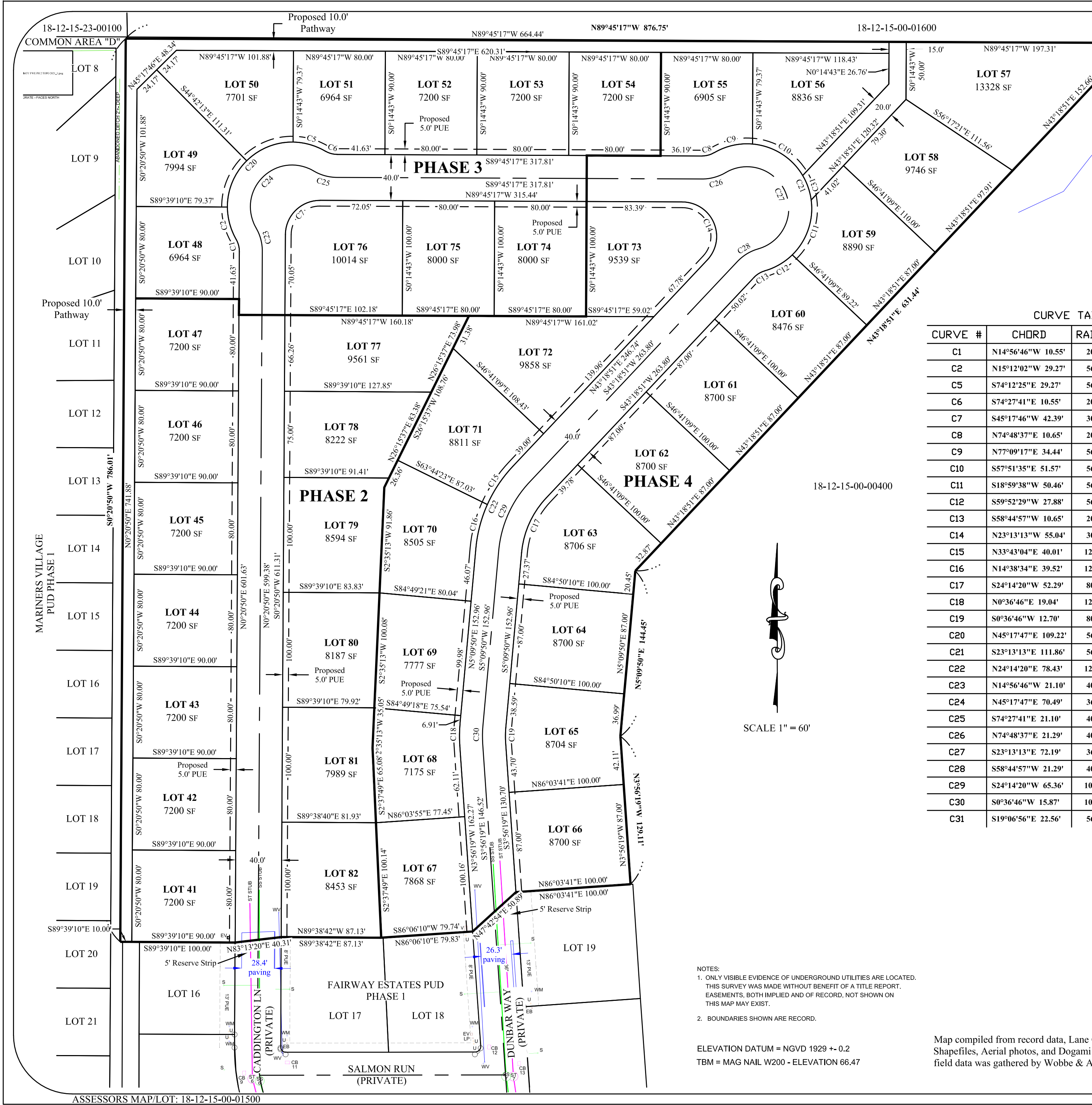


EXHIBIT B

COVER SHEET FOR FAIRVIEW ESTATES PHASE 2 SW 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M. FLORENCE, LANE COUNTY, OREGON DATE PREPARED: NOVEMBER 5, 2021



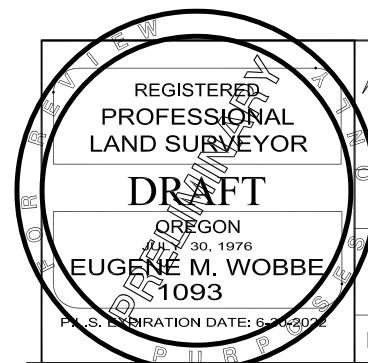
CURVE TABLE

CURVE #	CHORD	RADIUS	LENGTH	DELTA
C1	N14°56'46"W 10.55'	20.00	10.68	30°35'11"
C2	N15°12'02"W 29.27'	56.40	29.61	30°04'38"
C5	S74°12'25"E 29.27'	56.40	29.61	30°04'40"
C6	S74°27'41"E 10.55'	20.00	10.68	30°35'12"
C7	S45°17'46"W 42.39'	30.00	47.07	89°53'53"
C8	N74°48'37"E 10.65'	20.00	10.78	30°52'13"
C9	N77°09'17"E 34.44'	56.40	35.00	35°33'34"
C10	S57°51'35"E 51.57'	56.40	53.56	54°24'43"
C11	S18°59'38"W 50.46'	56.40	52.31	53°08'34"
C12	S59°52'29"W 27.88'	56.40	28.17	28°37'08"
C13	S58°44'57"W 10.65'	20.00	10.78	30°52'13"
C14	N23°13'13"W 55.04'	30.00	69.67	133°04'08"
C15	N33°43'04"E 40.01'	120.00	40.20	19°11'33"
C16	N14°38'34"E 39.52'	120.00	39.70	18°57'27"
C17	S24°14'20"W 52.29'	80.00	53.27	38°09'00"
C18	N0°36'46"E 19.04'	120.00	19.06	9°06'09"
C19	S0°36'46"W 12.70'	80.00	12.71	9°06'09"
C20	N45°17'47"E 109.22'	56.40	148.71	151°04'16"
C21	S23°13'13"E 111.86'	56.40	191.76	194°48'33"
C22	N24°14'20"E 78.43'	120.00	79.90	38°09'00"
C23	N14°56'46"W 21.10'	40.00	21.35	30°35'11"
C24	N45°17'47"E 70.49'	36.40	95.98	151°04'16"
C25	S74°27'41"E 21.10'	40.00	21.35	30°35'12"
C26	N74°48'37"E 21.29'	40.00	21.55	30°52'13"
C27	S23°13'13"E 72.19'	36.40	123.76	194°48'33"
C28	S58°44'57"W 21.29'	40.00	21.55	30°52'12"
C29	S24°14'20"W 65.36'	100.00	66.58	38°09'00"
C30	S0°36'46"W 15.87'	100.00	15.89	9°06'09"
C31	S19°06'56"E 22.56'	56.40	22.72	23°04'34"

NOTES:
1. ONLY VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE LOCATED. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, BOTH IMPLIED AND OF RECORD, NOT SHOWN ON THIS MAP MAY EXIST.
2. BOUNDARIES SHOWN ARE RECORD.

ELEVATION DATUM = NGVD 1929 +/- 0.2
TBM = MAG NAIL W200 - ELEVATION 66.47

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was gathered by Wobbe & Associates, Inc..



T2021188843YA TOPO 2-21-2021_TRV
DC202118843Y FWE PH2 222.DCD

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

TOPOGRAPHIC SURVEY FOR:
MICHAEL PEARSON

SW 1/4, SEC. 15, T 18 S, R 12 W, W.M.
LANE COUNTY, OREGON

DATE: FEB 21, 2021 DRAWN: EMW



METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830
JOB NO. 21-051



LAND USE PLANNING AND CONSULTING SERVICES

846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

Memorandum: Fairway Estates Phase II PUD/Subdivision Application

Date: 09/22/2022
To: City of Florence, Planning Department
From: Metro Planning, Inc.
Subject: Completeness Comments for PC 21 39 SUB 03 & PC 21 40 PUD 02

Agency File No.: PC 21 39 SUB 03 & PC 21 40 PUD 02
Agency Contact: Wendy Farley Campbell, Planning Director, AICP
Determination: March 25, 2022

Property Owner/Applicant: Joseph M. Pearson, Pacific Gold Communities LLC
PO Box 3094
Florence, OR 97439

Subdivision Name: Fairway Estates Phase 2
Map/Lot: 18-12-15-00, TL 1500
Site Address: Florence Oregon 97439

Applicant File No.: 21-051 Pearson-Fairway
Applicant's Rep: Jed Truett, AICP, Principal
(jed@metroplanning.com)

Wendy Farley Campbell,

This supplemental memo and attached material address your incompleteness comments for our recent submittal package deemed incomplete on March 25, 2022.

Please see below city code and incomplete review comments (notes) in ***bold italics*** and applicant responses in plain text.

A cross reference table is provided on last page of this document that cross references footnoted attachments with electronic file submittals.

1. PC 15 17 PUD O 1, letter dated August 20, 2015

- ***Because of the Yaquina soils in the area of Fairway Estates, please provide a Phase I Site Investigation Report. (enclosed) (High Priority):***

Response: Please see attached Site Investigation Report.¹

- ***Please provide plat maps of Fairway Estates. (High Priority)***

Response: Please see attached subdivision maps.²

- ***Please provide a details regarding planned Open Space areas, i.e. vegetation and amenities (trails, benches, etc.).***

Response: Written statement has been updated to address Open Space, pages 5 and 6.³

- ***Please consider new street names - Blue Heron Way is a duplicate of a road name used elsewhere in the county. Ironwood is also used elsewhere in the County in other forms and may not be approved by the Lane County Road Naming Committee.***

Response: New street names have been considered and changed in the attached site map⁴ and subdivision referenced below.

- ***Please indicate whether you have applied for approval from the Department of Environmental Quality for your method of stormwater discharge and construction activities for an area greater than one acre.***

Response: Please see attached storm water report.

2. PC 21 39 SUB 03 & PC 21 40 PUD 02, letter dated March 25, 2022

- ***PUD & SUB: Application fee of \$9275.77***

Response: Application fee was paid in full by property owner on March 28, 2022.

- ***PUD: Items listed in 10-23-10***

Response: Please see updated written statement (pages 5-7) attached and referenced below.

- ***PUD: Open Space and Recreation Plan (10-23-5-E: location, design, percentage of development area)***

¹ Attachment: Fairway Estates Site Investigation Report

² Attachment: Fairway Estates Subdivision

³ Attachment: Written Statement

⁴ Attachment: Fairway Estates Cover Sheet

Response: Written statement has been updated to address Open Space, pages 5 and 6.⁵

- ***SUB: Findings for FCC 11-5 (e.g. 10-36: block length and perimeters, intersection angles, etc.)***

Response: Please see updated written statement, referenced below, and Fairway Estates Subdivision⁶

- ***SUB: Utility Plan (10-36 & 10-23-15: size, location, easements)***

Response: Please see updated written statement, referenced below, and engineering plan.⁷

- ***SUB: Stormwater Management Plan (required per FCC 9-5-2-1)***

Response: Stormwater management report⁸ has been prepared and attached.

- ***SUB: Traffic Impact Study (per 10-1-1-4-E 2)***

Response: Traffic study⁹ has been prepared and attached.

- ***SUB: Phase 1 Site Investigation Report (SIR) application (11-5-4 & 10-7-2-B & E) Yaquina Soils and 4.4/6.4 of Stormwater Master Plan Update, 2018. Provide Wetland Delineation and DSL Concurrence.***

Response: Soil verification investigation report¹⁰, wetland delineation¹¹ and DSL concurrence¹² have been performed, documented, and attached.

- ***SUB: Grading Plan (11-3-2-C-18)***

Response: Grading plan has been prepared and included in the Fairway Estates Stormwater Management Report, referenced below, page 13.

- ***SUB: Legal description (11-3-2-C-19)***

Response: Please see RLID Property Report and Deed¹³ page 3 for the property legal description.

⁵ Attachment: Written Statement

⁶ Attachment: Fairway Estates Subdivision

⁷ Attachment: Fairway Estates Engineering Plan

⁸ Attachment: Fairway Estates Stormwater Management Report

⁹ Attachment: Fairway Estates Traffic Impact Analysis

¹⁰ Attachment: Fairway Estates Soil Verification Letter

¹¹ Attachment: Fairway Estates Wetland Delineation Report

¹² Attachment: Fairway Estates Wetland DSL Concurrence WD#2021-0235

¹³ Attachment: Fairway Estates RLID Property Report and Deed

Attachment Cross Reference Table:

This table cross references attachment names found in page footers to files names found in the electronic submittal package.

