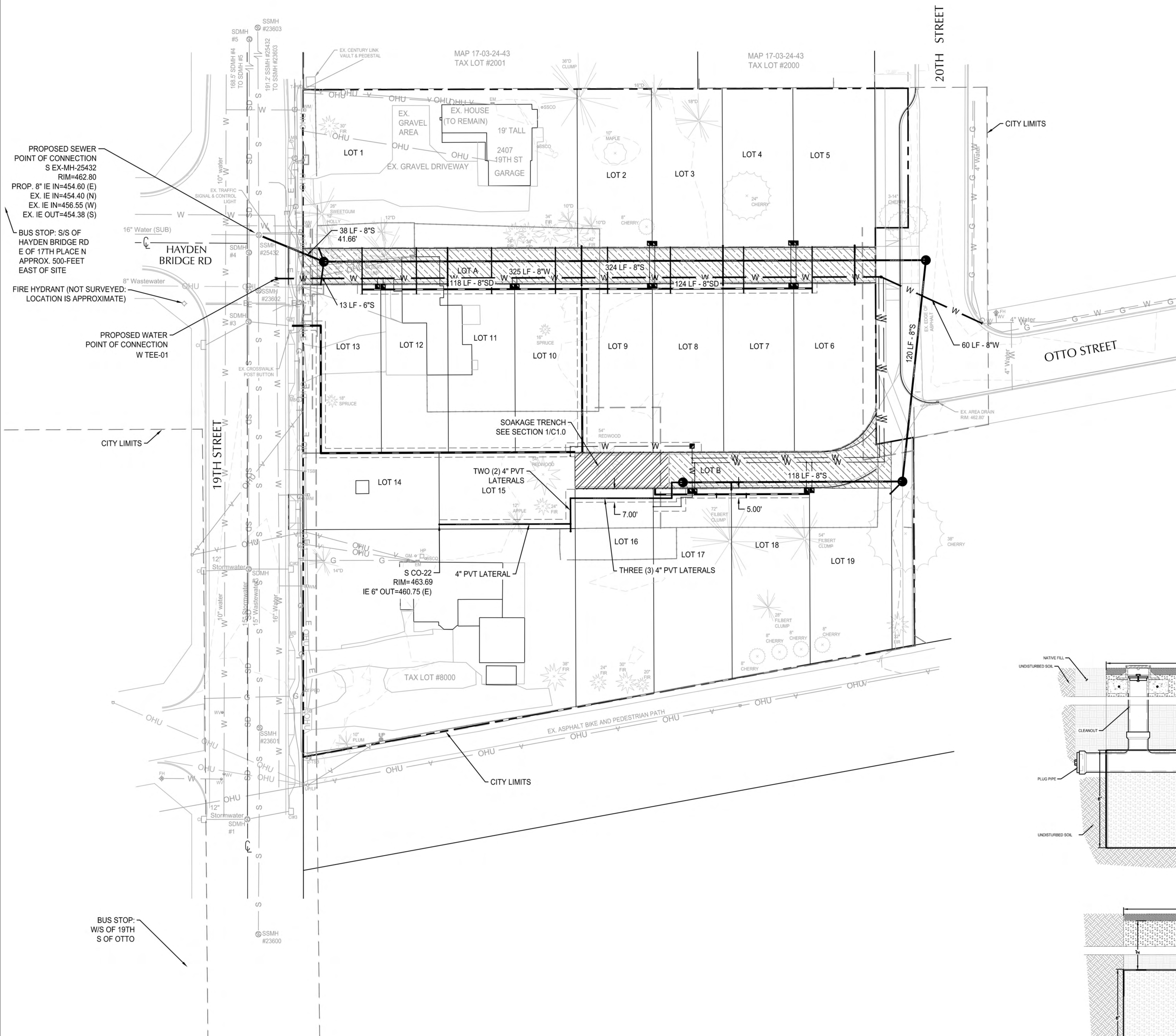


EXISTING (EX.) SHEET LEGEND

- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- CURB INLET (CI)
- ELECTRIC METER (EM)
- TRAFFIC SIGNAL BOX (TSB)
- UTILITY POLE (UP)
- HEAT PUMP (HP)
- CROSSWALK SIGNAL (CWS)
- WATER METER (WM)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- MAILBOX (MB)
- TELEPHONE PEDESTAL (T-PED)
- GAS METER (GM)
- SANITARY SEWER CLEAN OUT (SSCO)
- PROPERTY LINE
- (49) EX. CONTOUR MINOR
- (50) EX.CONTOUR MAJOR
- SD STORM LINE
- S SANITARY SEWER LINE
- W WATER LINE
- WOOD FENCE (6' TALL)
- OHU OVERHEAD UTILITY LINE
- OHU OVERHEAD ELECTRIC LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELE-COMMUNICATION LINE
- OHU OVERHEAD TELE-COMMUNICATION LINE
- G GAS LINE
- CENTERLINE

