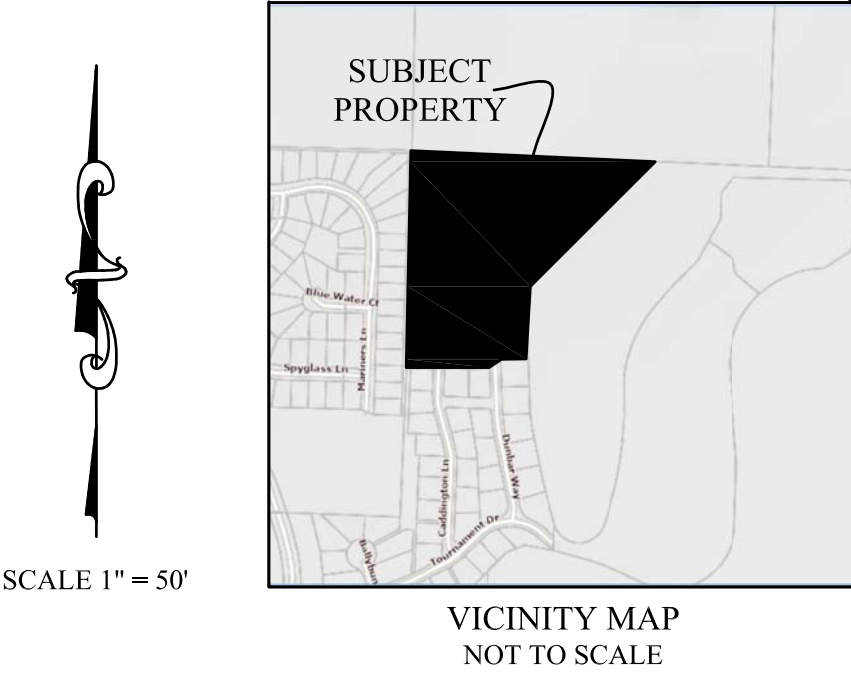


**PRELIMINARY UTILITY PLAN**  
 FOR  
**FAIRWAY ESTATES PHASES 2, 3 & 4**  
 SW 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.  
 FLORENCE, LANE COUNTY, OREGON  
 DATE PREPARED: FEBRUARY 06., 2023

**Exhibit P4 a**



**SITE ADDRESS: N/A**  
**OWNER:**  
 ROBERTS LAND CO LLC  
 1201 35TH ST  
 FLORENCE, OREGON 97439  
**APPLICANT:**  
 ROBERTS LAND CO LLC  
 1201 35TH ST  
 FLORENCE, OREGON 97439  
**AGENT:**  
 METRO PLANNING, INC  
 JED TRUETT, AICP  
 846 A STREET  
 SPRINGFIELD, OREGON 97477  
 PH: 541-302-9830  
**ZONING:**  
 MR  
 (MEDIUM-DENSITY INDUSTRIAL)

This ditch is periodically active and should not be treated as abandoned

Is anything draining to storm lines?