Attachment Name	New File Name (*.PDF)
Completeness Memo	21-051_FairwayEstates_Memo_20220922
Written Statement	21-051_FairwayEstates_WS_20220922
Subdivision & PUD Application	21-051_FairwayEstates_App_20210811
Fairway Estates Cover Sheet	21-051_FairwayEstates_ATT01-CoverSheet_20220909
Fairway Estates Existing Conditions	21-051_FairwayEstates_ATT02-ExistingCond_20220909
Fairway Estates Subdivision	21-051_FairwayEstates_ATT03-ProposedLayout_20220909
Fairway Estates Wetland Delineation Report	21-051_FairwayEstates_ATT04-Wetland-Del-Report_20220909
Fairway Estates Wetland DSL Concurrence WD#2021-0235	21-051_FairwayEstates_ATT05-Wetland-DSL-WD-021-0235_20220909
Fairway Estates Soil Verification Letter	21-051_FairwayEstates_ATT10_Soil-Verification-NWP-2021-455
Fairway Estates Engineering Plan	21-051_FairwayEstates_ATT06-Utility-Plan_20220913
Fairway Estates Engineering Plan Detail	21-051_FairwayEstates_ATT07-Utility-Detail_20220620
Fairway Estates Stormwater Management Report	21-051_FairwayEstates_ATT08-STM-Water-MNG-Report_20220922
Fairway Estates Traffic Impact Analysis	21-051_FairwayEstates_ATT09-TIA_20220909
Fairway Estates RLID Property Report and Deed	21-051_FairwayEstates_ATT11-LC-TaxlotRecord_1812150001500_20220909
Fairway Estates Site Investigation Report	21-051_FairwayEstates_ATT12-LC-Site-Inv_Report_20220922



LAND USE PLANNING AND CONSULTING SERVICES

846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

Memorandum:

Substantive: Fairway Estates Phase II PUD/Subdivision Application

Date: January 10, 2023
To: City of Florence, Planning Department
From: Metro Planning, Inc.
Subject: Substantive Comments for PC 21 39 SUB 03 & PC 21 40 PUD 02

Agency File No.: PC 21 39 SUB 03 & PC 21 40 PUD 02
Agency Contact: Wendy Farley Campbell, Planning Director, AICP
Determination: March 25, 2022
120 Day Rule Waiver: January 4, 2023

Property Owner/Applicant: Joseph M. Pearson, Pacific Golf Communities LLC
PO Box 3094
Florence, OR 97439

Subdivision Name: Fairway Estates Phase 2
Map/Lot: 18-12-15-00, TL 1500
Site Address: Florence Oregon 97439

Applicant File No.: 21-051 Pearson-Fairway
Applicant's Rep: Jed Truett, AICP, Principal
(jed@metroplanning.com)

Wendy Farley Campbell,

This memo and attached material address substantive issues from the city, from discussion during our November 30th meeting, from feedback regarding the September 2022 completeness submittal package, and from correspondence related to the initial application package submitted January of 2022.

Below city code and substantive review comments (notes) are in ***bold italics*** or enclosed in boxes. Applicant responses are in plain text.

A cross reference table is provided on last page of this document to cross reference footnoted attachments with electronic file submittals.

1. Open Space and Parkland Requirements:

OPEN SPACE	Any publicly or privately owned land that is retained in a substantially natural condition and incorporates an adjacent parkland improved for recreational uses such as, picnicking, nature interpretive trails or multi-use paths. Open spaces may also include seasonal lakes, lands protected as important natural resources such as wetlands or riverine areas, and lands used as buffers when such lands incorporate areas for the design features mentioned above. Open space does not include residential lots or yards, streets or parking areas. (Ord. No. 2, 2011)
-------------------	--

A - FLORENCE CITY CODE TITLE 10.2 - GEN'L ZONING PROV, pp. 19

Response: Consistent with the definition above, revised plans propose nature trails around the edge of the site, connecting lots within the site, connecting parkland within the site, and providing a connection to a large tract of city owned Parkland north of the site. Please attached Parklands & Open Space Plan¹ and illustrations below.

PARKLANDS	Provide for human development and enrichment, and include, but are not limited to: open space and scenic landscapes that provide a place for people to exercise and interact; active recreational lands; historical, archaeology and natural science resources that incorporate a combination of interpretive signage, trails, picnicking and seated areas, and viewing areas; sports and cultural facility areas; picnicking; trails; waterway use facilities; active and passive activities. (Ord. No. 2, Series 2011)
------------------	--

B - FLORENCE CITY CODE TITLE 10.2 - GEN'L ZONING PROV, pp. 20

Response: Consistent with the definition above, TRACT A provides 11, 241 SF dedicated to Parklands. Please attached plan referenced below.

E. Open Space: A minimum of 20% of the net development area shall be open space and must be platted for that purpose. (Easements are not acceptable). At least 25% of the 20% shall include an area designated and intended for recreation use and enjoyment. The required recreation area may be provided as: <ul style="list-style-type: none">• Public dedication for use by public in general, and/or• Property owned by the Home Owners Association (or other legal entity) for use by residents of the development.
--

C - FLORENCE CITY CODE TITLE 10.23.5.E - PUD, pp.3

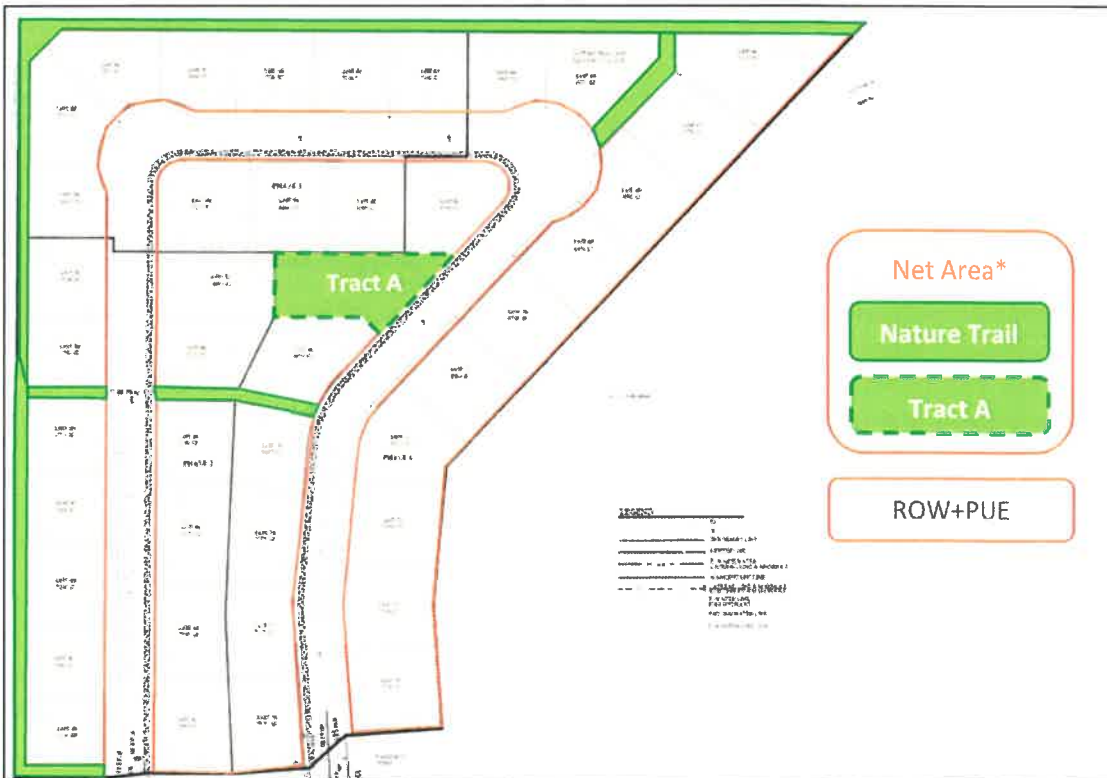
¹ Attachment: Parklands & Open Space Plan

Response: Please see table below for Open Space (and Parkland) area breakdown.

Open Space		Square Feet
1. Net Area (Overall Area - (PUE+ROW))	100%	342,353 SF
2. Total Open Space required - 20% of the Net Area	20%	68,470 SF
3. Total Open Space provided – (10% of the Net Area)		
a. Open Space provided by Nature Trail	7%	23,027 SF
b. Open Space provided by Tract A	3%	11,241 SF
	Subtotal:	10% 34,268 SF
4. Fee-in-lieu of Open Space for 10% of the Net Area, an area which is also less than 50% of open space	10%	34,202 SF

Table 1 - Proposed PUD Open Space Calculations. Please see Attached Open Space and Parkway Plan.²

Table above lists proposed Open Space by percent of Net Area. Net Area is the overall site area (extending to the plat boundary) minus the sum of public utility easement (PUE) and right-of-way (ROW) areas. Please see illustration below.



Map 1- Open Space and Parkway Areas, please see attached plan linked below.

² Attachment: Parklands & Open Space Plan

5. A portion not to exceed 50% of open space and recreation area requirements may be met with a fee-in-lieu if the proposed PUD is within one quarter (1/4) mile of underdeveloped parkland as measured on public rights-of-way with reasonable pedestrian and bicycle connections to the parkland. The fee for open space shall be calculated by multiplying the sq. ft. of open space area being met with fee-in-lieu multiplied by the average square foot value of abutting real property as shown on the current Lane County assessment roll, less a percentage for easement retained for public use. The fee for recreation area will include the open space methodology and additional fee for improvements planned for the underdeveloped parkland as identified in the Parks and Recreation Master Plan or in a City Council approved community park plan for that park.

D - Table 2 - FLORENCE CITY CODE TITLE 10.23.5.E.5 - PUD, pp.4

Response: Applicant requests that less than 50% of open space and recreation area (34,202 SF) requirements be met with a fee-in-lieu, according to FCC 10.23.5.E.5. Proposed PUD is within one quarter (1/4) mile of underdeveloped parkland, to the north of the site, and connects to the Parkland via the nature trail.

2. SUB: Findings for FCC 11-5 (e.g. 10-36: block length and perimeters, intersection angles, etc.) According to 10-36-2-10. A: Block Length and Block Perimeter: Residential Districts: Minimum of 100-foot block length and maximum 600-foot length; maximum 1,400-foot block perimeter ...

Response: Applicant seeks exception to Block Length and Block Perimeter requirements as the shape of the site and the lack of connecting streets on adjacent properties make it impracticable to conform with FCC 10.36-2-10. (Please see written statements below under FCC 11-7 that address exception/modification criteria.)

Although the revised design meets the intent of FCC 10.36 to provide standards for attractive and safe streets that can accommodate vehicle traffic from planned growth and provide a range of transportation options, including options for driving, walking, transit and bicycling, the block length exceeds the maximum 600-foot length by approximately 145 feet, and exceeds the maximum 1,400-foot block perimeter by approximately 680 feet.

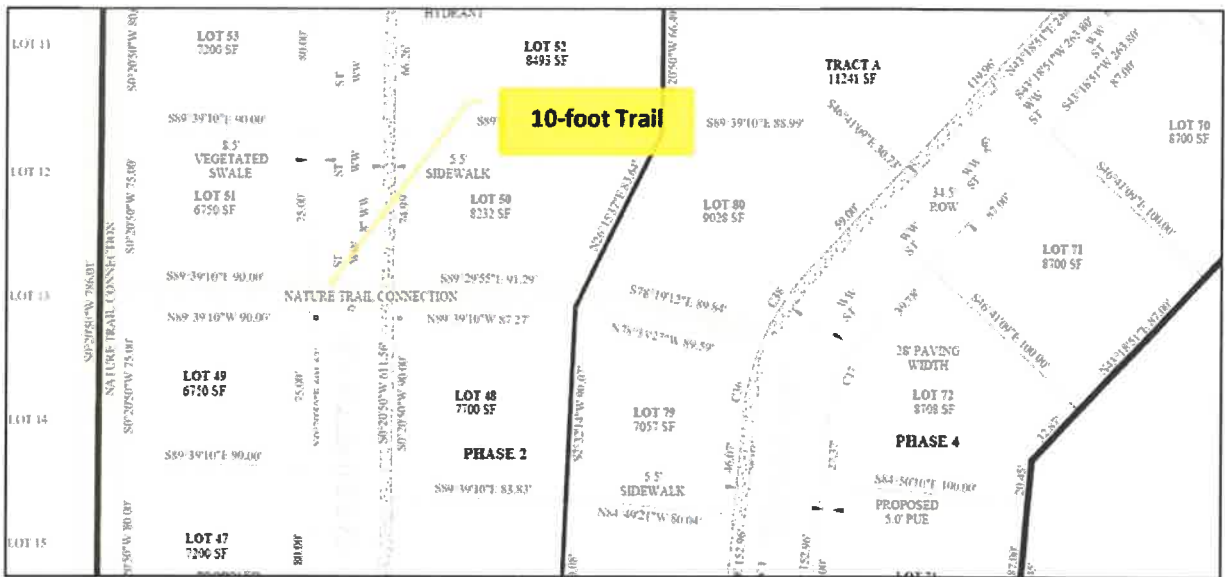
BLOCK LENGTH	The distance measured along all that part of one side of a street which is between two (2) intersecting or intercepting streets, or between an intersecting or intercepting street and a watercourse, body of water or undivided acreage.
--------------	---

E - Table 2 - FLORENCE CITY CODE TITLE 11.1.3 - DEFINITIONS, pp.1

In support of the purpose of FCC 10-36-2-10, applicant proposes a nature trail near the middle of a block in-lieu-of a street connection and also seeks Planning Commission consideration with a request for exception/modification to block length requirement. (Please see written statements below under FCC 11-7 that address exception/modification criteria.)

