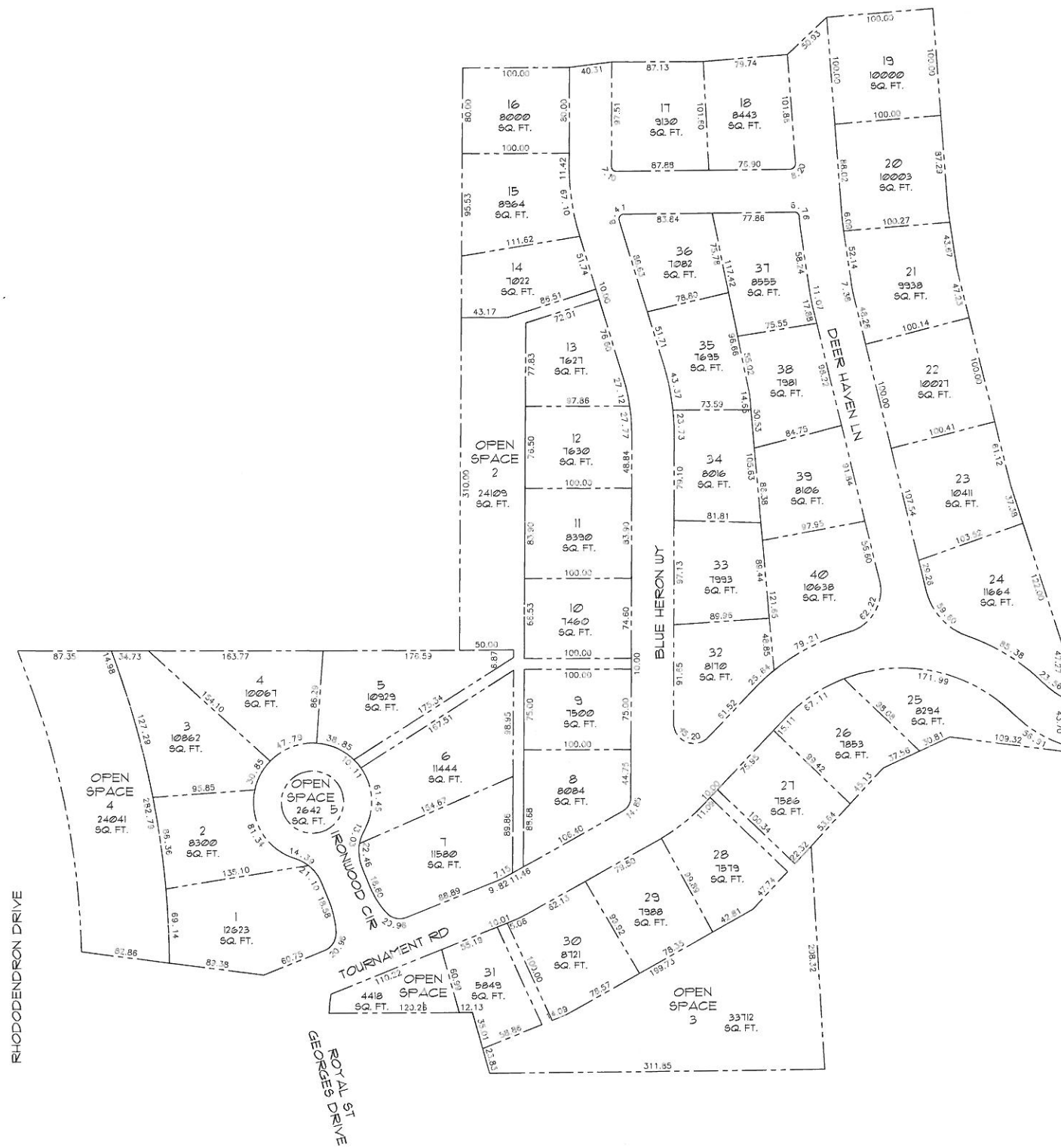




1 PROPOSED SUBDIVISION GEOMETRY
C3a SCALE: 1" = 60'



Fairway Estates Phase I Proposed Subdivision Geometry

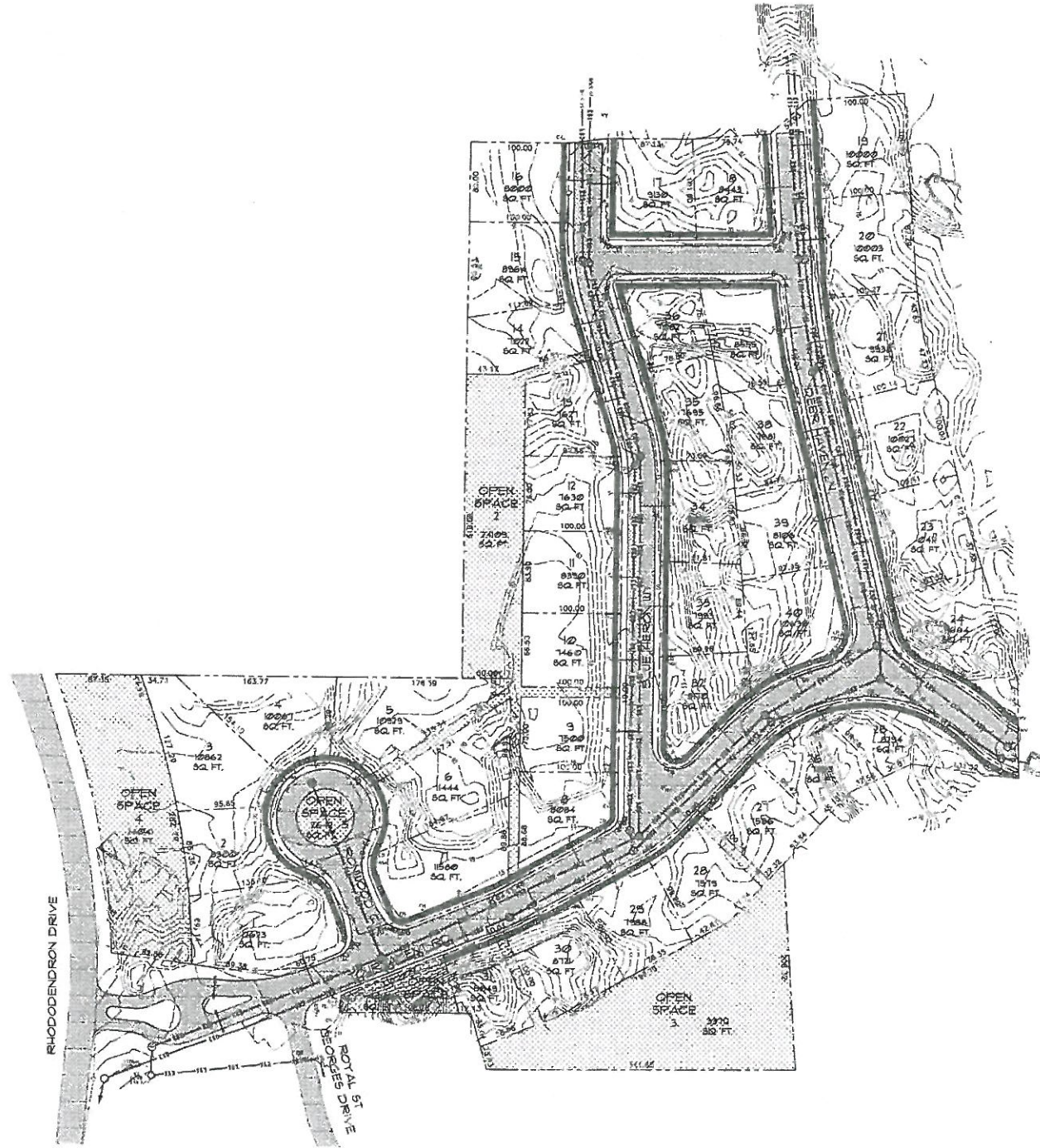
SHEET
C3a
Dwg. 3 OF

FRED WRIGHT, P.E.,
CONSULTING ENGINEER, INC.
2108 NW MONTEREY DRIVE
CORVALLIS, OREGON 97330
TEL: 541-553-5644 fredwright@proaxis.com

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON REG. NO. 1543
RECEIVED
FRED WRIGHT, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON REG. NO. 1543