SHEET NOTES

1. DEVELOPER IS COORDINATING WITH WATER AND ELECTRIC UTILITY PROVIDERS FOR FINAL LOCATIONS OF WATER AND ELECTRICAL FACILITIES
2. ALL NEW UTILITIES TO BE PLACED UNDERGROUND
3. THE MINIMUM NUMBER OF STREET TREES REQUIRED AS PART OF THE SUBDIVISION IS 14. THE 7 TREES LOCATED ALONG THE BICYCLE PATH WILL BE CONSIDERED STREET TREES. 7 ADDITIONAL STREET TREES CAN BE PLANTED ALONG THE BICYCLE PATH,19TH STREET, AND 20TH STREET. THE LOCATIONS SHOWN ON THIS PLAN ARE SCHEMATIC AND FINAL LOCATIONS OF STREET TREES WILL BE DETERMINED AS PART OF THE PIP OR BUILDING PERMIT PROCESS.
4. NO BUILDINGS, STRUCTURES, TREES OR OTHER OBSTRUCTIONS SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT
5. CONSTRUCTION AND INSTALLATION OF SIDEWALKS, PATHWAYS, CURB & GUTTER, ASPHALT, DRIVEWAYS TO LOTS A AND B, AND PUBLIC UTILITY MAINS ALL WITHIN THE PUBLIC RIGHTS-OF-WAY OR WITHIN A PUBLIC EASEMENT TO BE COORDINATED THROUGH THE CITY OF SPRINGFIELD PUBLIC IMPROVEMENT PROCESS. DRIVEWAYS AND UTILITY EXTENSIONS WITHIN THE LOTSWILL BE CONSTRUCTED THROUGH INDIVIDUAL BUILDING PERMITS
6. ALL PRIVATE INFRASTRUCTURE, INCLUDING ASPHALT, CURB & GUTTER, CURB CUTS, STORMWATER TREATMENT AND CONVEYANCE FACILITIES, DRIVEWAY TO LOT 1, AND EXTENSION OF UTILITIES TO LOT 14 TO BE CONSTRUCTED UNDER A SEPARATE BUILDING PERMIT.
7. LAND DRAINAGE AND ALTERATION PERMIT (LDAP) IS REQUIRED PRIOR TO CONSTRUCTION OF ANY PUBLIC OR PRIVATE FACILITIES.
8. TL 8000 WILL CONNECT TO THE NEWLY CONSTRUCTED PUBLIC SANITARY MAIN UPON ITS ACCEPTANCE BY THE CITY.
9. THE CONSTRUCTION AND ACCEPTANCE OF THE PROPOSED PUBLIC WATER MAIN SHALL BE COORDINATED WITH SUB WATER.
10. LOT A AND LOT B SHALL INCLUDE BLANKET EASEMENTS FOR PRIVATE UTILITY, PRIVATE ACCESS, AND EMERGENCY ACCESS. ANY LOCATION WHERE A PUBLIC UTILITY EASEMENT EXISTS WITHIN LOT A AND LOT B, PRIVATE UTILITIES MAY ONLY CROSS PUBLIC UTILITIES.
11. ALL STORMWATER RUNOFF IS PROPOSED TO BE DRIECTED TO AN ON SITE SOAKAGE TRENCH WHICH WILL RETAIN THE FIRST 1.4" OF RAINFALL OVER A 24 HOUR PERIOD. NO VEGETATIVE TREATMENT IS PROPOSED.

PROPOSED SHEET LEGEND

- APPROXIMATE CITY LIMITS
- 49 CONTOUR MINOR (FG)
- 50 CONTOUR MAJOR (FG)
- EASEMENT, AS NOTED
- PUBLIC UTILITY EASEMENT
- WATER METER
- SOAKAGE TRENCH

PROPOSED UTILITY LABEL LEGEND

STRUCTURE LABEL

XX XX-XX
N=XXXX.XX
E=XXXX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- LOCATION (WHERE APPLICABLE)
- STRUCTURE INFO (WHERE APPLICABLE)