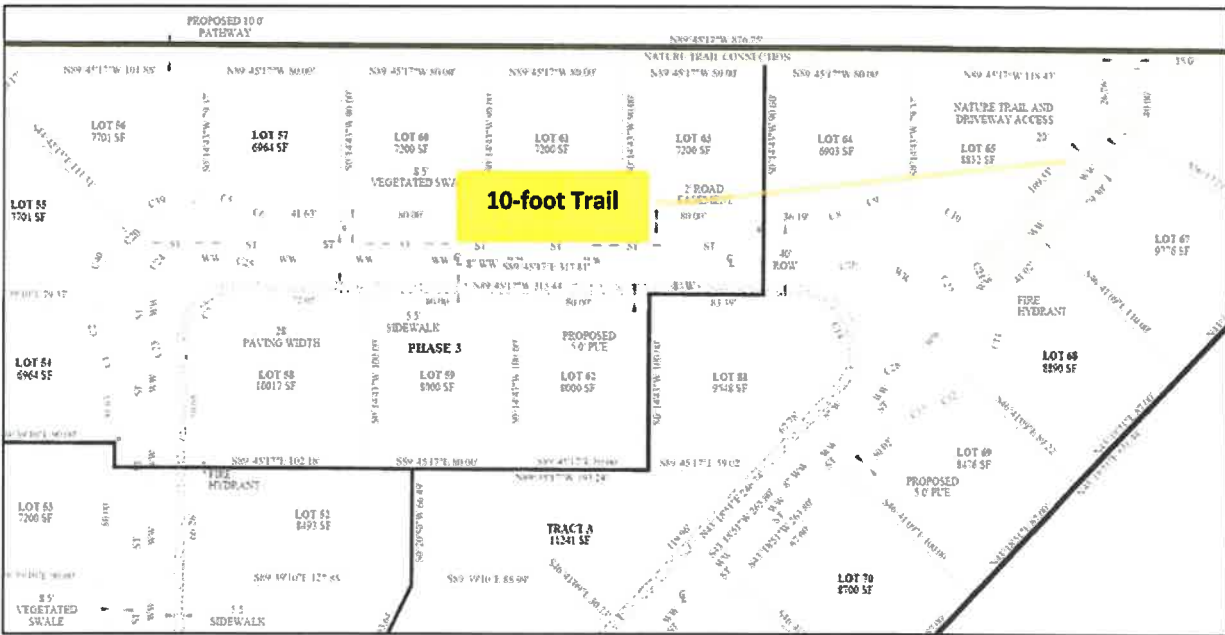
Please see attached Plans for more detail³. Please see illustrations of Nature Trail Connection on Revised Utility Map below.

³ Attachment: Parklands & Open Space Plan



Map 2 - Nature Trail Connection, Revised Utility Map⁴

The ten 10-foot Nature Trail Connection provides a connection mid-block, connecting to right-of-way of both Caddington Lane and Dunbar Way. It connects to the Nature Trail around the perimeter of the subdivision, and (via the perimeter trail) links to the Nature Trail and Driveway Access (illustrated below). The perimeter trail also connects a large tract of city owned Parkland north of the site.



Map 3 - Nature Trail Connection to norther property with park lands, please see Revised Utility Map referenced below

⁴ Attachment: Revised Utility Plan

3. Exception for Elbow and Knuckle,

10-36-2-14: Intersection Angles: Streets shall be laid out so as to intersect at an angle as near to a right angle as practicable, except where topography requires a lesser angle. In no case shall the centerline angle be less than 80°; elbow or knuckle corners are not allowed ...

Response: Applicant seeks an exception to this standard and concurrently submits application for Planning Commission consideration and approval for modification to 10-36-2-14 (and 10-36-2-10).

- B. Exceptions:
1. Subdivisions and Partitions Developed as a Unit: The Planning Commission may in its discretion authorize the relaxation of the lot size and frontage requirements specified herein where the applicant presents a plan satisfactory to the Planning Commission whereby the entire subdivision or partition will be designed and developed with provision for proper maintenance of open space, recreation and parklands and will be commonly available for recreation and park purposes to the residents of the subdivision or partition, and which the Planning Commission determines will be of such benefit to said residents as is equal to that which would be derived from observance of the lot size and frontage requirements otherwise specified, and will be in accordance with the purpose of this Title.

F - FLORENCE CITY CODE TITLE 11.5, PLATTING & MAPPING pp. 2

- 11-7-1: APPLICATION FOR MODIFICATION:**
- A. Time for Submitting Application: Concurrently with submitting a tentative plan to the Planning Director for Planning Commission consideration and approval, an applicant may submit to the secretary of the Planning Commission an application for a modification of any provision of Chapters 2 through 6 of this Title and Chapter 36 of Title 10. (Amd. Ord 30, Series 1990).
- B. Contents of Application: An application for a modification shall be a verified petition stating the provision sought to be modified and stating facts showing that:
1. Such provision, if strictly applied, would cause unique and unnecessary hardship to the applicant in subdividing or partitioning the subject area; and that
 2. Modifications of such provision(s) would not be contrary to the purpose of this Title for the reason that:
 - a. Where the application is for a modification of any provision of Chapters 5 or 6 of this Title, unusual topographic conditions or previous layout of the partition or subdivision area or neighboring area reasonably require such modification and such modification will not be substantially injurious to the public interest and the best use and value of property in the neighboring area; or
 - b. Where the application is for a modification of any provision of Chapters 2 through 4 of this Title, the purpose of such provision has been fulfilled without a strict application thereof, and the interest of the public in efficient transaction of public business will best be served by such modification.
- C. Concurrent with its consideration of the application for tentative plan approval and subject to the same procedures and effective dates, the Planning Commission or its designee shall consider the application for modification. Approval of the application for modification shall be granted provided affirmative findings can be made for the criteria in paragraph B of this section and provided the tentative plans are also approved.

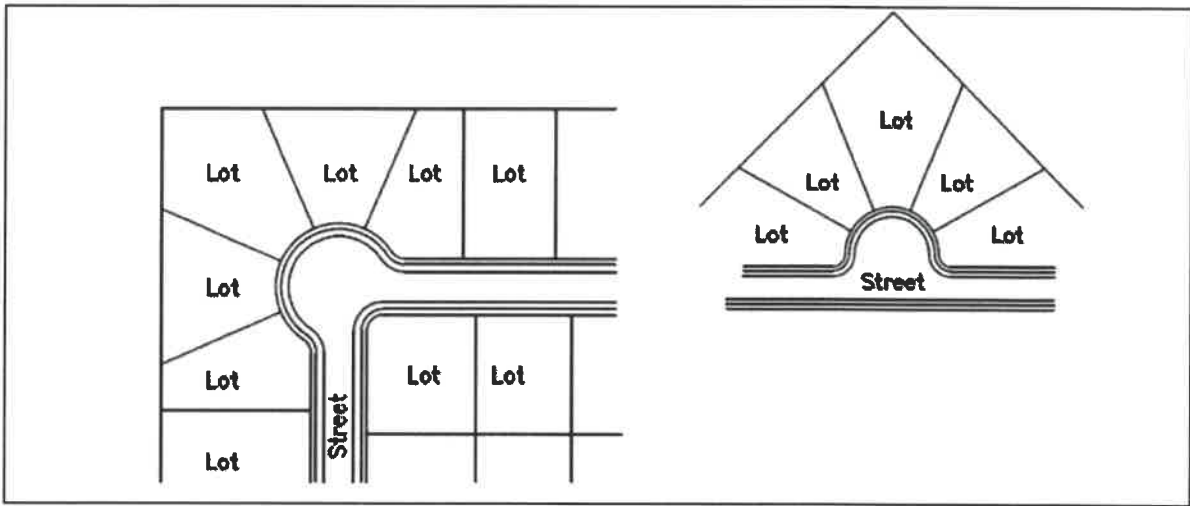
G - FLORENCE CITY CODE TITLE 11.7, MODIFICATIONS, SUBD. REG., pp. 1

Response: Applicant provides a valid petition that states the provision sought to be modified and facts showing that code provisions cause unique and unnecessary hardship, that proposed modifications of code provision would not be contrary to code purpose and that proposed modifications enhance emergency access.

Provision sought:

1) Allow knuckle corners and modified intersection angles, 2) allow exception to 600-foot block maximum length with modification of approximately 145 feet, and 3) allow exception to maximum 1,400-foot block perimeter with modification of approximately 680 feet.

H - FLORENCE CITY CODE TITLE 11.7, MODIFICATIONS, SUBD. REG., pp. 1

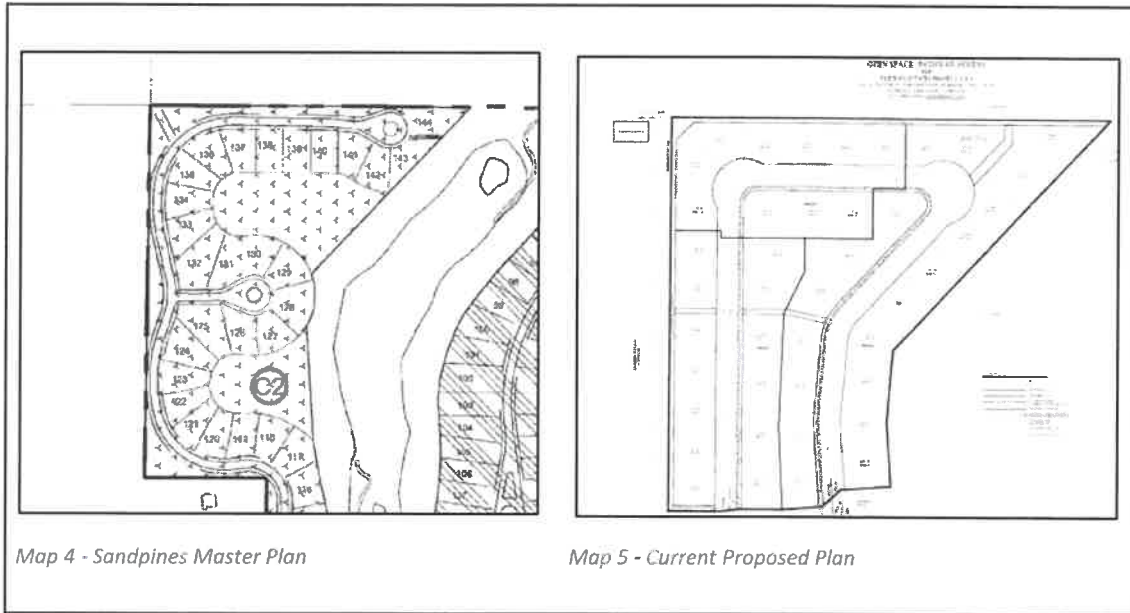


I - FLORENCE CITY CODE TITLE 10.36 - Elbow and Knuckle Corners

Facts:

1. Unusual topographic conditions, previous layout of the partition or subdivision area, and neighboring area reasonably require such modification. Site is constrained by golf course to east, city owned Parkland property to north, a built-out subdivision to west, and no adjacent connecting streets. As a result, full compliance with FCC 10-36-2-14 and FCC 10-36-2-10 is impracticable, would cause unique and unnecessary hardship, and would be contrary to code purpose.
2. Revised block perimeter layout closely approximates a compliant block perimeter, (prior layout did not have a block perimeter at all). Layout promotes better secondary emergency access and improves traffic flow through a looped connection of streets rather than dead-end cul-de-sacs. Nothing involved in this project is injurious to the public. Revised layout is designed to meet fire code and is more amenable to emergency vehicle access as it provides two ingress-egress locations instead of one (proposed in the initial layout).

3. Revised site and design are consistent with the neighboring properties, consistent with the original PUD, and consistent with Sandpines Master Plan. Proposed design modifications increase street connectivity, improve traffic flow, and enhance alignment with the purpose of FCC 10-36. Previous street design (Sandpines) included spiraling streets ending in cul-de-sacs and as mentioned above, no block perimeter. Consistent with the purpose of FCC 10-36, revised design provides well connected pedestrian and vehicular circulation, provides attractive and safe streets, and provides a range of transportation options, including options for driving, walking, transit, and bicycling. (Please see map figures below.)



Should this application be lacking in validity or facts, please clarify needs, and applicant will provide additional information as soon as possible.

Attachment Cross Reference Table:

This table cross references attachment names found in page footers to files names found in the electronic submittal package.