DATE
BY
DESIGNED
DRAWN
CHECKED
REVIEWED
DATE

RECEIVED
FRED WRIGHT, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON REG. NO. 1543



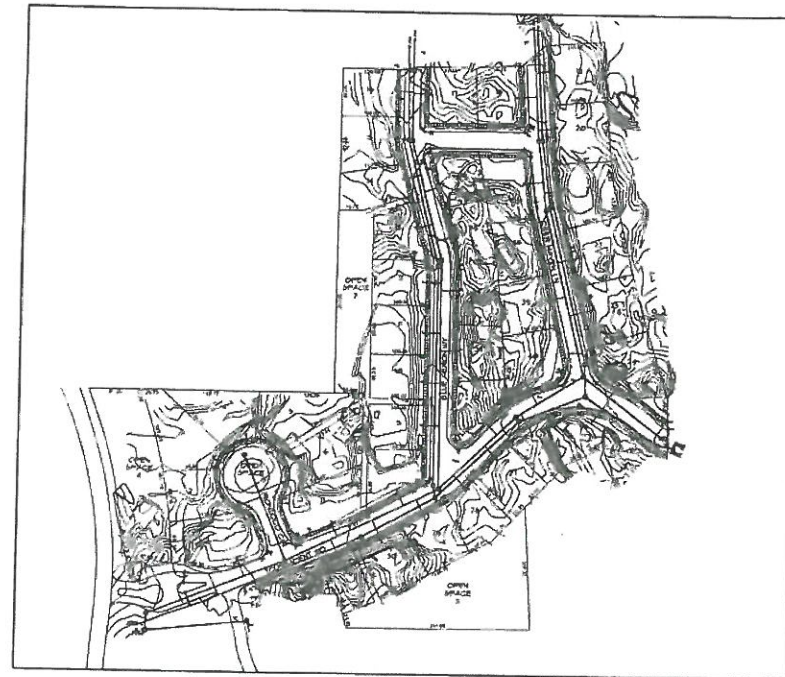
Fairway Estates Phase I
Proposed Subdivision Geometry

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
7100 NW MONTEREY DRIVE
CORVALLIS, OREGON 97330
TEL: 541-753-5644 fred@fwp.com

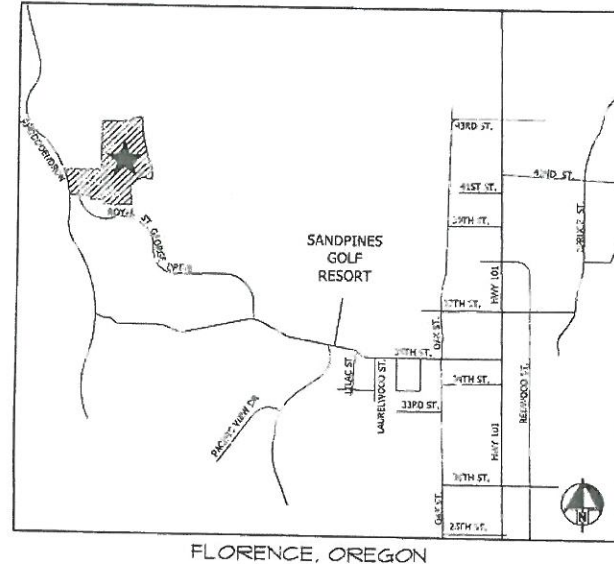
DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE
BY	DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF OREGON
No. 12345
Exp. 12/31/2024

SITE MAP



VICINITY MAP



FAIRWAY ESTATES PHASE I

PLANNED UNIT DEVELOPMENT FLORENCE, OREGON

LEGAL DESCRIPTION

TAX LOTS 1300, 1400, 1500, LANE COUNTY TAX MAP 18-12-15.
TAX LOT 100, LANE COUNTY TAX MAP 18-12-15-33.
TAX LOTS 100, 1200, LANE COUNTY TAX MAP 18-12-15-34.

OWNER/DEVELOPER

PACIFIC GOLF COMMUNITIES, LLC
P.O. Box 3094
Florence, OR 97133
EMAIL: jmichee313@gmail.com
CONTACT: J MICHAEL PEARSON

CIVIL ENGINEER

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
2108 N. Monterey Drive
Corvallis, Oregon 97330
PH: (541) 753-5644
E-mail: fredwright@protonmail.com
CONTACT: FRED WRIGHT, P.E.

