



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997-8237
Fax: (541) 997-4109
www.ci.florence.or.us

Type of Request

THIS SECTION FOR OFFICE USE ONLY

☐ Type I ☐ Type II ☐ Type III ☐ Type IV

Proposal: _____

Applicant Information

Name: Oak Street Commons HOA Phone 1: [REDACTED]

E-mail Address: [REDACTED] Phone 2: _____

Address: [REDACTED]

Signature: [Signature] Date: 12-15-2021

Dolly Brock

Applicant's Representative (if any): _____

Property Owner Information

Name: Oak Street Commons HOA Phone 1: [REDACTED]

E-mail Address: [REDACTED] Phone 2: [REDACTED]

Address: [REDACTED]

Signature: [Signature] Date: 12-15-2021

Dolly Brock

Applicant's Representative (if any): _____

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

Received

Approved

Exhibit

Property DescriptionSite Address: Oak Commons, South of 32nd St. east of Oak St. and west of Highway 101Modification from an 8-foot wood fence to a 6-foot wood fence along 32nd St. at the Oak Commons Townhome PUD

General Description: _____

Assessor's Map No.: 18 - 12 - 23 - 23 Tax lot(s): 11500Zoning District: High Density Residential and Highway District

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): _____

Site: Townhomes/High Density Residential (HDR) & Highway District; North: Concrete Batch Plant/
HDR; South: ~~Single Family Residences/Duplex/HDR~~; East: ~~Single Family Residence/Highway~~
District; West: Lane Community College/HDR**Project Description**

Square feet of new: _____ Square feet of existing: _____

Hours of operation: _____ Existing parking spaces: _____

Is any project phasing anticipated? (Check One): Yes ☐ No ☒

Timetable of proposed improvements: _____

Will there be impacts such as noise, dust, or outdoor storage? Yes ☐ No ☒

If yes, please describe: _____

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

An application for a modification from an 8-foot wood fence approved in the original PUD to the existing 6-foot wood fence along 32nd St. at the Oak Commons Townhome PUD. The Builder (Mike Johnson) will trim existing 4"x4" posts and cap with copper pyramid post points (Model 58679). Mike Johnson will further pay for additional landscaping along the 32nd St. fence as recommended by Laurel Bay Gardens not to exceed \$5,000 for materials and labor.**For Office Use Only:**

Date Submitted: _____ Fee: _____

Received by: _____

Paid 

SURVEYORS CERTIFICATE:

I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "WOBBE ASSOC." MARKING THE NORTHWEST CORNER OF BLOCK 28, FRASIER & BERRY'S PART OF THE CITY OF FLORENCE, AS PLATTED AND RECORDED IN BOOK 2, PAGE 1, LANE COUNTY OREGON PLAT RECORDS, THENCE SOUTH 87° 00' 00" EAST FOR 385.74 FEET, THENCE SOUTH 87° 00' 00" WEST FOR 119.96 FEET, THENCE NORTH 00° 00' 00" WEST FOR 385.74 FEET, THENCE NORTH 00° 00' 00" EAST FOR 119.96 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

DECLARATION:

KNOW ALL MEN THAT DAVID J. BIELEBERG, TRUSTEE UNDER THE DAVID J. BIELEBERG REVOCABLE LIVING TRUST DATED AUGUST 20, 2014, AND MARGARET A. BIELEBERG TRUSTEE UNDER THE MARGARET A. BIELEBERG REVOCABLE LIVING TRUST DATED AUGUST 20, 2014, DO HEREBY LAY OUT AND SURVIVE THE SAME AS SHOWN ON THIS PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND DO DEDICATE THE PUBLIC UTILITY EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC ALLEY RIGHT OF WAY AS SHOWN ON THE PLAT.

DAVID J. BIELEBERG, TRUSTEE
MARGARET A. BIELEBERG, TRUSTEE

MARGARET A. BIELEBERG REVOCABLE LIVING TRUST

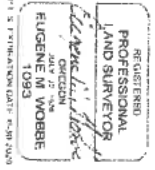
ACKNOWLEDGMENT: STATE OF OREGON) COUNTY OF LANE) SS

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED DAVID J. BIELEBERG, TRUSTEE UNDER THE DAVID J. BIELEBERG REVOCABLE LIVING TRUST AND MARGARET A. BIELEBERG, TRUSTEE UNDER THE MARGARET A. BIELEBERG REVOCABLE LIVING TRUST, KNOWN TO ME OR PROVED BY SATISFACTORY EVIDENCE TO BE THE INDIVIDUALS WHO EXECUTED THE ABOVE DECLARATION AND THAT THE SAME WAS A VOLUNTARY ACT AND DEED.

