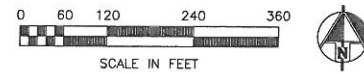
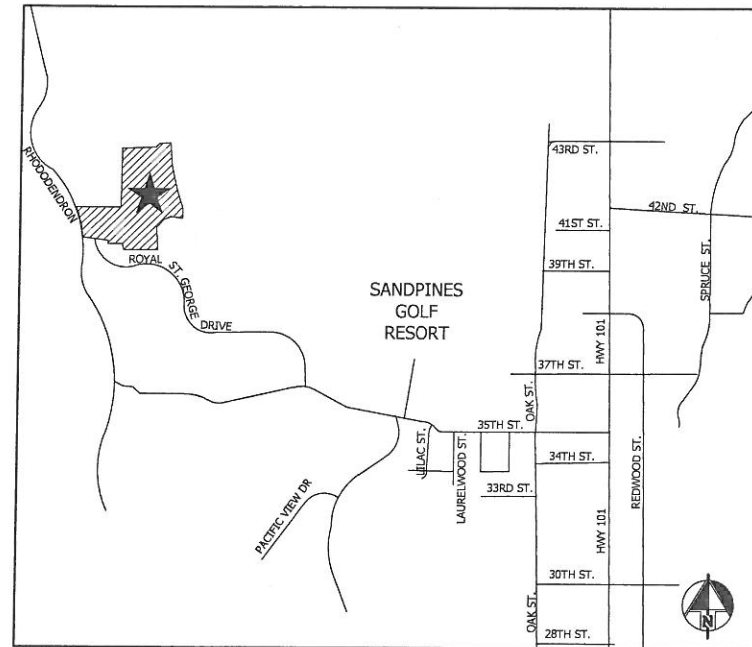


SITE MAP



VICINITY MAP



FLORENCE, OREGON

FAIRWAY ESTATES PHASE I

PLANNED UNIT DEVELOPMENT

FLORENCE, OREGON

LEGAL DESCRIPTION

TAX LOTS 1200 & 1300, LANE COUNTY TAX MAP 18-12-15.
TAX LOT 4100, LANE COUNTY TAX MAP 18-12-15-33.

OWNER/DEVELOPER

PACIFIC GOLF COMMUNITIES, LLC
P.O. Box 3094
Florence, OR 97439
EMAIL: jlmichael313@gmail.com
CONTACT: J. MICHAEL PEARSON

CIVIL ENGINEER

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
2708 NW Monterey Drive
Corvallis, Oregon 97330
Ph: (541) 753-5644
E-mail: fredwright@proaxis.com
CONTACT: FRED WRIGHT, PE

SURVEYOR

WOBBE & ASSOCIATES
P.O. Box 3093
510 Kingwood Street
Florence, OR 97439
Ph: (541) 991-5411
EMAIL: wobbekassoc@msn.com
CONTACT: EUGENE WOBBE, PLS

LAND USE/OPEN SPACE

PLATTED GROSS AREA	12.50	ACRES
DESIGNATED STREET AREAS	2.32	ACRES
NET DEVELOPMENT AREA	10.17	ACRES
DESIGNATED OPEN SPACE	2.04	ACRES (20.1% OF NET DEVELOPMENT AREA)
BUILDING LOTS	8.13	ACRES (40 LOTS)

LEGEND

— O —	NEW UNDERGROUND UTILITY
— CT —	EXISTING UNDERGROUND UTILITY
— W —	WATERLINE VALVE
— C —	CURB INLET
— W —	WATERLINE BLOWOFF ASSEMBLY
— M —	WATER METER
— A —	AIR RELEASE VALVE
— F —	FIRE HYDRANT
— S —	STREET LIGHT
— W —	WATER LINE
— SS —	SANITARY SEWER LINE
— SD —	STORM DRAIN LINE
— PSB —	8" ADS PERFORATED SUB-DRAIN SYSTEM
— SSB —	8" PVC SOLID WALL PVC STORM DRAIN PIPING
— EWL —	EXISTING WATER LINE
— ESS —	EXISTING SANITARY SEWER
— ESD —	EXISTING STORM DRAIN
— RD —	ROOF DRAIN
— FD —	FOUNDATION DRAIN
— WL —	WATERLINE
— PVC —	POLYVINYL CHLORIDE PIPE
— DIP —	DUCTILE IRON PIPE
— 250 —	TOPOGRAPHIC LINE
— RCCP —	REINFORCED CONCRETE CULVERT PIPE
— U/G —	UNDERGROUND
— T&G —	TONGUE AND GROOVE
— LF —	LINEAL FEET
— FUE —	PUBLIC UTILITY EASEMENT
— AC —	ASPHALTIC CONCRETE
— PCC —	PORTLAND CEMENT CONCRETE
— PVM —	PAVEMENT
— CITY —	CITY OF FLORENCE, OREGON
— ADS —	ADVANCED DRAINAGE SYSTEMS
— CSP —	CORRUGATED STEEL PIPE
— PSSE —	PUBLIC SANITARY SEWER EASEMENT
— FUE —	PUBLIC UTILITY EASEMENT
— PSDE —	PUBLIC STORM DRAIN EASEMENT
— PWLE —	PUBLIC WATER LINE EASEMENT
— CI —	CAST IRON
— FL —	FLOW LINE INVERT
— INV —	INVERT
— EL —	ELEVATION
— IE —	INVERT ELEVATION
— STA —	STATION
— CO —	CLEANOUT
— MH —	MANHOLE
— CB —	CATCH BASIN
— CL —	CLAS
— S —	SLOPE
— R —	RADIUS
— WH —	WEEPHOLE
— CL —	CENTERLINE
— CLPUD —	CENTRAL LINCOLN PUBLIC UTILITY DISTRICT