SURVEYOR

WOSBE & ASSOCIATES
P.O. Box 3093
310 Kingwood Street
Florence, OR 97133
PH: (541) 991-5411
EMAIL: wosbeassociates@gmail.com
CONTACT: EUGENE WOSBE, PLS

LAND USE/OPEN SPACE

BUILDABLE LOTS	107 ACRES	(40 LOTS)
OPEN SPACE	204 ACRES	
PERCENT OPEN SPACE	20.1%	

LEGEND

—	NEW UNDERGROUND UTILITY
—	EXISTING UNDERGROUND UTILITY
—	WATERLINE VALVE
—	CURB INLET
—	WATERLINE BLOWOFF ASSEMBLY
—	WATER PETER
—	AIR RELEASE VALVE
—	FIRE HYDRANT
—	STREET LIGHT
—	WATER LINE
—	SANITARY SEWER LINE
—	STORM DRAIN LINE
—	8" ADS PERFORATED
—	ADS DRAIN SYSTEM
—	8" PVC SOLID WALL
—	PVC STORM DRAIN PIPING
—	EXISTING WATER LINE
—	EXISTING SANITARY SEWER
—	EXISTING STORM DRAIN
—	ROOF DRAIN
—	FOUNDATION DRAIN
—	WATERLINE
—	POLYETHYLENE GLASS FIBER
—	DUCTILE IRON PIPE
—	SEDIMENT FENCE
—	TOPOGRAPHIC LINE
—	REINFORCED CONCRETE CULVERT PIPE
—	UNDERGROUND
—	TONGUE AND GROOVE
—	LINEAL FEET
—	PUBLIC UTILITY EASEMENT
—	ASPHALTIC CONCRETE
—	PORTLAND CEMENT CONCRETE
—	PAVEMENT
—	CITY OF FLORENCE, OREGON
—	ADVANCED DRAINAGE SYSTEMS
—	CORRUGATED STEEL PIPE
—	PUBLIC SANITARY SEWER EASEMENT
—	PUBLIC UTILITY EASEMENT
—	PUBLIC STORM DRAIN EASEMENT
—	PUBLIC WATER LINE EASEMENT
—	CAST IRON
—	FLOW LINE INVERT
—	INVERT
—	ELEVATION
—	INVERT ELEVATION
—	STATION
—	CLEANOUT
—	MANHOLE
—	CATCH BASIN
—	CLASS
—	SLOPE
—	RADIUS
—	WATERHOLE
—	CENTERLINE
—	CENTRAL LINCOLN PUBLIC UTILITY DISTRICT

INDEX

SHEET C1:	GENERAL INFORMATION
SHEET C2:	EXISTING SITE SURVEY
SHEET C3:	PROPOSED SUBDIVISION GEOMETRY
SHEET C4:	STORMWATER MANAGEMENT PLAN
SHEET C5:	STORMWATER MANAGEMENT DETAILS