Add hydrant line out of private property

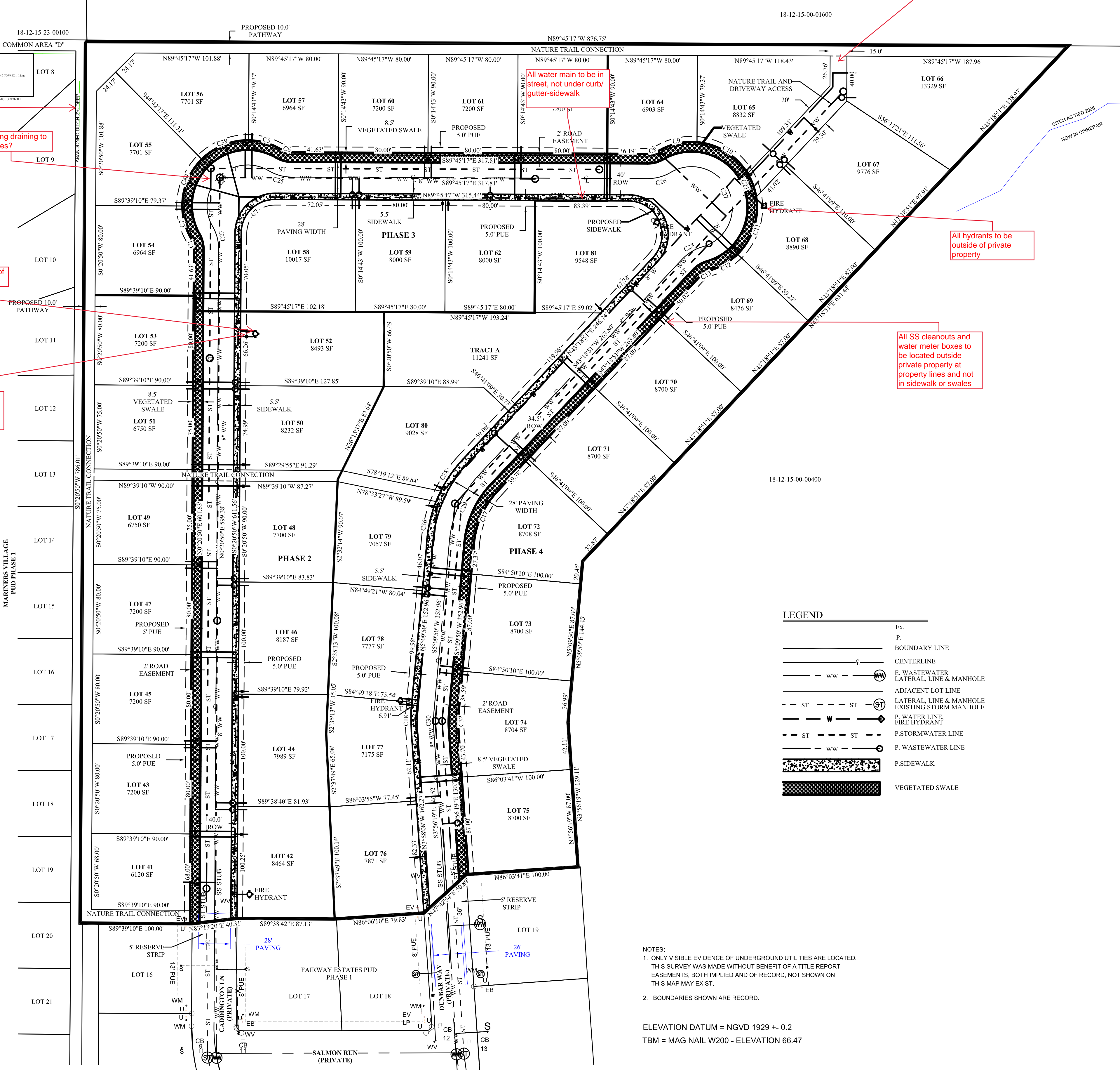
Relocate meter boxes to lot lines they will be servicing

All water main to be in street, not under curb/gutter-sidewalk

Add blowoff hydrant near end of line

All hydrants to be outside of private property

All SS cleanouts and water meter boxes to be located outside private property at property lines and not in sidewalk or swales



**LEGEND**

Ex.	Existing
P.	Proposed
---	BOUNDARY LINE
---	CENTERLINE
---	E. WASTEWATER LATERAL LINE & MANHOLE
---	ADJACENT LOT LINE
---	LATERAL LINE & MANHOLE EXISTING STORM MANHOLE
---	P. WATER LINE FIRE HYDRANT
---	P. STORMWATER LINE
---	P. WASTEWATER LINE
---	P. SIDEWALK
---	VEGETATED SWALE

**NOTES:**  
 1. ONLY VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE LOCATED. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, BOTH IMPLIED AND OF RECORD, NOT SHOWN ON THIS MAP MAY EXIST.  
 2. BOUNDARIES SHOWN ARE RECORD.

ELEVATION DATUM = NGVD 1929 +/- 0.2  
 TBM = MAG NAIL W200 - ELEVATION 66.47