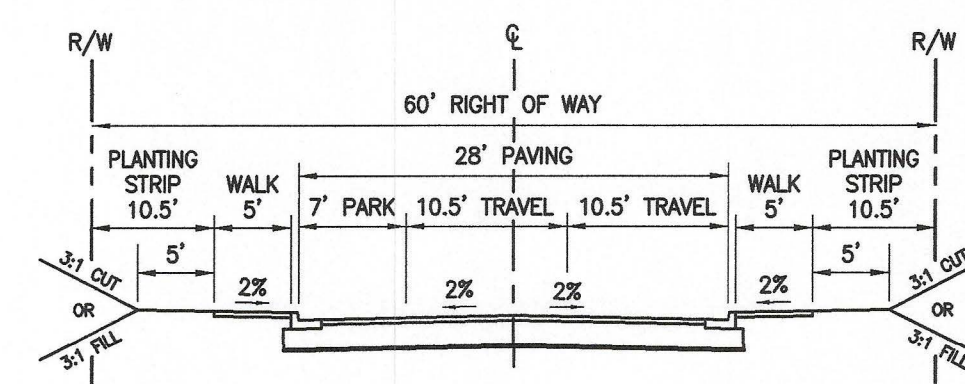
PROPOSED STORM
MANHOLE WITH 8" PVC
WASTE PIPE RUNNING
THROUGH STORM
MANHOLE
RIM = 43.33
FL 18" ST = 39.66
FL 8" WW = 40.39

EXISTING WASTE MANHOLE
RIM = 43.74
FL 8" OUT E = 39.28
FL NEW 8" IN N = 40.35

JOIN NEW WATER
LINE TO EXISTING
6" WATER MAIN

NOTES:

- THE SUBJECT PROPERTY SHOWN HEREON REPRESENTS ALL CONTIGUOUS PROPERTY UNDER COMMON OWNERSHIP.
- THIS APPLICATION PROPOSES TO CREATE 23 RESIDENTIAL LOTS INTENDED FOR SINGLE UNIT DWELLINGS. NO LOTS ARE BEING SPECIFICALLY DESIGNATED FOR DUPLEXES, TRIPLEXES OR FOURPLEXES.
- 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.
- 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.
- 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).
- ALL PUBLIC IMPROVEMENTS DEPICTED HEREON ARE PROPOSED TO BE PRIVATELY CONSTRUCTED.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THIS APPLICATION PROPOSES TO CREATE 23 RESIDENTIAL LOTS INTENDED FOR SINGLE UNIT DWELLINGS, WHICH WOULD RESULT IN A TOTAL OF 23 PEAK HOUR TRIPS.
- 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.



TYPICAL SECTION
PROPOSED TAMARACK STREET
LOW-VOLUME RESIDENTIAL STREET, PARKING ONE SIDE