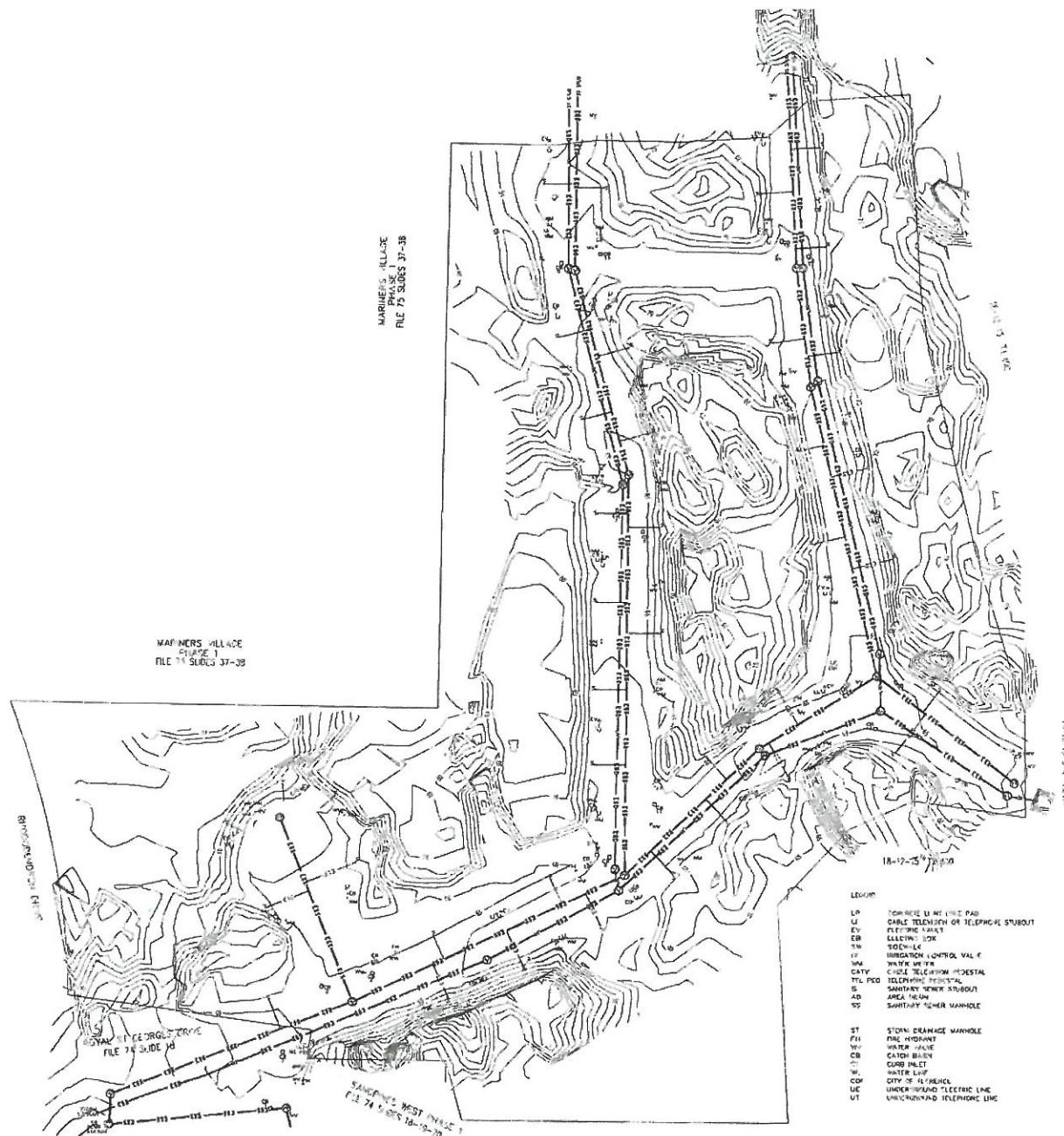
BY	DATE
Designed	10/1/10
Drawn	10/1/10
Checked	10/1/10
Reviewed	10/1/10
Approved	10/1/10

10/1/10	10/1/10
10/1/10	10/1/10
10/1/10	10/1/10
10/1/10	10/1/10
10/1/10	10/1/10

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

Fairway Estates Phase I
General Information

SHEET
C1
Page 1 of 5



NOTE:
ONLY WHERE COINCIDENCE OF UNDERGROUND UTILITIES ARE LOCATED.
ACTUAL UNDERGROUND LOCATIONS ARE APPROXIMATE AND
EXPLANATION MAY BE REQUIRED FOR A MORE PRECISE LOCATION.
THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT.
CALCULATIONS, BEING IMPLIED AND IF RECORD, NOT SHOWN ON
THIS MAP MAY EXIST.

NOTE:
- ALL SURVEYED LINES ARE 1/2\"/>

SURVEY DATA PROVIDED BY:

ROBBE & ASSOCIATES, INC. 300 KINGWOOD ST. / P.O. BOX 3000 PLEASANTON, CA 94566	
UTILITY ADJUST	
DATE	12/15/11
DATE	12/15/11

Fairway Estates Phase I
Existing Site Survey

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
2700 N. MONTEBET DRIVE
CORVALLIS, OREGON 97330
TEL: 541-753-5644 fredwright@proton.com

DATE
DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

DATE
DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY