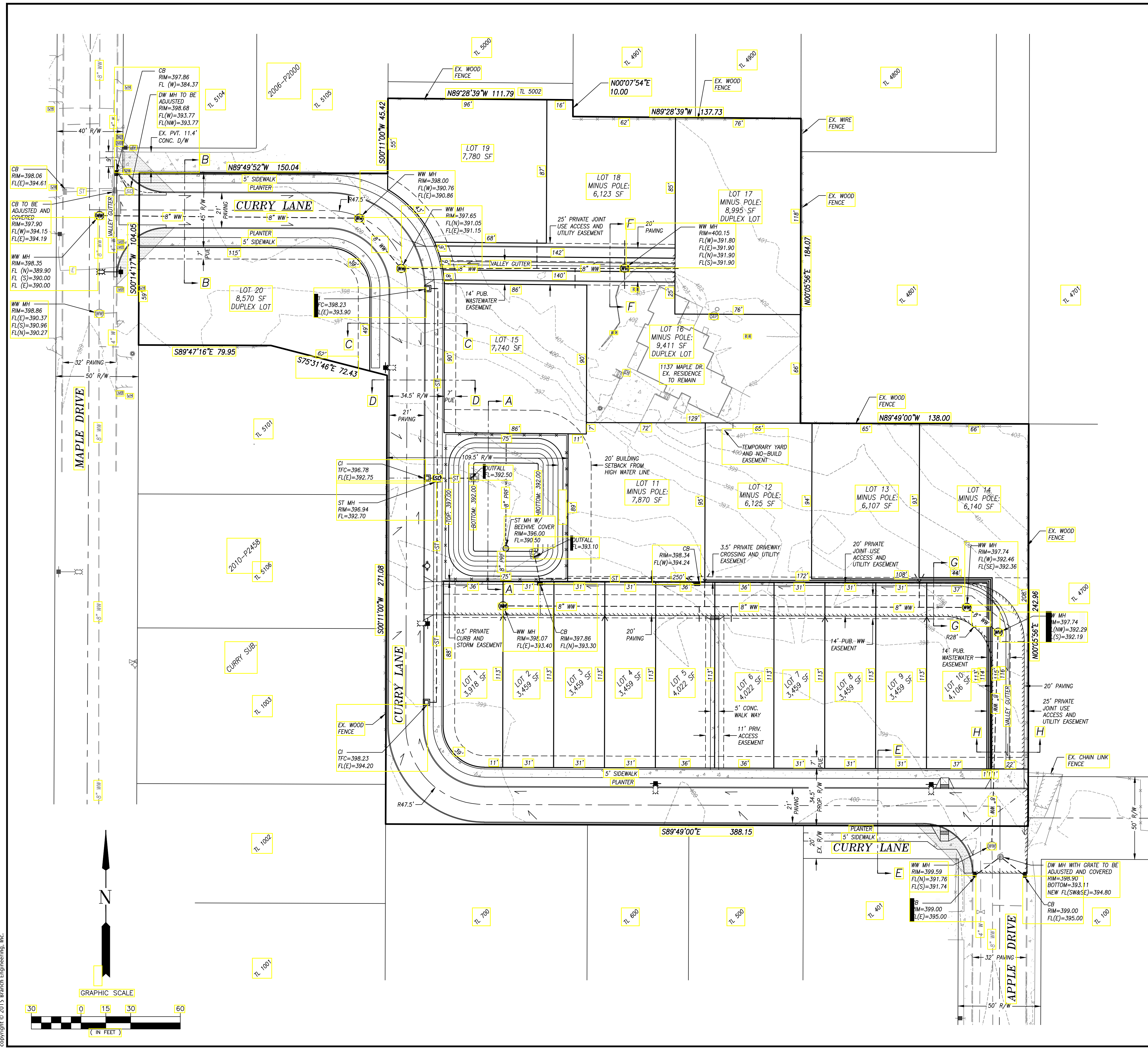


SCHAEFER TENTATIVE SUBDIVISION
1137 MAPLE DRIVE
EUGENE, OR
97404

revisions:

date: JAN. 22, 2018
drawn by: ARS
designer: RC
project no: 17-176
**TENTATIVE
SUBDIVISION
PLAN**



NOTES

1. ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED PRIVATELY.
2. ALL NEW ON-SITE UTILITIES SHALL BE PLACED IN COMPLIANCE WITH EUGENE CODE SEC. 9.6775. STREET TREES SHALL BE PLANTED IN THE MIDDLE OF THE LANDSCAPE STRIP BETWEEN THE NEW CURB AND SIDEWALK. SPACING, SIZE AND SPECIES SHALL BE IN ACCORDANCE WITH CITY OF EUGENE STANDARDS AND SPECIFICATIONS AND EUGENE CODE SEC. 7.280.
3. PROPOSED WATER MAIN SIZES AND LOCATIONS TO BE DETERMINED BY E.W.E.B.
4. THE STORMWATER FACILITY WILL BE PUBLICALLY OWNED AND MAINTAINED.
5. REFER TO THE WRITTEN STATEMENT FOR A DISCUSSION OF COMPLIANCE WITH THE SOLAR LOT CRITERIA.
6. PROPOSED FIRE HYDRANT LOCATIONS ARE CONCEPTUAL ONLY. A DETAILED ANALYSIS TO DETERMINE PROPOSED LOCATIONS WILL BE PART OF THE PERI DESIGN PROCESS.
7. ROOF DRAINS SHALL DRAIN TO FRONTING STREET OR JOINT DRIVEWAY THROUGH WEEP HOLES IN THE CURB. LOTS 1 - 10 WILL WEEP HOLE TO THE CURB IN CURRY LANE.

LEGEND

EXISTING	PROPOSED
--- SITE BOUNDARY LINE	--- EDGE OF AC PAVING
--- EDGE OF AC PAVING	--- RIDGE LINE
--- CURB	--- CURB
--- ELEVATION CONTOUR	--- ELEVATION CONTOUR
--- FENCE	--- FENCE
--- WASTEWATER SEWER	--- WASTEWATER SEWER
--- STORMWATER SEWER	--- STORMWATER SEWER
--- ELECTRIC LINE	--- PERFORATED DRAIN PIPE
--- WATER LINE	--- STORM MANHOLE WITH BEEHIVE GRATE
--- CATCH BASIN	--- CATCH BASIN
--- DRYWELL MANHOLE	--- CURB INLET
--- DRYWELL MANHOLE WITH GRATE	--- CLEANOUT
--- WASTEWATER MANHOLE	--- WASTEWATER MANHOLE
--- SEPTIC TANK	--- CONCEPTUAL STREET LIGHT
--- FIRE HYDRANT	--- CONCEPTUAL FIRE HYDRANT
--- WATER VALVE	--- CONCRETE SIDEWALK
--- WATER METER	--- DIRECTION OF FLOW
--- WATER VAULT	--- VISION CLEARANCE AREA PER EUGENE MUNICIPAL CODE SEC. 9.6780
--- IRRIGATION SPRINKLER	
--- POWER POLE	
--- LIGHT POLE	
--- ELECTRIC VAULT	
--- TRANSFORMER	
--- TELEPHONE RISER	
--- MAIL BOX	
--- GRAVEL	
--- CONCRETE	

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