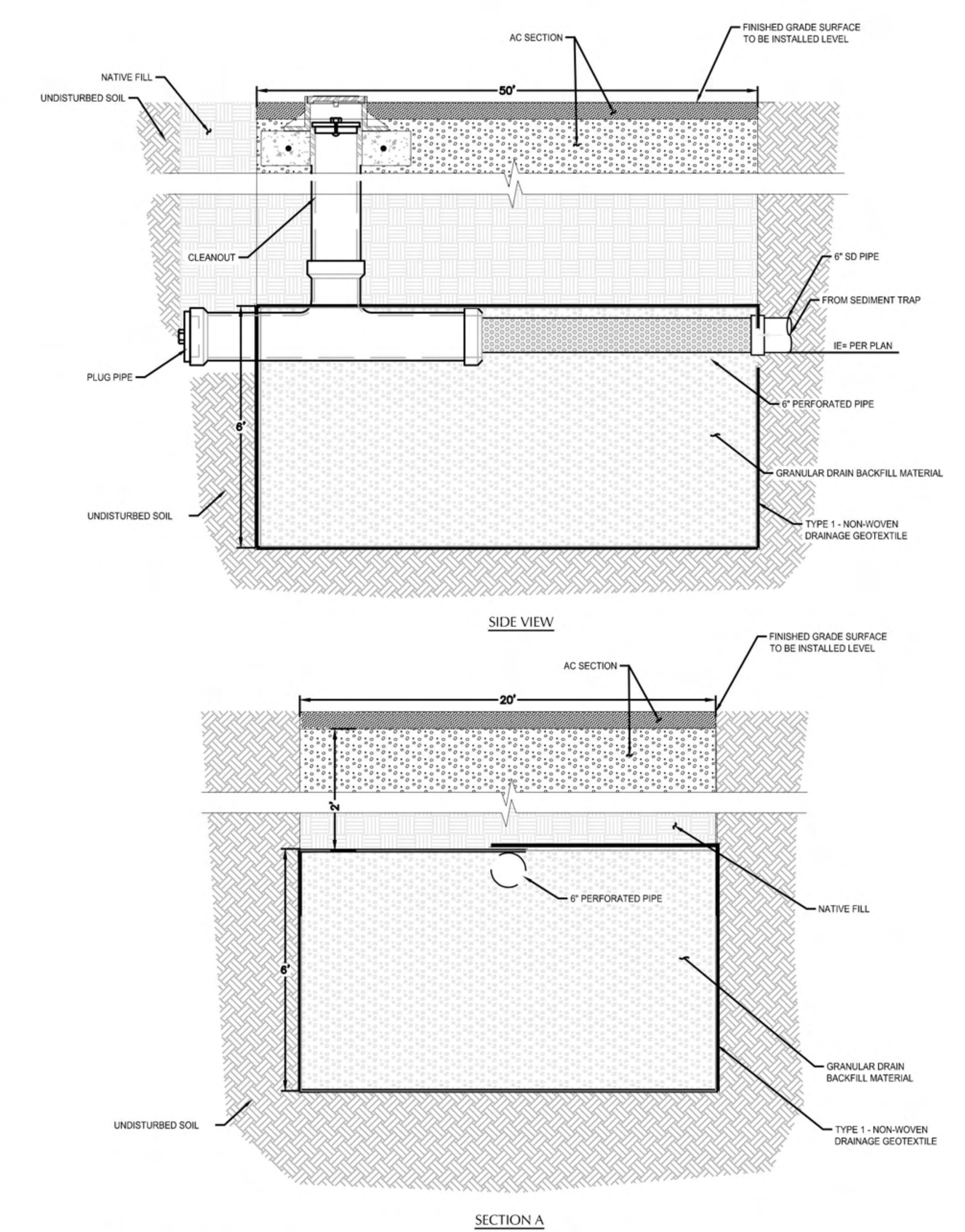
PIPE LABEL

XXLF - XX" XX
S=X.XX%

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION
CO	CLEANOUT TO GRADE
BEND	HORIZONTAL BEND
MH	MANHOLE
TEE	TEE CONNECTION
WM	WATER METER



1 SOAKAGE TRENCH
SCALE: NTS

SCALE 1 INCH = 30 FEET
30 0 30 60

kpff
800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

STAMP
REGISTERED PROFESSIONAL ENGINEER 88168
DIGITALLY SIGNED 2026.02.27 09:07:05-08'00'
OREGON
MAY 20, 2014
ANNA LUTTRELL BACKUS
EXPIRATION DATE: 12/31/2027

REVISION	DATE	DESCRIPTION

JOB No.:	2500168
DESIGNED BY:	DS/MB
DRAWN BY:	MB
CHECKED BY:	AB
PLOT DATE:	2/26/26 8:59pm
PLOTTED BY:	rrondeau
DWG NAME:	C2.0-TS.dwg
TAB NAME:	C1.0

19TH STREET AND HAYDEN BRIDGE, SPRINGFIELD, OR 97477
HAYDEN BRIDGE SUBDIVISION
TENTATIVE SUBDIVISION UTILITY PLAN

SHEET NO.
C1.0
SHEET 1 OF XX
RECORD NO. XXXXX-XX

File: O:\c\p\2025\2500168-Hayden-Bridge\CAD\PLOT\Tentative Subdivision\C2.0-TS.dwg TAB:C1.0
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