Attachment Name	New File Name (*.PDF)
Memorandum	21-051_FairwayEstates_R2_Memo_20230103
Parklands & Open Space Plan	21-051_FairwayEstates_R2_ParkLand-Pathway OpenSpace_122722
Revised Utility Plan	21-051_FairwayEstates_R2_Utility Plan_122722
Street Detail	21-051_FairwayEstates_R2_Details_061422



MEMORANDUM

Date: 11/22/2021

To: City of Florence

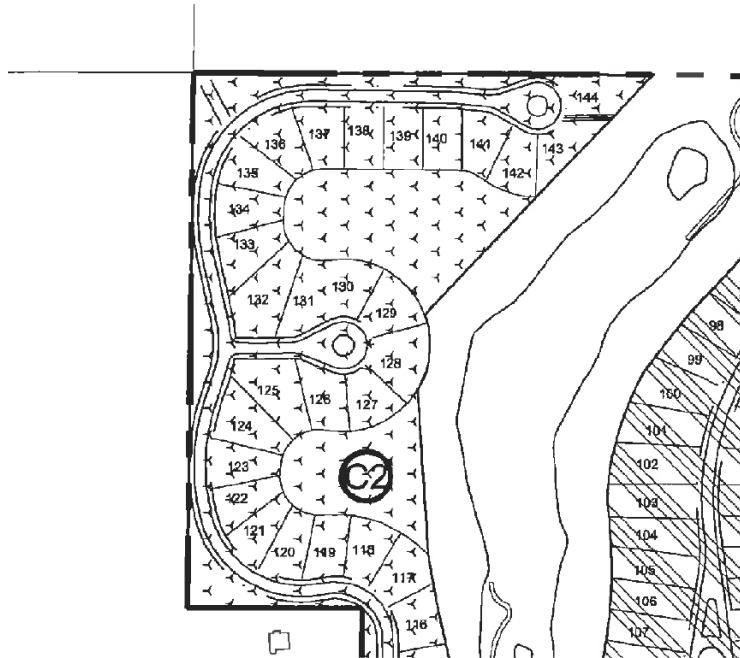
From: Jed Truett, AICP (jed@metroplanning.com)

RE: **Fairway Estates Phase II PUD/Subdivision Application**

846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

Background

This Subdivision/PUD application represents subarea C2 of the Sandpines master plan:



The proposed layout is quite different from the original subarea C2, so a new tentative PUD application is being submitted. A tentative subdivision application is being submitted under this same cover. The purpose of this initial layout is to get the ball rolling on this project. A Traffic Study is being prepared by Kelly Sandow and engineering drawings are still forthcoming as well.

Below are PUD and Subdivision criteria (*in italics*) addressed in plain text

PUD Criteria

10-23-4: GENERAL CRITERIA: Applicant must demonstrate that the development conforms to all the following criteria:

A. The proposed development shall be compatible with the general purpose and intent of the Comprehensive Plan.

The proposed development is compatible with the Comprehensive Plan, which requires a Planned Unit Development on the subject property. The Comprehensive Plan was further refined by the Sandpines Master Plan in 2004 and included the subject property as subarea C2. The present configuration is quite different than what was preliminarily shown as subarea C2 and so a new PUD application for this subarea is being submitted here.

B. The location, design and size are such that the development can be well integrated with its surroundings or will adequately reduce the impact where there is a departure from the character of adjacent land uses.

The location, design and size of the subject PUD is similar to adjacent development. More specifically it connects to Fairway Estates Phase 1 and continues that concept through the property. The density proposed is consistent with the underlying R2 zoning district and all lots meet the minimum criteria for a lot in the R2 zone. Lot sizes are also similar to Mariner's Village to the west

C. The location, design, size and land uses are such that traffic generated by the development will be accommodated safely and without congestion on existing or planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.

The proposed roadway system will simply be connecting to stubs from Fairway Estates Phase 1 (Caddington Lane and Dunbar Way), which in turn exit out onto Rhododendron Drive via Tournament Drive.

A traffic study from Kelly Sandow (transportation engineer) is being performed and will be submitted once it is complete.

D. The location, design, size and land uses are such that the residents or establishments to be accommodated will be adequately served by existing or planned utilities and services.

All proposed lots on the attached plan set will be adequately served by extension of utilities currently located at the end of Caddington Lane and Dunbar way. The

existing conditions sheet shows the utilities. Clint Beecroft at EGR Engineering is working on preliminary engineering and grading plans and those will be submitted shortly.

E. The location, design, size and uses will result in an attractive, healthful, efficient and stable environment.

This is a very subjective standard. The Applicant's believe that the resulting subdivision will be part of an attractive, healthful, efficient and stable living environment. They will work with the City to make sure this criteria is adequately met.

Subdivision Criteria

11-3-2: TENTATIVE PLAN REQUIREMENTS:

C. Information Required: The application itself or the tentative plan must contain the following information with respect to the subject area:

1. Name and block numbering of proposed subdivision. Except for the words, "tow", "city", "plat", "court", "addition" or similar words, the name shall be clearly pronounced different than the name of any other subdivision in the County unless the subject subdivision is contiguous to and platted by the same party that platted the preceding subdivision bearing that name. All subdivisions must continue the block numbers of the subdivision of the same name last filed.

Shown on attached subdivision drawing.

2. The date, north point and scale of the drawing; a sufficient description to define the location and boundaries of the proposed subdivision area; and the names of all recorded subdivisions contiguous to such area.

Shown on attached subdivision drawing.

3. The names and addresses of the owner and engineer or surveyor.

Shown on attached subdivision drawing.

4. The location of existing and proposed right-of-way lines for existing or projected streets as shown on the Master Road Plan.

Proposed streets are private and aren't on the Master Road Plan

5. The locations, names and widths of all existing and proposed streets and roads. Said roads and streets shall be laid out so as to conform to subdivisions previously approved for adjoining property as to width, general direction and in other respects unless it is found in the public interest to modify the street or road pattern.

Proposed private streets are show connecting to existing private street stubs.

6. Locations and widths of streets and roads held for private use, and all reservations or restrictions relating to such private roads and streets.

Proposed private streets are show connecting to existing private street stubs.

7. The elevations of all points used to determine contours shall be indicated on the tentative plan and said points shall be given to true elevation above mean sea level as determined by the City. The base data used shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals are required:

Contour Intervals Ground Slope

1' 0% to 5%

2' 5% to 10%

5' Over 10%

1' contours are shown on the attached Existing Conditions sheet.

8. The approximate grades and radii of curves of proposed streets.

Grades are relatively flat . . . radii of curves are shown on attached subdivision plan.

9. The approximate width and location of all reserve strips and all existing and proposed easements for public utilities.

Reserve strips will be shown on final subdivision plat. All existing and proposed easements are shown on attached subdivision drawing.

10. The approximate radii of all curves

As noted in #8 above all radii of curves are shown

11. The general design of the proposed subdivision including the approximate dimensions of all proposed lots and parcels.

The approximate dimensions of all proposed lots and parcels is shown on the attached subdivision plans.

12. The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all watercourses.

There are no areas subject to inundation on the site. The storm swale shown adjacent to the street and on the details plan sheet are intended to handle stormwater transit to the storm system in Fairway Estates Phase 1.

13. The existing and proposed uses of the property including the location of all existing structures that the applicant intends will remain in the subject area.

The subject property is vacant. The proposed use is residential lots, and these lots are shown on the attached subdivision plans.

14. The domestic water system proposed to be installed including the source, quality and quantity of water if from other than a public water supply.

Domestic water is in the existing private street stubs adjacent to the property.

15. All proposals for sewage disposal, flood control and easements or deeds for drainage facility including profiles of proposed drainage ways.

Sanitary and storm sewer details are shown on the attached subdivision drawings.

16. All public areas proposed to be dedicated by the applicant and the proposed uses thereof.

The pedestrian path through the site is located on the westerly boundary of the subdivision and can be dedicated to the City if necessary at time of final plat.

17. All public improvements proposed to be made or installed and the time within which such improvements are envisioned to be completed.

The intent is to have public improvements as shown on the attached subdivision plans installed in 2022.

18. If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil.

A grading plan will be submitted after tentative subdivision approval as necessary for construction of public and private improvements including private roadways.

19. A legal description and drawing of the boundaries of the entire area owned by the applicant of which the proposed subdivision is a part, provided that where the proposal comprises all of such area, an affidavit of such fact shall accompany the tentative plan.

11-3-4: APPROVAL OF TENTATIVE SUBDIVISION:

A. When the division of land results in remaining lots that are equal to or greater than twice the minimum lot size of the base zone, the application shall label it as a "Tract" and reserve it for open space as applicable or indicate the location of

lot lines and other details of layout that show future land division may be made without violating the requirements of this land use code. In either scenario the tract(s) or future lot layout shall not interfere with the orderly extension of adjacent streets, bicycle paths, and accessways.

1. Any restriction of buildings within future street, bicycle path and accessway locations shall be made a matter of record in the tentative plan approval.

No resulting lots are twice the size of the minimum lot size of the base zone.

B. All proposed lots comply with the development standards of the base zone.

The base zone is MR Medium Density Residential. All lots are at least 50' x 80' on average and are over the 5000 sq ft minimum.

C. Adequate public facilities are available or can be provided to serve the proposed parcels.

Adequate public facilities are available in the street stubs from the adjacent Fairway Estates Phase 1. See attached existing conditions sheet.

D. The application provides for the dedication or conveyance of public rights-of-way or utility easements necessary and adequate to meet the standards of the applicable master plan.

The proposed subdivision provides for the dedication of public utility easements necessary and adequate to meet access to respective public utility providers.

E. The tentative plan complies with the requirements of this Title, all applicable provisions of the Oregon Revised Statutes including ORS Chapter 92, the Florence Zoning Ordinance, the Florence Comprehensive Plan and Policies, as well as the intent and purpose of this Title.

The attached tentative plan meets all applicable requirements for a tentative subdivision plat drawing.

Exhibit C-3



LAND USE PLANNING AND CONSULTING SERVICES

846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

Memorandum:

Substantive: Fairway Estates Phase II PUD/Subdivision Application – Fee-In-Lieu of OpenSpace Calculation Method

Date: April 25, 2023
To: City of Florence, Planning Department
From: Metro Planning, Inc.
Subject: Substantive Comments for PC 21 39 SUB 03 & PC 21 40 PUD 02
Fee-In-Lieu OpenSpace

Agency File No.: PC 21 39 SUB 03 & PC 21 40 PUD 02
Agency Contact: Wendy Farley Campbell, Planning Director, AICP

Property Owner/Applicant: Joseph M. Pearson, Pacific Golf Communities LLC
PO Box 3094
Florence, OR 97439

Subdivision Name: Fairway Estates Phase 2
Map/Lot: 18-12-15-00, TL 1500
Site Address: Florence Oregon 97439

Applicant File No.: 21-051 Pearson-Fairway
Applicant's Rep: Jed Truett, AICP, Principal
(jed@metroplanning.com)

Wendy Farley Campbell,

This memo and attached material address substantive issues from the city regarding Fee-in-Lieu for OpenSpace.

We have followed Florence City Code (FCC) TITLE 10, PUD 10-23, E.5 for calculating Open Space Fee-in-Lieu, used the source data sited in your February 24, 2023, AIS to the Planning Commission, and have found a different cost per square foot for calculating Open Space fee-in-lieu rate for this PUD. Our calculation shows a rate of **\$3.85** per square foot.

Below, city code and substantive review comments (notes) are in ***bold italics*** or enclosed in boxes. Applicant responses are in plain text.

A cross reference table is provided on the last page of this document to cross reference footnoted attachments with electronic file submittals.

OpenSpace Fee-in-Lieu Calculation and Rate Methodology

FCC TITLE 10, PUD 10-23, E. OpenSpace, 5. (Fee-in-lieu) A portion not to exceed 50% of open space and recreation area requirements may be met with a fee-in-lieu if the proposed PUD is within one quarter (1/4) mile of underdeveloped parkland as measured on public rights-of-way with reasonable pedestrian and bicycle connections to the parkland. The fee for open space shall be calculated by multiplying the sq. ft. of open space area being met with fee-in-lieu multiplied by the average square foot value of abutting real property as shown on the current Lane County assessment roll, less a percentage for easement retained for public use. The fee for recreation area will include the open space methodology and additional fee for improvements planned for the underdeveloped parkland as identified in the Parks and Recreation Master Plan or in a City Council approved community park plan for that park.)¹

Response: The site, Fairway Estates PUD, abuts underdeveloped parkland and has reasonable pedestrian and bicycle connections to the parkland. As the site qualifies, applicant has reviewed the Florence City Code (FCC), reviewed the city's analysis and has performed independent calculations to validate city findings. This independent calculation, explained below, is derived from average square foot value of abutting real property as shown on current Lane County assessment roll, i.e., the Regional Land Information Database (RLID) loaded January 2023.

An analysis was performed using the methodology outlined above. The average sq. ft. value was calculated for the abutting Mariners Village lots (86,245 sq. ft. at \$9.60 p/sq.ft.) and Fairway Estates Phase 1 lots (34,413 sq. ft. at \$8.69 p/sq. ft.). Then a similar area was calculated for the northern publicly owned property (65,334 sq. ft. at \$1.37 p/sq. ft.) and the eastern golf course property (212,650 sq. ft. at \$.40 p/sq. ft.) using their listed real property land values. All lot areas and values were acquired from RLID in Feb. 2023. The average value (\$5.015) was then used to calculate the fee for the fee in lieu Open Space area.²

Response: Applicant calculates an average value of **\$3.85** per square foot. Please see assumptions and methods below.

First, applicant contacted Lane Council of Governments (LCOG), who is the steward of RLID to acquire documentation confirming which database items represents "land values". Please see summary list below and highlighted database item.

[landval]	Real market value of the land.
[impval]	Real market value of the improvement.
[totval]	Total real market value of land and improvements.
[assdtotval]	Measure 50 assessed value before exemptions.

Second the applicant calculated average [landvalue] per abutting real property unit by dividing [landvalue] by property square footage. For this calculation, applicant used [landvalue]

¹ FCC TITLE 10, PUD 10-23, E. Open Space, 5. Fee-in-Lieu, pp. 4

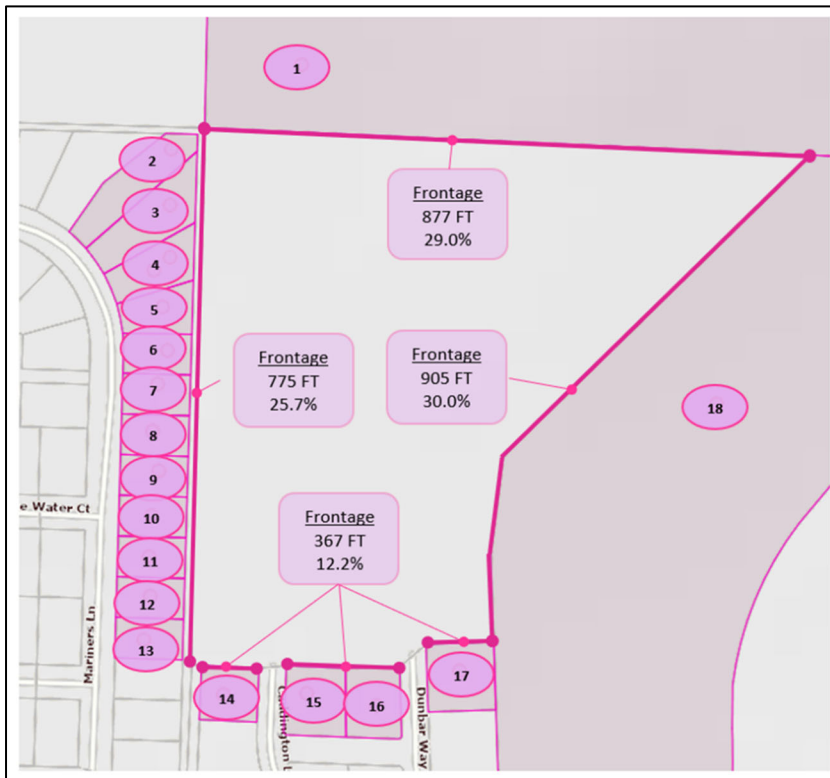
² AIS Staff Report, February 24, 2023 Planning Commission Meeting, pp. 28

of the entire parcel and (square footage) of the entire parcel. Please see Table 1 below:

Map ID	Taxmap	Taxlot	Site Border	Type	Lot landvalue	Lot SQFT	Cost Per SQ FT
1	18121500	1600	North	Parkland	\$ 1,265,958	1,739,029	\$ 0.73
2	18121532	111	West	Developed	\$ 70,941	11,084	\$ 6.40
3	18121532	112	West	Developed	\$ 71,243	11,885	\$ 5.99
4	18121532	113	West	Developed	\$ 69,065	8,404	\$ 8.22
5	18121532	114	West	Developed	\$ 65,779	6,653	\$ 9.89
6	18121532	115	West	Developed	\$ 64,261	5,959	\$ 10.78
7	18121532	116	West	Developed	\$ 64,251	6,001	\$ 10.71
8	18121532	117	West	Developed	\$ 64,251	6,001	\$ 10.71
9	18121532	118	West	Developed	\$ 64,251	6,001	\$ 10.71
10	18121532	119	West	Developed	\$ 64,251	6,001	\$ 10.71
11	18121532	120	West	Developed	\$ 64,251	6,001	\$ 10.71
12	18121532	121	West	Developed	\$ 64,251	6,002	\$ 10.71
13	18121532	122	West	Developed	\$ 64,251	6,001	\$ 10.71
14	18121531	1600	South	Developed	\$ 72,838	6,809	\$ 10.70
15	18121531	1700	South	Developed	\$ 76,568	9,131	\$ 8.39
16	18121531	1800	South	Developed	\$ 67,869	8,443	\$ 8.04
17	18121531	1900	South	Developed	\$ 69,143	10,000	\$ 6.91
18	18121500	400	East	Golf	\$ 2,867,623	7,200,243	\$ 0.40

Table 1: Property map, lot, landvalue and area from RLID, January 2023

Please see map below to visualize real properties surrounding the site, footage of boundaries and percentage of site perimeter each boundary represents. Circled numbers correspond to MAP ID in tables above and below:



Map 1: Property lines from RLID, January 2023

After calculating cost per square foot for each abutting property, applicant use the length of the abutting property edges (or frontage) to calculate a percentage based on the site perimeter.

Map ID	Taxmap	Taxlot	Site Border	Type	Lot landvalue	Lot SQFT	Cost Per SQ FT	Frontage	
								L FT	Percent
1	18121500	1600	North	Parkland	\$ 1,265,958	1,739,029	\$ 0.73	877	29.0%
2	18121532	111	West	Developed	\$ 70,941	11,084	\$ 6.40	25	0.8%
3	18121532	112	West	Developed	\$ 71,243	11,885	\$ 5.99	105	3.5%
4	18121532	113	West	Developed	\$ 69,065	8,404	\$ 8.22	85	2.8%
5	18121532	114	West	Developed	\$ 65,779	6,653	\$ 9.89	80	2.7%
6	18121532	115	West	Developed	\$ 64,261	5,959	\$ 10.78	60	2.0%
7	18121532	116	West	Developed	\$ 64,251	6,001	\$ 10.71	60	2.0%
8	18121532	117	West	Developed	\$ 64,251	6,001	\$ 10.71	60	2.0%
9	18121532	118	West	Developed	\$ 64,251	6,001	\$ 10.71	60	2.0%
10	18121532	119	West	Developed	\$ 64,251	6,001	\$ 10.71	60	2.0%
11	18121532	120	West	Developed	\$ 64,251	6,001	\$ 10.71	60	2.0%
12	18121532	121	West	Developed	\$ 64,251	6,002	\$ 10.71	60	2.0%
13	18121532	122	West	Developed	\$ 64,251	6,001	\$ 10.71	60	2.0%
Average cost per square foot (sum/12) =							\$ 9.69	775	25.7%
14	18121531	1600	South	Developed	\$ 72,838	6,809	\$ 10.70	100	3.3%
15	18121531	1700	South	Developed	\$ 76,568	9,131	\$ 8.39	87	2.9%
16	18121531	1800	South	Developed	\$ 67,869	8,443	\$ 8.04	80	2.6%
17	18121531	1900	South	Developed	\$ 69,143	10,000	\$ 6.91	100	3.3%
Average cost per square foot (sum/4) =							\$ 8.51	367	12.2%
NA	18121531	4200	South	Path	\$ -	27,253	\$ -	15	0.5%
NA	18121531	4500	South	ROW	\$ -	51,954	\$ -	40	1.3%
NA	18121531	4500	South	ROW	\$ -	51,954	\$ -	40	1.3%
Average cost per square foot (sum/3) =							\$ -	95	3.1%
18	18121500	400	East	Golf	\$ 2,867,623	7,200,243	\$ 0.40	905	30.0%
					\$ 5,211,045	9,190,811	\$ 3.85	4,256	100.0%

Table 2: Summary Frontage Percent is a result of total site perimeter (4,256 linear feet) divided by frontage linear footage.

Please see map of property lines above for to visualize abutting property edge and site perimeter. Please note that not all southern property frontage abuts properties with a land value.

See detail below:

			Cost Per SQ FT	Frontage Percent	Weighted Cost /SQFT
1	North		\$ 0.73	29.0%	\$0.21
2-13	West		\$ 9.69	25.7%	\$2.49
15-18	South		\$ 8.51	12.2%	\$1.03
NA	South		\$ -	3.1%	\$0.00
19	East		\$ 0.40	30.0%	\$0.12
				100.0%	\$ 3.85
Weighted Cost Per SQ Foot:					\$ 3.85

Table 3: Summary Frontage Percent is a result of total site perimeter (4,256 linear feet) divided by frontage linear footage.

Attachment Cross Reference Table:

This table cross references attachment footers names with files names found in the electronic submittal package.

Attachment	File Name (*.PDF)
FCC TITLE 10, PUD 10-23, E. Open Space, 5. Fee-in-Lieu, pp. 4	City Web page: https://www.ci.florence.or.us/council/city-code - Florence City Code - Complete (13 MB)
AIS Staff Report, February 24, 2023, Planning Commission Meeting, pp. 28	AGENDA ITEM SUMMARY / STAFF REPORT, FLORENCE PLANNING COMMISSION, Meeting Date: February 24, 2023; ITEM TITLE: Fairway Estates Phases 2-4, PC 21 39 SUB 03 – Tentative Subdivision Plan, PC 21 40 PUD 02 – Preliminary Planned Unit Development (PUD), AR 21 21 SIR 14 – Site Investigation Report.



**Written Statement:
Fairway Estates Phase II PUD/Subdivision Application**

Date: 9/23/2022

LAND USE PLANNING AND CONSULTING SERVICES

846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

City File#: PC 21 39 SUB 03 & PC 21 40 PUD 02,
 Metro#: 21-051 Pearson-Fairway
 Determination: March 25, 2022

Property Owner/Applicant: Joseph M. Pearson, Pacific Gold Communities LLC
 PO Box 3094
 Florence, OR 97439

Subdivision Name: Fairway Estates Phase 2
 Map/Lot: 18-12-15-00, TL 1500
 Site Address: Florence Oregon 97439

Applicant's Rep: Jed Truett, AICP, Principal
 Metro Planning, Inc.
 (jed@metroplanning.com)

Agency Contact: Wendy Farley Campbell, Planning Director, AICP
 City of Florence, Planning Department
 (wendy.farleycampbell@ci.florence.or.us)

City of Florence,

Property owner seeks approval of Planned Unit Development (PUD) and Subdivision Tentative Plan (Subdivision) application to develop Tax map 18-12-15-00 Tax lot 1500 into a 42-lot subdivision.¹

To assist the city staff and Planning Commission in their review of this written statement applicable provisions of City Code from Title 10 Chapter 23 Planned Unit Development (PUD) and Title 11 Chapter 3 Subdivision Tentative Plan Procedure are provided in ***bold/italics*** and applicant responses are included in plain text.

A cross reference table is provided on last page of this document that cross references footnoted attachments with electronic file submittals.

¹ Attached: Subdivision & PUD Application



Background

In this written statement, a PUD and subdivision application are submitted under the same cover. Applicant addresses city code governing both PUDs and subdivisions, items of incompleteness from the city and refinements by the development team since initial conception. The purpose of the initial layout, submitted in 2015, was to introduce the project and initiate planning analysis. This 2022 proposal provides refined analysis, reports, and plans. A comprehensive approach to application criterion is included with this revised submittal.

The Subdivision/PUD application represents subarea C2 of the Sandpines Master Plan illustrated below, here in referred to as Site.

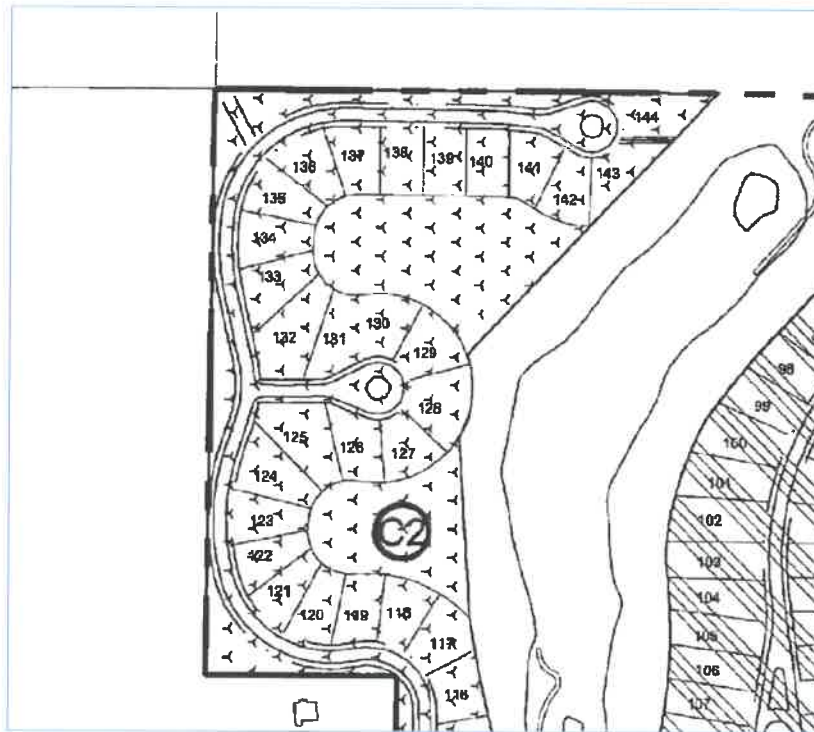


Figure 1: Original Subarea C2 of The Sandpines Master Plan²

The proposed site layout, on the following page, is differs in design from the original subarea C2 shown above. This revised written statement and attached applications are submitted with

² Attachment: The Sandpines Master Plan

attention to both Title 10 Chapter 23 Planned Unit Development (PUD)³ and Title 11 Chapter 3 Subdivision Tentative Plan Procedure⁴.



Figure 2 New Configuration of Subarea C2 of The Sandpines Master Plan⁵

The following are included with this proposal and referenced below:

- Fairway Estates Cover Sheet
- Fairway Estates Existing Conditions
- Fairway Estates Subdivision
- Fairway Estates Wetland Delineation Report
- Fairway Estates Wetland DSL Concurrence WD#2021-0235
- Fairway Estates Engineering Plan
- Fairway Estates Engineering Report
- Fairway Estates Stormwater Memo
- Fairway Estates Traffic Impact Analysis

The Subdivision is proposed in three phases as shown on the attached drawings.

Below are PUD and Subdivision criteria (in ***bold/italics***) addressed in plain text

³ Attached: FLORENCE CITY CODE TITLE 10, PUD 10-23

⁴ Attached: FLORENCE CITY CODE TITLE 11, 11-3

⁵ Attachment: Subdivision & PUD Application

10-23 PUD

10-23-4: GENERAL CRITERIA:

Applicant must demonstrate that the development conforms to all the following criteria:

A. The proposed development shall be compatible with the general purpose and intent of the Comprehensive Plan.

Response: The proposed development is compatible with the Comprehensive Plan, which requires a Planned Unit Development on the subject property. The Comprehensive Plan was further refined by the Sandpines Master Plan in 2004 and included the subject property as subarea C2. The present configuration is quite different than what was preliminarily shown as subarea C2 and so a new PUD application for this subarea is being submitted here.

B. The location, design and size are such that the development can be well integrated with its surroundings or will adequately reduce the impact where there is a departure from the character of adjacent land uses.

Response: The location, design and size of the subject PUD is similar to adjacent development. More specifically it connects to Fairway Estates Phase 1 and continues that concept through the property. The density proposed is consistent with the underlying R2 zoning district and all lots meet the minimum criteria for a lot in the R2 zone. Lot sizes are also similar to Mariner's Village to the west. See attached subdivision plan.⁶

C. The location, design, size and land uses are such that traffic generated by the development will be accommodated safely and without congestion on existing or planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.

Response: The proposed roadway system simply connects to stubs from Fairway Estates Phase 1 (Caddington Lane and Dunbar Way), which in turn exit out onto Rhododendron Drive via Tournament Drive. See subdivision referenced below for illustration.

Also see traffic study from Kelly Sandow (transportation engineer) submitted with this application.⁷

D. The location, design, size and land uses are such that the residents or establishments to be accommodated will be adequately served by existing or

⁶ Attachment: Fairway Estates Subdivision

⁷ Attachment: Fairway Estates Traffic Impact Analysis

planned utilities and services.

All proposed lots on the attached plan set are adequately served by extension of utilities currently located at the end of Caddington Lane and Dunbar way. Please see existing conditions sheet shows the utilities.⁸ Clint Beecroft at EGR Engineering has prepared engineering and grading plans⁹ referenced below.

E. The location, design, size and uses will result in an attractive, healthful, efficient and stable environment.

This is a very subjective standard. The Applicant's believe that the resulting subdivision will be part of an attractive, healthful, efficient, and stable living environment. They will work with the city to make sure this criterion is adequately met.

10-23-10: PRELIMINARY APPROVAL:

The Planning Commission shall hold a public hearing, and any continuance thereof, to discuss the PUD proposal. The public hearing shall not be held until the complete information listed below has been available for review by the Planning Commission's staff for at least thirty (30) days.

Response: Applicant understands this requirement and a representative will participate.

Preliminary Development Plan: A preliminary development plan shall be prepared and shall include the following information:

- 1. A map showing street systems, lot or partition lines and other divisions of land for management, use or allocation purposes.**

Response: A map has been prepared showing street systems, lot lines other divisions of land. Please see cover sheet¹⁰, existing conditions¹¹, and proposed layout¹².

- 2. Areas proposed to be conveyed, dedicated or reserved for public streets, parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses.**

Response: Please see subdivision referenced below for areas dedicated to public streets, walkways and sidewalks. Regarding larger public spaces, please see Map 1 below. The site

⁸ Attachment: Fairway Estates Engineering Plan

⁹ Attachment: Fairway Estates Engineering Report, Preliminary Site Grading Plan, pp. 13

¹⁰ Attached: Fairway Estates Cover Sheet

¹¹ Attached: Fairway Estates Existing Conditions

¹² Attached: Fairway Estates Subdivision

abuts approximately 165 acres of golf course property designated Commercial, Residential Zone to the east and approximately 40 acres of undeveloped property designated Open Space to the north. Both abutting properties support an abundance of semi-public uses.



Map 1. Open spaces surrounding the site (site in yellow)

- 3. A plot plan for each building site and common open space area, showing the approximate location of buildings, structures, and other improvements and indicating the open spaces around buildings and structures, excepting private single-family lots in a residential PUD.**

Response: Once tentative subdivision and PUD are approved, applicant will develop detailed plans showing structures, walkways, and other integrated open spaces.

- 4. Elevation and perspective drawings of proposed structures.**

Response: Once tentative subdivision and PUD are approved, applicant will provide perspective drawings of proposed structures.

- 5. A development schedule indicating:**
 - a. The approximate date when construction of the project can be expected to begin.**
 - b. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.**
 - c. The anticipated rate of development.**
 - d. The approximate dates when each stage in the development will be completed.**
 - e. The area, location and degree of development of common open space that will be provided at each stage.**

Response: A normal schedule for a subdivision of this size would place construction approximately 6-9 months out, and applicant hope to start construction late spring of 2023. However, factoring in seasonal development constraints (construction season), supply chain issues with materials such as concrete and asphalt, and any delays with approval of this application, development could be pushed further out to June of 2024.

Once a tentative subdivision and PUD are approved, the applicant will provide a schedule addressing the items listed above.

6. Agreements, provisions or covenants which govern the use, maintenance and continued protection of the planned unit development and any of its common open space areas. 6 PUD 10-23 FLORENCE CITY CODE TITLE 10 7.

Response: Upon design and approval of the final plat and building footprint layout, the applicant intends to work closely with the city and surrounding communities to develop appropriate agreements, provisions, or covenants to govern use, maintenance and continued protection of the planned unit development including open space areas.

7. The following plans and diagrams, insofar as the reviewing body finds that the planned unit development creates special problems of traffic, parking and landscaping.

- a. **An off-street parking and loading plan.**
- b. **A circulation diagram indicating proposed movement of vehicles, goods and pedestrians within the planned unit development and to and from thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or ensure the safety of this circulation pattern shall be shown.**
- c. **A landscaping and tree plan.**

Response: Please see Traffic Impact Analysis¹³ developed by Sandow Engineering. Should additional circulation analysis be required after as the final plat is developed and reviewed by the city and surrounding neighborhoods, the applicant will provide.

After the public hearing, the Planning Commission shall determine whether the criteria and general intent of this section have been fulfilled. The Planning Commission may require such changes and impose such conditions as they determine to be prudent and desirable. The Planning Commission may, at its discretion, authorize submission of the final plan in stages, corresponding to the different phases or elements of the development, after receiving evidence assuring completion of the entire project on schedule

¹³ Attachment: Fairway Estates Traffic Impact Analysis

Response: The applicant understands that the Planning Commission has decision power to change and impose conditions and will work closely with the city to accommodate and comply.

11-3-2: TENTATIVE PLAN REQUIREMENTS:

C. Information Required: The application itself or the tentative plan must contain the following information with respect to the subject area:

1. Name and block numbering of proposed subdivision. Except for the words, "tow", "city", "plat", "court", "addition" or similar words, the name shall be clearly pronounced different than the name of any other subdivision in the County unless the subject subdivision is contiguous to and platted by the same party that platted the preceding subdivision bearing that name. All subdivisions must continue the block numbers of the subdivision of the same name last filed.

Response: Name and block numbering is shown on attached subdivision drawing¹⁴. Subdivision continues the block numbering of the subdivision same name last filed.

2. The date, north point and scale of the drawing; a sufficient description to define the location and boundaries of the proposed subdivision area; and the names of all recorded subdivisions contiguous to such area.

Response: Date, north arrow and scale are shown on attached subdivision drawing, please see subdivision reference below.

3. The names and addresses of the owner and engineer or surveyor.

Response: Name and address of owner, engineer and surveyor are shown on attached subdivision drawing.

4. The location of existing and proposed right-of-way lines for existing or projected streets as shown on the Master Road Plan.

Response: Proposed streets are private and are not on the Master Road Plan

5. The locations, names and widths of all existing and proposed streets and roads. Said roads and streets shall be laid out so as to conform to subdivisions previously approved for adjoining property as to width, general direction and in other respects unless it is found in the public interest to modify the street or road pattern.

¹⁴ Attachment: Fairway Estates Subdivision

Response: Proposed private streets are show connecting to existing private street stubs.

6. Locations and widths of streets and roads held for private use, and all reservations or restrictions relating to such private roads and streets.

Response: Proposed private streets are show connecting to existing private street stubs, please see attached subdivision drawing.¹⁵

7. The elevations of all points used to determine contours shall be indicated on the tentative plan and said points shall be given to true elevation above mean sea level as determined by the City. The base data used shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals are required:

Contour Intervals Ground Slope

1' 0% to 5%

2' 5% to 10%

5' Over 10%

Response: 1' contours are shown on the attached Existing Conditions sheet¹⁶.

8. The approximate grades and radii of curves of proposed streets.

Response: Grades are relatively flat . . . radii of curves are shown on attached subdivision plan referenced below. Engineering report shows grading plan.¹⁷

9. The approximate width and location of all reserve strips and all existing and proposed easements for public utilities.

Response: Reserve strips will be shown on final subdivision plat. All existing and proposed easements are shown on attached subdivision drawing, referenced below.

10. The approximate radii of all curves

Response: As noted in #8 above all radii of curves are shown

11. The general design of the proposed subdivision including the approximate dimensions of all proposed lots and parcels.

Response: The approximate dimensions of all proposed lots and parcels are shown on the attached subdivision plans.

¹⁵ Attachment: Fairway Estates Subdivision

¹⁶ Attachment: Fairway Estates Existing Conditions

¹⁷ Attachment: Fairway Estates Engineering Report, Preliminary Site Grading Plan, pp. 13

12. The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all watercourses.

Response: There are no areas subject to inundation on the site. The storm swale shown adjacent to the street and on the details plan sheet are intended to handle stormwater transit to the storm system in Fairway Estates Phase 1.

13. The existing and proposed uses of the property including the location of all existing structures that the applicant intends will remain in the subject area.

Response: The subject property is vacant. The proposed use is residential lots, and these lots are shown on the attached subdivision plans.

14. The domestic water system proposed to be installed including the source, quality and quantity of water if from other than a public water supply.

Response: Domestic water is in the existing private street stubs adjacent to the property.

15. All proposals for sewage disposal, flood control and easements or deeds for drainage facility including profiles of proposed drainage ways.

Response: Sanitary and storm sewer details are shown on the attached engineering drawings.¹⁸

16. All public areas proposed to be dedicated by the applicant and the proposed uses thereof.

Response: The pedestrian path through the site is located on the westerly boundary of the subdivision¹⁹ and can be dedicated to the City if necessary at time of final plat.

17. All public improvements proposed to be made or installed and the time within which such improvements are envisioned to be completed.

Response: The intent is to have public improvements as shown on the attached subdivision plans installed in 2023.

18. If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil.

¹⁸ Attachment: Fairway Estates Engineering Plan

¹⁹ Attachment: Fairway Estates Subdivision

Response: A grading plan for construction of public and private improvements including private roadways is included in the engineer report.²⁰

19. A legal description and drawing of the boundaries of the entire area owned by the applicant of which the proposed subdivision is a part, provided that where the proposal comprises all of such area, an affidavit of such fact shall accompany the tentative plan.

Response: Please see attached property report that contains the legal description from Gene Wobbe, PLS.²¹

11-3-4: APPROVAL OF TENTATIVE SUBDIVISION:

A. When the division of land results in remaining lots that are equal to or greater than twice the minimum lot size of the base zone, the application shall label it as a "Tract" and reserve it for open space as applicable or indicate the location of lot lines and other details of layout that show future land division may be made without violating the requirements of this land use code. In either scenario the tract(s) or future lot layout shall not interfere with the orderly extension of adjacent streets, bicycle paths, and accessways.

1. Any restriction of buildings within future street, bicycle path and accessway locations shall be made a matter of record in the tentative plan approval.

No resulting lots are twice the size of the minimum lot size of the base zone.

B. All proposed lots comply with the development standards of the base zone.

The base zone is MR Medium Density Residential. All lots are at least 50' x 80' on average and are over the 5000 sq ft minimum.

C. Adequate public facilities are available or can be provided to serve the proposed parcels.

Adequate public facilities are available in the street stubs from the adjacent Fairway Estates Phase 1. See attached existing conditions sheet.

D. The application provides for the dedication or conveyance of public rights-of-way or utility easements necessary and adequate to meet the standards of the applicable master plan.

²⁰ Attachment: Fairway Estates Engineering Report; Preliminary Site Grading Plan, pp. 13

²¹ Attachment: RLID Property Report and Deed

The proposed subdivision provides for the dedication of public utility easements necessary and adequate to meet access to respective public utility providers.

E. The tentative plan complies with the requirements of this Title, all applicable provisions of the Oregon Revised Statutes including ORS Chapter 92, the Florence Zoning Ordinance, the Florence Comprehensive Plan and Policies, as well as the intent and purpose of this Title.

The attached tentative plan meets all applicable requirements for a tentative subdivision plat drawing.

Cross Reference Table:

This table cross references attachment names found in page footers to files names found in the electronic submittal package.

Attachment Name	New File Name (*.PDF)
Completeness Memo	21-051_FairwayEstates_Memo_20220922
Written Statement	21-051_FairwayEstates_WS_20220922
Subdivision & PUD Application	21-051_FairwayEstates_App_20210811
Fairway Estates Cover Sheet	21-051_FairwayEstates_ATT01-CoverSheet_20220909
Fairway Estates Existing Conditions	21-051_FairwayEstates_ATT02-ExistingCond_20220909
Fairway Estates Subdivision	21-051_FairwayEstates_ATT03-ProposedLayout_20220909
Fairway Estates Wetland Delineation Report	21-051_FairwayEstates_ATT04-Wetland-Del-Report_20220909
Fairway Estates Wetland DSL Concurrence WD#2021-0235	21-051_FairwayEstates_ATT05-Wetland-DSL-WD-021-0235_20220909
Fairway Estates Soil Verification Letter	21-051_FairwayEstates_ATT10_Soil-Verification-NWP-2021-455
Fairway Estates Engineering Plan	21-051_FairwayEstates_ATT06-Utility-Plan_20220913
Fairway Estates Engineering Plan Detail	21-051_FairwayEstates_ATT07-Utility-Detail_20220620
Fairway Estates Stormwater Management Report	21-051_FairwayEstates_ATT08-STM-Water-MNG-Report_20220922
Fairway Estates Traffic Impact Analysis	21-051_FairwayEstates_ATT09-TIA_20220909
Fairway Estates RLID Property Report and Deed	21-051_FairwayEstates_ATT11-LC-TaxlotRecord_1812150001500_20220909
Fairway Estates Site Investigation Report	21-051_FairwayEstates_ATT12-LC-Site-Inv_Report_20220922

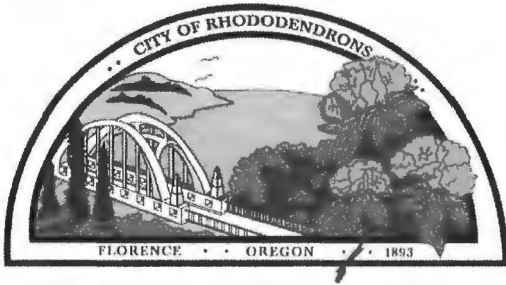


EXHIBIT E

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

- Preliminary Planned Unit Development (PUD)** (Florence City Code Title 10, Ch-23)
- Tentative Subdivision Plan** (Florence City Code Title 11, Ch-1, 3, 5 & 7)
- Modification to requirements** (Title 10, Chapter 36 or Title 11)

Applicant Information

Name: same as owner below Phone 1: _____
E-mail Address: _____ Phone 2: _____
Address: _____
Signature: _____ Date: _____
Applicant's Representative (if any): _____

Property Owner Information

Name: PACIFIC GOLF COMMUNITIES LLC Phone 1: 541-350-4854
E-mail Address: JMICHAEL313@GMAIL.COM Phone 2: 541-902-9222
Address: PO Box 3094 Florence, OR 97439
Signature: Joseph M. Pearson Date: 11/8/2021
Applicant's Representative (if any): Metro Planning, Inc. Springfield, OR 97477

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 Description

Assessor's Map No.: 18 - 12 - 15 - 00 Tax lot(s): 1500

Zoning District(s): MR - Medium Density Residential

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): _____

Project Description

Lot Size: 10.36 Number of single family lots proposed: 42

Proposed Building Coverage if a PUD: _____

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

Timetable of proposed improvements: beginning 2022

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

See attached.

Attachment Name	New File Name (*.PDF)
Completeness Memo	21-051_FairwayEstates_Memo_20220922
Written Statement	21-051_FairwayEstates_WS_20220922
Subdivision & PUD Application	21-051_FairwayEstates_App_20210811
Fairway Estates Cover Sheet	21-051_FairwayEstates_ATT01-CoverSheet_20220909
Fairway Estates Existing Conditions	21-051_FairwayEstates_ATT02-ExistingCond_20220909
Fairway Estates Subdivision	21-051_FairwayEstates_ATT03-ProposedLayout_20220909
Fairway Estates Wetland Delineation Report	21-051_FairwayEstates_ATT04-Wetland-Del-Report_20220909
Fairway Estates Wetland DSL Concurrence WD#2021-0235	21-051_FairwayEstates_ATT05-Wetland-DSL-WD-021-0235_20220909
Fairway Estates Soil Verification Letter	21-051_FairwayEstates_ATT10_Soil-Verification-NWP-2021-455
Fairway Estates Engineering Plan	21-051_FairwayEstates_ATT06-Utility-Plan_20220913
Fairway Estates Engineering Plan Detail	21-051_FairwayEstates_ATT07-Utility-Detail_20220620
Fairway Estates Stormwater Management Report	21-051_FairwayEstates_ATT08-STM-Water-MNG-Report_20220922
Fairway Estates Traffic Impact Analysis	21-051_FairwayEstates_ATT09-TIA_20220909
Fairway Estates RLID Property Report and Deed	21-051_FairwayEstates_ATT11-LC-TaxlotRecord_1812150001500_20220909
Fairway Estates Site Investigation Report	21-051_FairwayEstates_ATT12-LC-Site-Inv_Report_20220922

For Office Use Only:

Date Submitted: _____ Fee: _____ Received by: _____	Paid
--	------

Other Information Required

Below is a check list of the required information to determine if an application is complete. The Florence City Code is available at City Hall or online at www.ci.florence.or.us (click on "City Code" which is located on the main page). You will also find the *Florence Transportation Plan*, *Downtown Architectural Guidelines*, *Highway 101 Access Management Plans*, *Stormwater Design Manual* and *Stormwater Management Plan* available on the City's Planning Department webpage or at the City Hall for review or purchase.

Note: Please submit an electronic copy of any plans submitted larger than 11" x 17"

Tentative Subdivision Plan drawn to scale, showing the following:

- Name and block numbering of proposed subdivision
- Date, north point, scale of the drawing,
- Description of the location and boundaries of the proposed subdivision or major partition area
- Names of all recorded subdivisions contiguous to the area
- Names and addresses of the owner and engineer or surveyor
- Locations, names, widths of all existing and proposed public and private streets and roads (includes right-of-way and pavement widths) & all reservations/restrictions relating to private roads & streets
- Grades and radii of curves of proposed streets
- Elevations of all points used to determine contours (given to true elevation above mean sea level) with base date used shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. Contours shall be in the following intervals:

Contour Intervals	Ground Slope
1'	0% to 5%
2'	5% to 10%
5'	over 10%

- Width and location of all proposed public utility easements
- Stormwater flows, location of existing storm lines, location of stormwater overflow and its impact down stream
- Location of sewer pipes, sizes, man holes, and elevations of existing and proposed pipes
- Water system proposed including source, pipe locations, sizes, meter locations & hydrants
- Width and location of all proposed sidewalks
- All public areas proposed to be dedicated by the partitioner and the proposed uses thereof such as reserve strips
- All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed
- A legal description of the boundaries of the entire area owned by the land owner of which the proposed land division is a part; provided, that where the proposed land division comprises all of such area, an affidavit of such fact shall accompany the application
- Dimensions of all proposed lots or/and parcels
- If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil

PUD Preliminary Development Plan, including the following

- An explanation of the character of the planned unit development and the manner in which it has been planned to take advantage of the planned unit development regulations.

Map showing street systems, lot or partition lines and other divisions of land for management, use or allocation purposes.

Areas proposed to be conveyed, dedicated or reserved for public streets, parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses.

Open Space Plan . Refer to FCC 10-23-5-G for criteria

Off-Street Parking and Loading Plan

List of Design Team and Summary of Qualifications (FCC 10-23-7)

A plot plan for each building site and common open space area, showing the approximate location of buildings, structures, and other improvements and indicating the open spaces around buildings and structures, excepting private single-family lots in a residential PUD.

Elevation and perspective drawings of proposed structures.

A development schedule indicating:

- a. The approximate date when construction of the project can be expected to begin.
- b. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.
- c. The anticipated rate of development.
- d. The approximate dates when each stage in the development will be completed.
- e. The area, location and degree of development of common open space that will be provided at each stage.

Agreements, provisions or covenants which govern the use, maintenance and continued protection of the planned unit development and any of its common open space areas.

The following plans and diagrams, insofar as the reviewing body finds that the planned unit development creates special problems of traffic, parking and landscaping.

- a. An off-street parking and loading plan.
- b. A circulation diagram indicating proposed movement of vehicles, goods and pedestrians within the planned unit development and to and from thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of this circulation pattern shall be shown.
- c. A landscaping and tree plan.

Additional Submittals, if not provided in plan or plat:

Site Investigation Report (per FCC 10-7-3)

Fire flows- For fire flow information, contact the Fire Marshal, Sean Barrett at (541) 997-3212.

Signs (per FCC 10-6-6-D)- If proposing signs, (new or existing) provide a drawing or sketch to scale which includes: size, location, materials, colors, and illumination if any

Title Report from a Title Company (per FCC 10-4-3-C and 10-6-6-E)- indicating liens, access and/or utility easements, legal description

- Survey (for Old Town Zoning District) (per FCC 10-17A-4-K-1-a, 10-17B-4-K-1-a, and 10-17C-4-K-1-a) A recent survey map drawn to scale which shows property lines, easements, 2' contours, existing structures (including height of sea-wall, if appropriate), floodplain & highest observed tide.
- Access permit (for properties accessing State or County Roads) (see FCC 10-35-2-4) A State or County complete access permit application is required. For properties along Highway 101 located between Highway 126 and the bridge along Highway 101 please refer to the *Highway 101 Access Management Plan*.

Stormwater Plan:

Preliminary Development Plan (per FCC 9-5-2-A-4): (projects which are adding 500 square feet or greater of impervious surface area or clearing vegetation from 10,000 square feet or greater (single family homes are excluded) and under 1 acre per FCC 9-5-2-2-C) Shall include a general description of the proposed project property and description of existing structures, buildings, and other fixed improvements located on the property and surrounding properties. The plan shall also include natural water flow of the existing property, soils, storm water drainage, flooding from high groundwater table. The Plan also shall identify the features outlined in FCC 9-5-2-A-4.

A Stormwater Management Plan (per FCC 9-5-2-3): Stormwater Management Plan is required for projects over 1 acre is required with construction drawings, please refer to FCC 9-5-2-3 for submittal requirements.

Traffic Impact Study. Please refer to FCC 10-1-1-4-D to see if a Traffic Impact Study is required.

Utility Plan:

List all utilities currently available to the site AND add this information to a utility plan map (See FCC 10-1-1-4-B-2).

Note: For help identifying the location of utilities, please call Dig Safety Oregon at 1-800-332-2344 or dial 811. Call Public Works (541-997-4106) to determine the size of utility lines. Call the Fire Marshal (541-997-3212) to determine fire flows.

Water Supply: 8 inch - inch line available from Dunbar and Chaddington (Street)

Sanitary Sewer: 8 inch - inch line available from Dunbar and Chaddington (Street)

Storm Sewer: 36 inch - inch line available from Dunbar and Chaddington (Street)

Check if available: Telephone Cable TV Electrical Other (Such as fiber optics)

Provide a plan drawn to common scale showing the location of existing and proposed buildings, existing and proposed utility services, location and size of water and sewer lines, drainage routes, manholes, meters, fire hydrants, fire flows, and 2' contours.