SUBSCRIBED BEFORE ME THIS 12th DAY OF December, 2019

Trevor Ross
(PRINTED NAME)

NOTARY PUBLIC - OREGON
COMMISSION NO. 1928102
COMMISSION EXPIRES July 3, 2023



WOBBE & ASSOCIATES, INC.
510 KINGWOOD ST./P.O. BOX 3093
FLORENCE, OR 97439

OAK STREET COMMONS

REPLAT OF LOTS 1 TO 10, INCLUSIVE, BLOCK 28 AND LOTS 9 AND 10, BLOCK 27, FRASIER & BERRY'S PART OF THE CITY OF FLORENCE

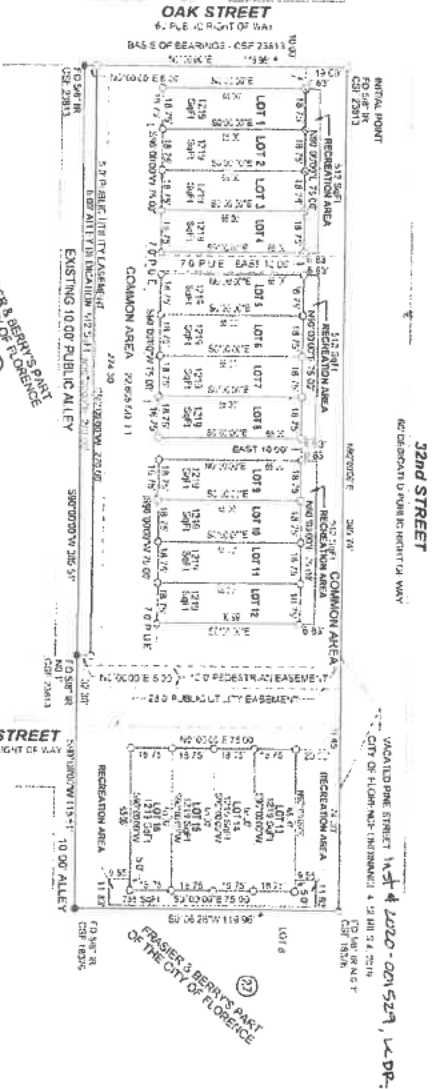
NW 1/4, SEC. 23, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON
NOVEMBER 18, 2019

CITY OF FLORENCE APPROVALS AND ACCEPTANCES:

PLANNING CHAIRPERSON
DATE 12-16-19
PLANNING DIRECTOR
DATE 12-10-19

LANE COUNTY APPROVALS AND ACCEPTANCES:

COUNTY ASSESSOR
DATE 12-10-2019
COUNTY SURVEYOR
DATE 12-12-19
LANE COUNTY BOARD OF COMMISSIONERS
DATE 12-12-19



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PLAT OF OAK STREET COMMONS. BOUNDARY MONUMENTS WERE FOUND FROM CSF 23813 AND CSF 18078 AS SHOWN. INTERIOR LOT CORNERS WERE MONUMENTED IN ACCORDANCE WITH THE APPROVED TENTATIVE PLAN. THE IRON ROD FOUND AT THE NORTHWEST CORNER WAS DESTROYED BY CONSTRUCTION AND REPLACED WITH 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC."

LEGEND

- 1/2 SET 5/8" X 30" IR. WITH YELLOW PLASTIC CAP MKD "WOBBE ASSOC."
- 2 SET 1/2" X 1/2" IN CONCRETE WITH BRASS WASHER MKD "WOBBE ASSOC."
- 3 1/2" IRON ROD AS NOTED
- 4 INDICATES MEASUREMENT SAME AS RECORD CSF 40510
- 5 INDICATES PUBLIC UTILITY EASEMENT

SURVEY REFERENCES

CSF 18376
CSF 23813
CSF 40510

NOTES:

CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED
December 30, 2019, DOCUMENT NO. 2019-058454
LANE COUNTY DEEDS AND RECORDS, LANE COUNTY, OREGON
CITY OF FLORENCE PLANNING NO. PG 19-04 SUB 01
CURRENT ZONING: RESIDENTIAL, FAMILY, AND HIGHWAY

RECORDED
DATE 20 DEC 2019
COUNTY CLERK
BY [Signature]
LANE COUNTY SURVEYORS OFFICE
C S FILE NO. 19195
FILING DATE 20 DEC 19
S

2019-058455
\$267.00
12/20/2019 09:30:19 AM
[Barcode]



PLAT BY EUGENE M. WOBBE
DATE 11/18/2019
BY [Signature]



Name: Oak Street Commons HOA Phone: Date: 12/02/2021
Street: Job Name: Tree Planting Proposal
City, State, Zip: Florence OR 97439 Job Location: Residence

Vegetation Screening Proposal Work Proposal

Plant additional screening trees along fence on outside east area:

- 3 10 gal Thuja X standiish
- 2 10 gal Acer X Franklin's Red

Plant additional screening along outside of fence on west side.


- 12 10 gal Thuja X standiish
- 3 10 gal Acer X Franklin's Red
- 3 5 gal Pacific Wax Myrtle

Plant additional screening along inside of fence on west side.

- 5 10 gal Thuja X standiish

Plants installed with topsoil/compost and added to drip irrigation. Redo bark areas as needed; additional 2 yards new bark put in places as needed.
All trees staked.

Labor & equipment:	\$1820.00
Plants, Soil/compost, Irrigation parts, Staking materials:	<u>3180.00</u>
Total:	\$5000.00

Bo:  operated under the licensure of the State of Oregon Landscape Contractor's
State Landscape Contractors Board of Oregon
2111 Front St NE Ste 2-101, Salem, Oregon 97301
Phone: 503-967-6291

We propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of: Dollars
\$5000.00

Payment to be made as follows: Balance upon completion

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any attention or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Signature: _____