INDEX

SHEET C1:	GENERAL INFORMATION
SHEET C2:	EXISTING SITE SURVEY
SHEET C3:	TENTATIVE PLAN
SHEET C4:	ROADWAY GEOMETRY
SHEET C5:	PEDESTRIAN AND BICYCLE PLAN
SHEET C6:	OPEN SPACE PLAN
SHEET S01:	STORMWATER MANAGEMENT PLAN
SHEET S02:	STORMWATER MANAGEMENT DETAILS

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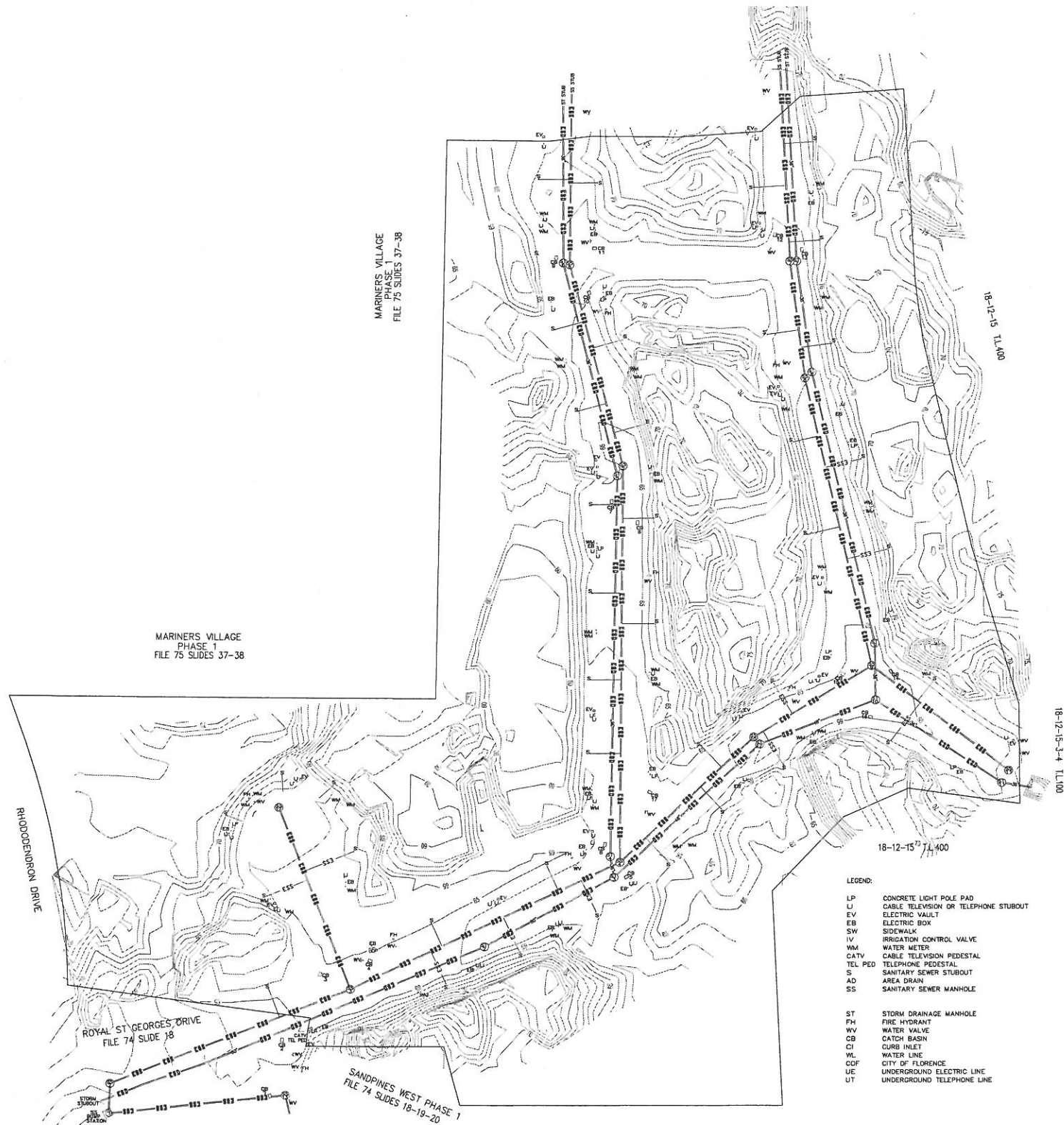
Fairway Estates Phase I
General Information

SHEET
C1

Dwg. 1 OF 6



1
C2 EXISTING SITE SURVEY
SCALE: 1" = 60'



NOTE:
ONLY VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE LOCATED.
ACTUAL UNDERGROUND LOCATIONS ARE APPROXIMATE AND
EXCAVATION MAY BE REQUIRED FOR A MORE PRECISE LOCATION.
THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT.
EASEMENTS, BOTH IMPLIED AND OF RECORD, NOT SHOWN ON
THIS MAP MAY EXIST.

NOTE:
- ALL SANITARY SEWER PIPE IS 8" PVC UNLESS OTHERWISE NOTED.
- ALL STORM DRAINAGE MAIN LINE PIPE IS CORRUGATED PLASTIC PIPE
UNLESS OTHERWISE NOTED. PIPE SIZES ARE AS SHOWN.
- ALL PIPES CONNECTING TO CATCH BASINS ARE 8" PVC UNLESS
OTHERWISE NOTED.
- ALL SEWER LATERALS ARE 4" PVC UNLESS OTHERWISE NOTED.
- ALL MANHOLE RIMS IN NEW STREETS WILL CHANGE AS THEY WILL BE
ADJUSTED TO FIT NEW PAVEMENT.

SURVEY DATA PROVIDED BY:

WOBBE & ASSOCIATES, INC. 510 KINGWOOD ST. / P.O. BOX 3023 FLORENCE, OR 97439	
UTILITY ASBUILT	
SW 1/4, SEC. 15, T 18 S, R 12 W, W.M. LANE COUNTY, OREGON	
DATE:	DRAWN: AM

Fairway Estates Phase I Existing Site Survey

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TEL: 541-753-5644 fredwright@proaxis.com

BY	DATE
Designed	FU
Drawn	FU
Checked	FU
Rev.	FU

REGISTERED PROFESSIONAL
LAND SURVEYOR
FRED WRIGHT
OREGON
RENEWAL 08-30-16

OWNER/DEVELOPER

PACIFIC GOLF COMMUNITIES, LLC
P.O. Box 3094
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EMAIL: jlmichael313@gmail.com
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CIVIL ENGINEER

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Corvallis, Oregon 97333
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E-mail: fredwright@proaxis.com
CONTACT: FRED WRIGHT, PE

PROPERTY DESCRIPTION

TAX LOTS 1200 & 1300, LANE COUNTY TAX MAP 18-12-15.
TAX LOT 4100, LANE COUNTY TAX MAP 18-12-15-33.



1
C3
TENTATIVE PLAN
SCALE: 1" = 60'

Fairway Estates Phase I
Tentative Plan

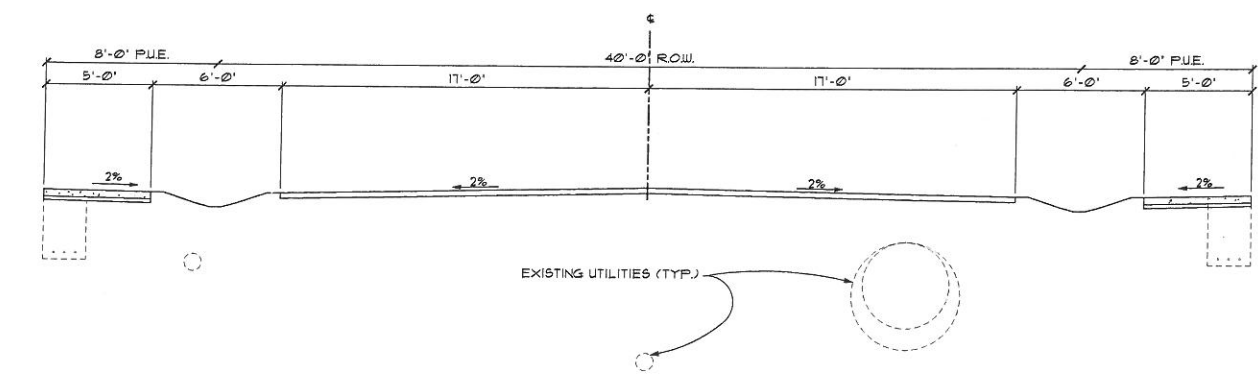
FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
2108 NW MONTEREY DRIVE
CORVALLIS, OREGON 97330
TEL: 541-753-5644 fredwright@proaxis.com

BY	DATE
Designed	FU
Drawn	JH
Checked	FU
Rev.	FU

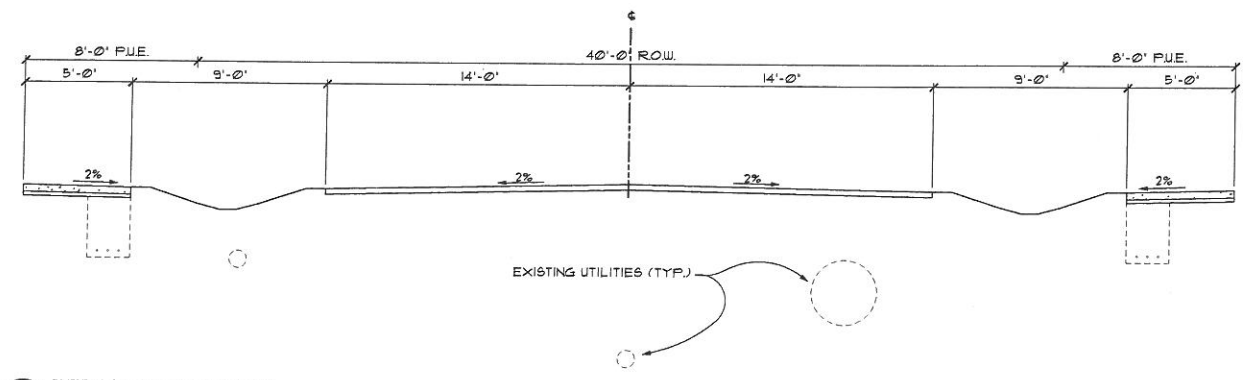
REGISTERED PROFESSIONAL
LAND SURVEYOR
OREGON
FRED WRIGHT
1543
Renewal: 06-30-18

REGISTERED PROFESSIONAL
LAND SURVEYOR
OREGON
FRED WRIGHT
1543
Renewal: 06-30-18

SHEET
C3
Dwg. 3 OF 6



2 ENTRY STREET SECTION
C4 SCALE: 1/4" = 1'-0"



3 INTERIOR STREET SECTION
C4 SCALE: 1/4" = 1'-0"



1 ROADWAY GEOMETRY
C4 SCALE: 1" = 60'

BY	DATE
Designed	
Drawn	
Checked	
Reviewed	
Approved	

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
2108 NW MONTEREY DRIVE
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TEL: 541-253-5644 fredwright@proaxis.com

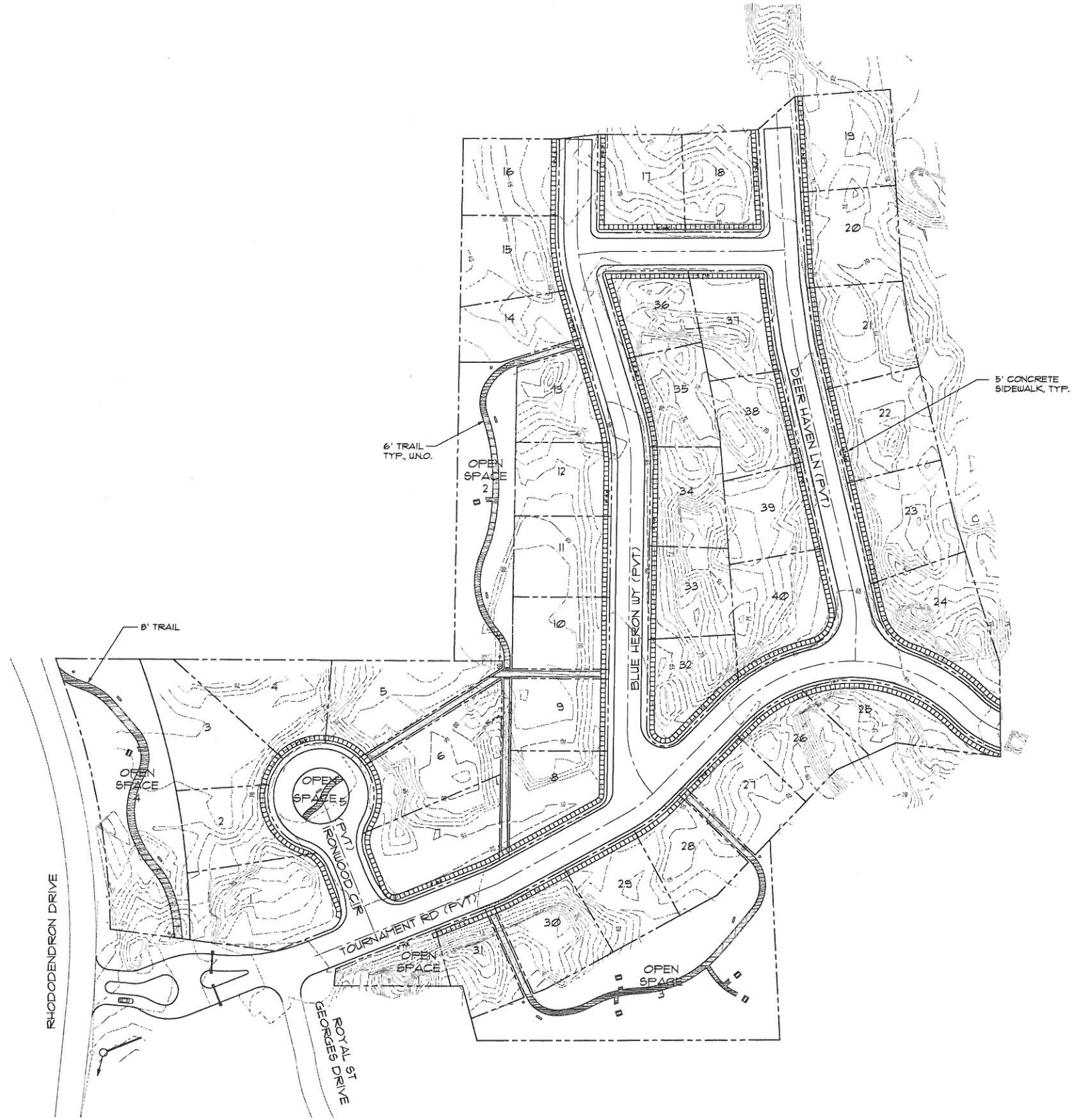
Fairway Estates Phase I
Roadway Geometry

SHEET
C4
Dwg. 4 OF 6



1
C5

PEDESTRIAN AND BICYCLE PLAN
SCALE: 1" = 60'



SHEET
C5
Dwg. 5 OF 6

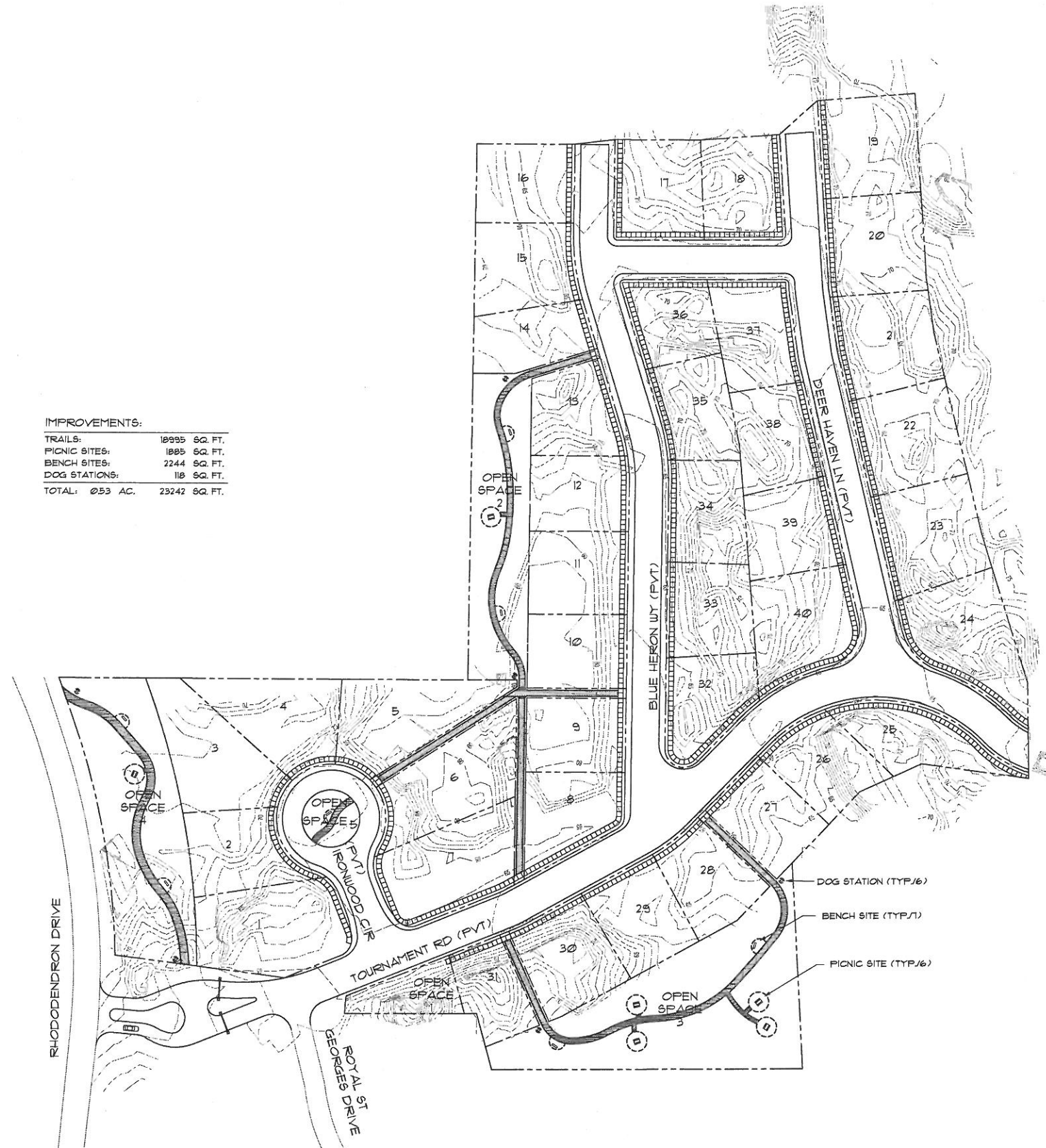
**Fairway Estates Phase I
Pedestrian and Bicycle Plan**

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REGISTERED PROFESSIONAL LAND SURVEYOR	REGISTERED PROFESSIONAL ENGINEER	BY DATE
OSCAR W. WRIGHT	FRED WRIGHT	DESIGNED
OSCAR W. WRIGHT	FRED WRIGHT	DRAWN
OSCAR W. WRIGHT	FRED WRIGHT	CHECKED
OSCAR W. WRIGHT	FRED WRIGHT	REVIEWED
OSCAR W. WRIGHT	FRED WRIGHT	DATE



1
C6 OPEN SPACE PLAN
SCALE: 1" = 60'



IMPROVEMENTS:	
TRAILS:	18995 SQ. FT.
PICNIC SITES:	1885 SQ. FT.
BENCH SITES:	2244 SQ. FT.
DOG STATIONS:	118 SQ. FT.
TOTAL:	0.53 AC. 23242 SQ. FT.

Fairway Estates Phase I Open Space Plan

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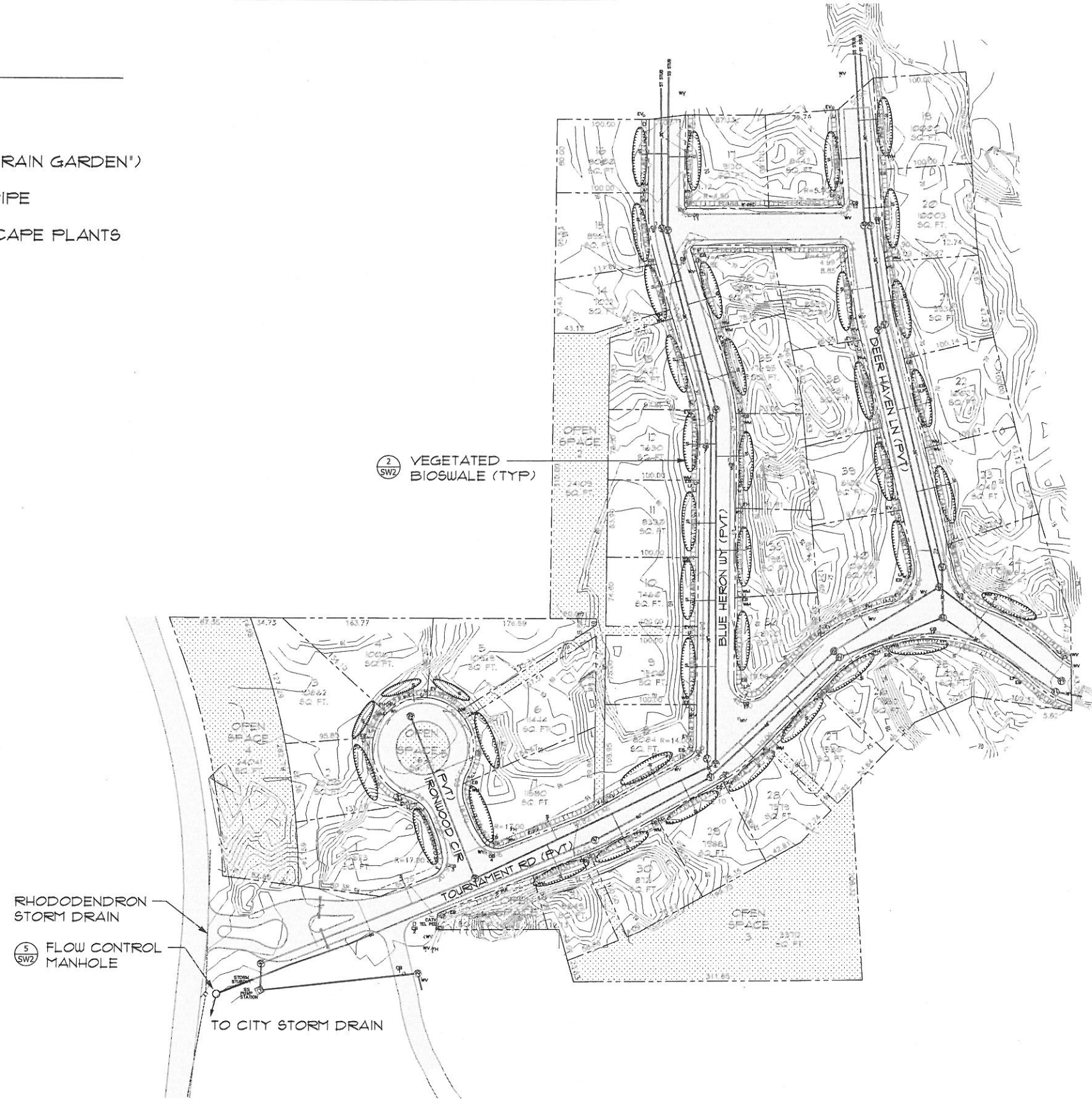
SHEET
C6
Dwg. 6 OF 6

BY	DATE
Designed	FU
Drawn	JL
Checked	FU
Rev.	FU

REGISTERED PROFESSIONAL
LAND SURVEYOR
OREGON
RENEWAL 08-35-16

REGISTERED PROFESSIONAL
LAND SURVEYOR
OREGON
RENEWAL 08-35-16

	4" ϕ PERF PIPE SUB-DRAIN
	BIORETENTION SWALE (AKA "RAIN GARDEN")
	SOLID WALL STORM DRAIN PIPE
	MOISTURE TOLERANT LANDSCAPE PLANTS
	EXISTING TOPOGRAPH LINE
	EXISTING VEGETATION LIMITS

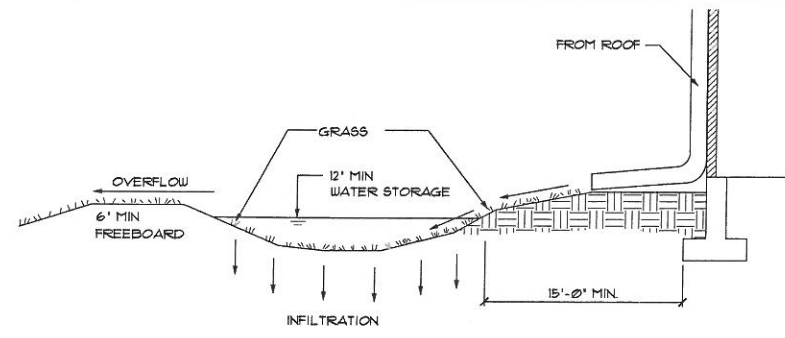


1 STORMWATER MANAGEMENT PLAN
SW1 SCALE: 1" = 60'

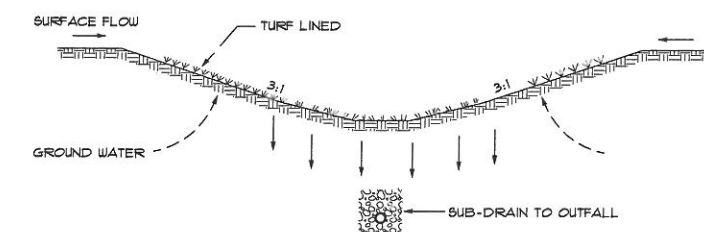
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CORVALLIS, OREGON 97330
TEL: 541-753-5644 fredwright@proax

Fairway Estates Phase I Stormwater Management Plan

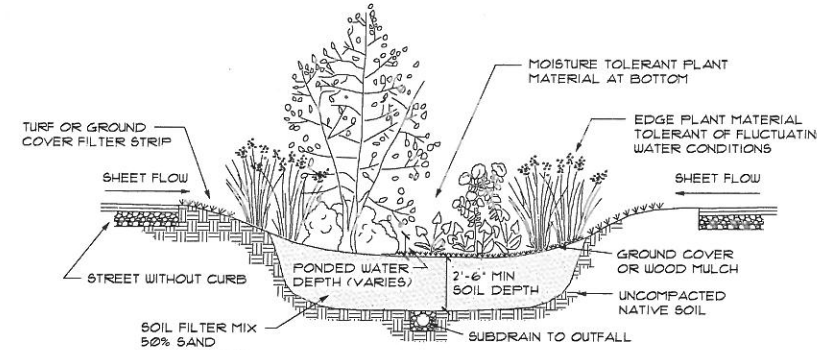
SHEET
SW1
Dwg. 1 OF 2



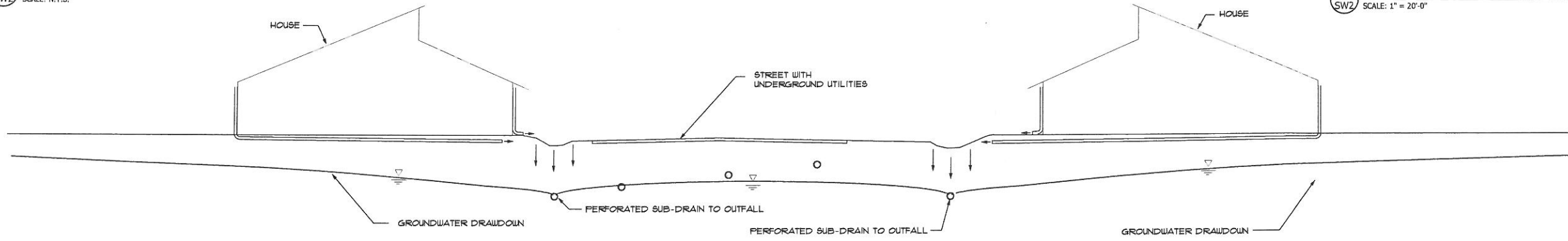
1 TYPICAL GROUND SURFACE DEPRESSION
SW2 SCALE: N.T.S.



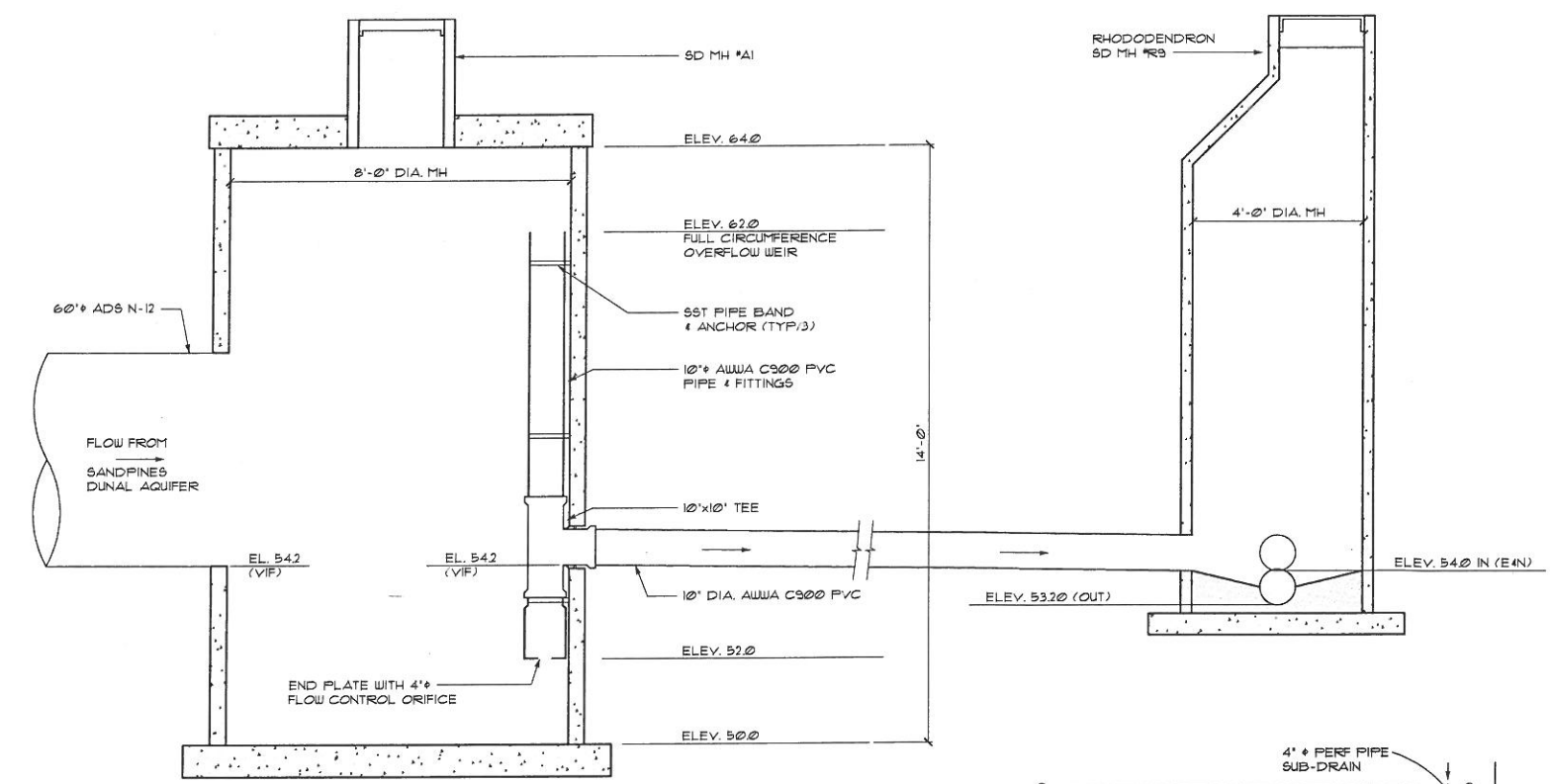
2 VEGETATED BIOSWALE (OPTIONAL PLANTING, DET. 3)
SW2 SCALE: N.T.S.



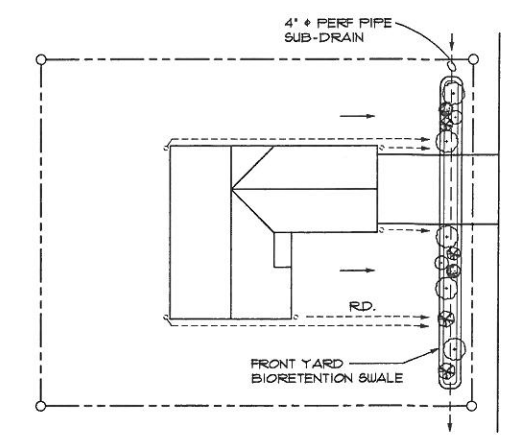
3 TYPICAL WATER GARDEN
SW2 SCALE: N.T.S.



4 GROUNDWATER DRAWDOWN SYSTEM
SW2 SCALE: N.T.S.



5 FLOW CONTROL STRUCTURE
SW2 SCALE: 1/2" = 1'-0"



6 TYPICAL RESIDENTIAL SITE DRAINAGE PLAN
SW2 SCALE: 1" = 20'-0"

BY	DATE
Designed	FU
Checked	FU
Reviewed	FU
Approved	FU
Drawn	FU
Checked	FU
Reviewed	FU
Approved	FU

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Fairway Estates Phase I Stormwater Management Details