Lighting Plan:

Show location of each light fixture, diagram illustrating foot-candle distribution, and elevation drawing of each light fixture in conformance to FCC 10-37.

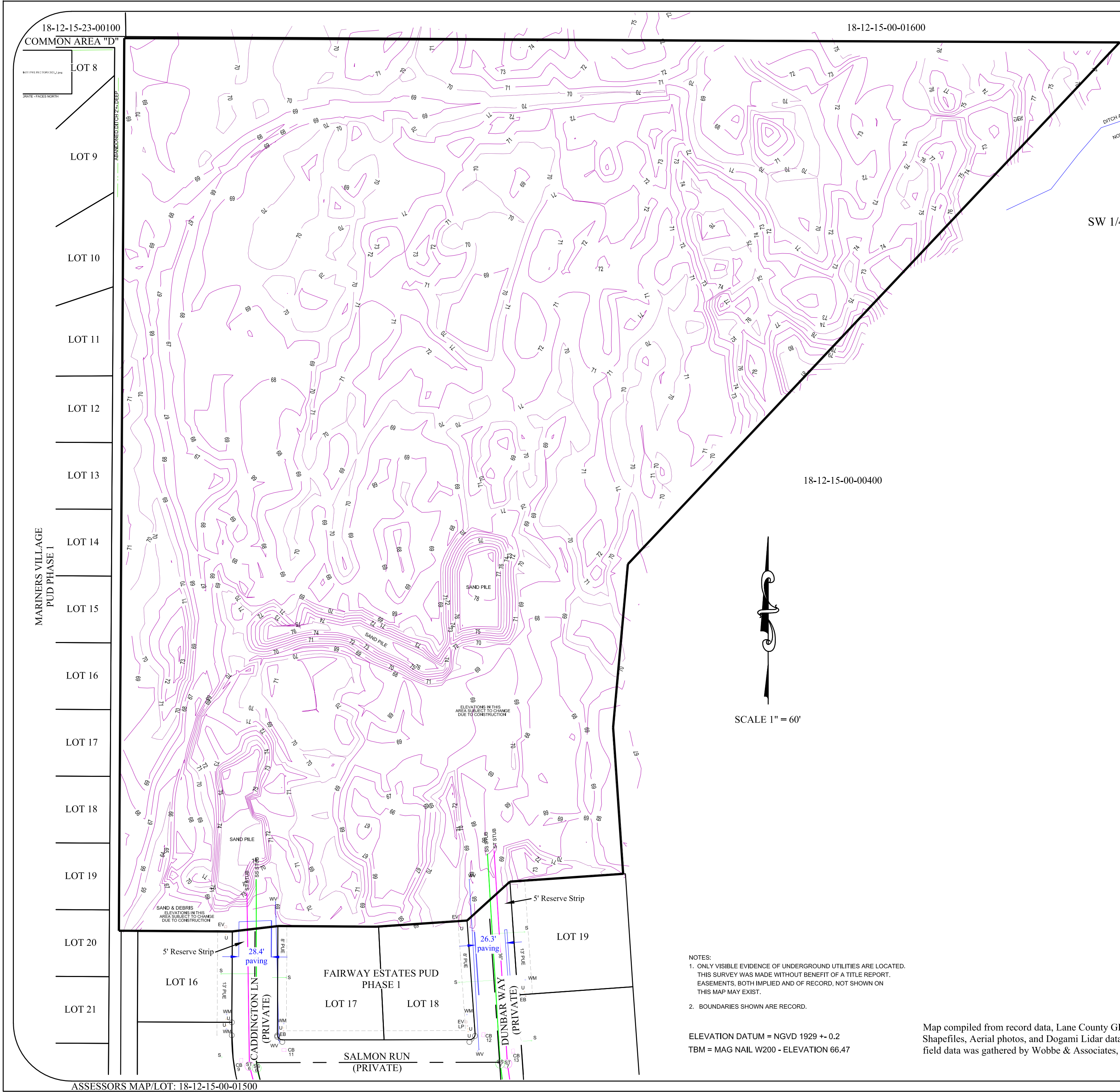
Location of areas of scenic value, wildlife habitat, potential hazard areas (floodplains, geologic instability), wetlands, riparian areas or areas of special significance or within an overlay zone.

Erosion Control:

Projects of over 1 acre of land disturbance over a period of time (please see FCC 10-36-4) are required to obtain a National Pollution Discharge Elimination System permit from the Department of Environmental Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

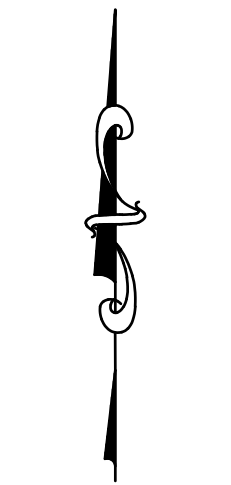
EXHIBIT F

EXISTING CONDITIONS
FOR
FAIRVIEW ESTATES PHASE 2
 SW 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.
 FLORENCE, LANE COUNTY, OREGON
 DATE PREPARED: AUGUST 2, 2021



18-12-15-00-01600

18-12-15-00-00400



SCALE 1" = 60'

NOTES:
 1. ONLY VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE LOCATED. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, BOTH IMPLIED AND OF RECORD, NOT SHOWN ON THIS MAP MAY EXIST.
 2. BOUNDARIES SHOWN ARE RECORD.

ELEVATION DATUM = NGVD 1929 +/- 0.2
 TBM = MAG NAIL W200 - ELEVATION 66.47

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was gathered by Wobbe & Associates, Inc..

	T2021188843YA TOPO 2-21-2021_TRV DC202118843Y FWE PH2 222.DCD
	WOBBE & ASSOCIATES, INC. 510 KINGWOOD ST. / P.O. BOX 3093 FLORENCE, OR 97439 TOPOGRAPHIC SURVEY FOR: MICHAEL PEARSON
REGISTERED PROFESSIONAL LAND SURVEYOR DRAFT OREGON EUGENE M. WOBBE 1093 EXPIRATION DATE: 6/30/2025	SW 1/4, SEC. 15, T 18 S, R 12 W.W.M. LANE COUNTY, OREGON DATE: FEB 21, 2021 DRAWN: EMW

	METRO PLANNING, INC 846 A STREET SPRINGFIELD, OR. 97477 541-302-9830 JOB NO. 21-051
	METROPLANNING

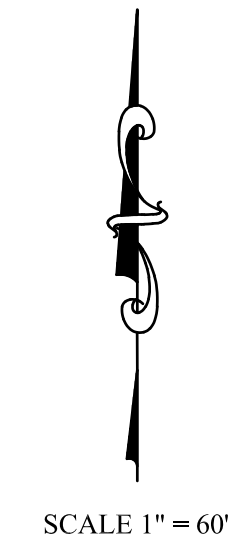
EXHIBIT G

PROPOSED LAYOUT
FOR
FAIRVIEW ESTATES PHASE 2
 SW 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.
 FLORENCE, LANE COUNTY, OREGON
 DATE PREPARED: NOVEMBER 3, 2021



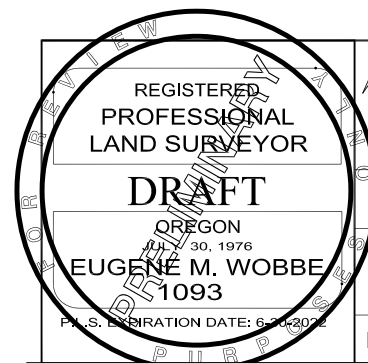
CURVE TABLE

CURVE #	CHORD	RADIUS	LENGTH	DELTA
C1	N14°56'46"W 10.55'	20.00	10.68	30°35'11"
C2	N15°12'02"W 29.27'	56.40	29.61	30°04'38"
C5	S74°12'25"E 29.27'	56.40	29.61	30°04'40"
C6	S74°27'41"E 10.55'	20.00	10.68	30°35'12"
C7	S45°17'46"W 42.39'	30.00	47.07	89°53'53"
C8	N74°48'37"E 10.65'	20.00	10.78	30°52'13"
C9	N77°09'17"E 34.44'	56.40	35.00	35°33'34"
C10	S57°51'35"E 51.57'	56.40	53.56	54°24'43"
C11	S18°59'38"W 50.46'	56.40	52.31	53°08'34"
C12	S59°52'29"W 27.88'	56.40	28.17	28°37'08"
C13	S58°44'57"W 10.65'	20.00	10.78	30°52'13"
C14	N23°13'13"W 55.04'	30.00	69.67	133°04'08"
C15	N33°43'04"E 40.01'	120.00	40.20	19°11'33"
C16	N14°38'34"E 39.52'	120.00	39.70	18°57'27"
C17	S24°14'20"W 52.29'	80.00	53.27	38°09'00"
C18	N0°36'46"E 19.04'	120.00	19.06	9°06'09"
C19	S0°36'46"W 12.70'	80.00	12.71	9°06'09"
C20	N45°17'47"E 109.22'	56.40	148.71	151°04'16"
C21	S23°13'13"E 111.86'	56.40	191.76	194°48'33"
C22	N24°14'20"E 78.43'	120.00	79.90	38°09'00"
C23	N14°56'46"W 21.10'	40.00	21.35	30°35'11"
C24	N45°17'47"E 70.49'	36.40	95.98	151°04'16"
C25	S74°27'41"E 21.10'	40.00	21.35	30°35'12"
C26	N74°48'37"E 21.29'	40.00	21.55	30°52'13"
C27	S23°13'13"E 72.19'	36.40	123.76	194°48'33"
C28	S58°44'57"W 21.29'	40.00	21.55	30°52'12"
C29	S24°14'20"W 65.36'	100.00	66.58	38°09'00"
C30	S0°36'46"W 15.87'	100.00	15.89	9°06'09"
C31	S19°06'56"E 22.56'	56.40	22.72	23°04'34"



NOTES:
 1. ONLY VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE LOCATED. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, BOTH IMPLIED AND OF RECORD, NOT SHOWN ON THIS MAP MAY EXIST.
 2. BOUNDARIES SHOWN ARE RECORD.
 ELEVATION DATUM = NGVD 1929 +/- 0.2
 TBM = MAG NAIL W200 - ELEVATION 66.47

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was gathered by Wobbe & Associates, Inc..



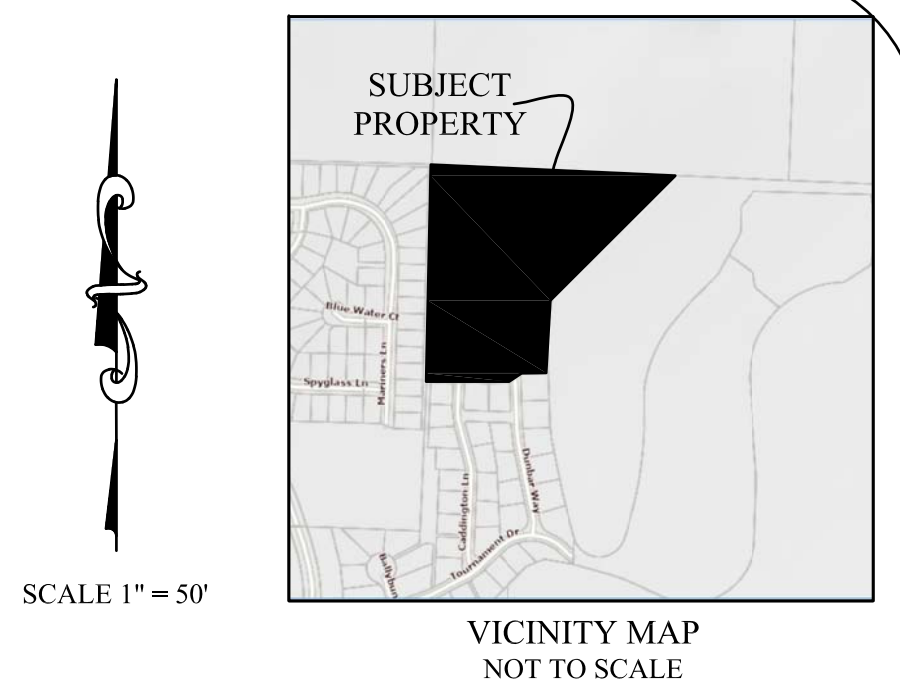
T2021188843YA TOPO 2-21-2021_TRV
 DC202118843Y FWE PH2 222.DCD
WOBBE & ASSOCIATES, INC.
 510 KINGWOOD ST. / P.O. BOX 3093
 FLORENCE, OR 97439
 TOPOGRAPHIC SURVEY FOR:
 MICHAEL PEARSON
 SW 1/4, SEC. 15, T 18 S, R 12 W, W.M.
 LANE COUNTY, OREGON
 DATE: FEB 21, 2021 DRAWN: EMW



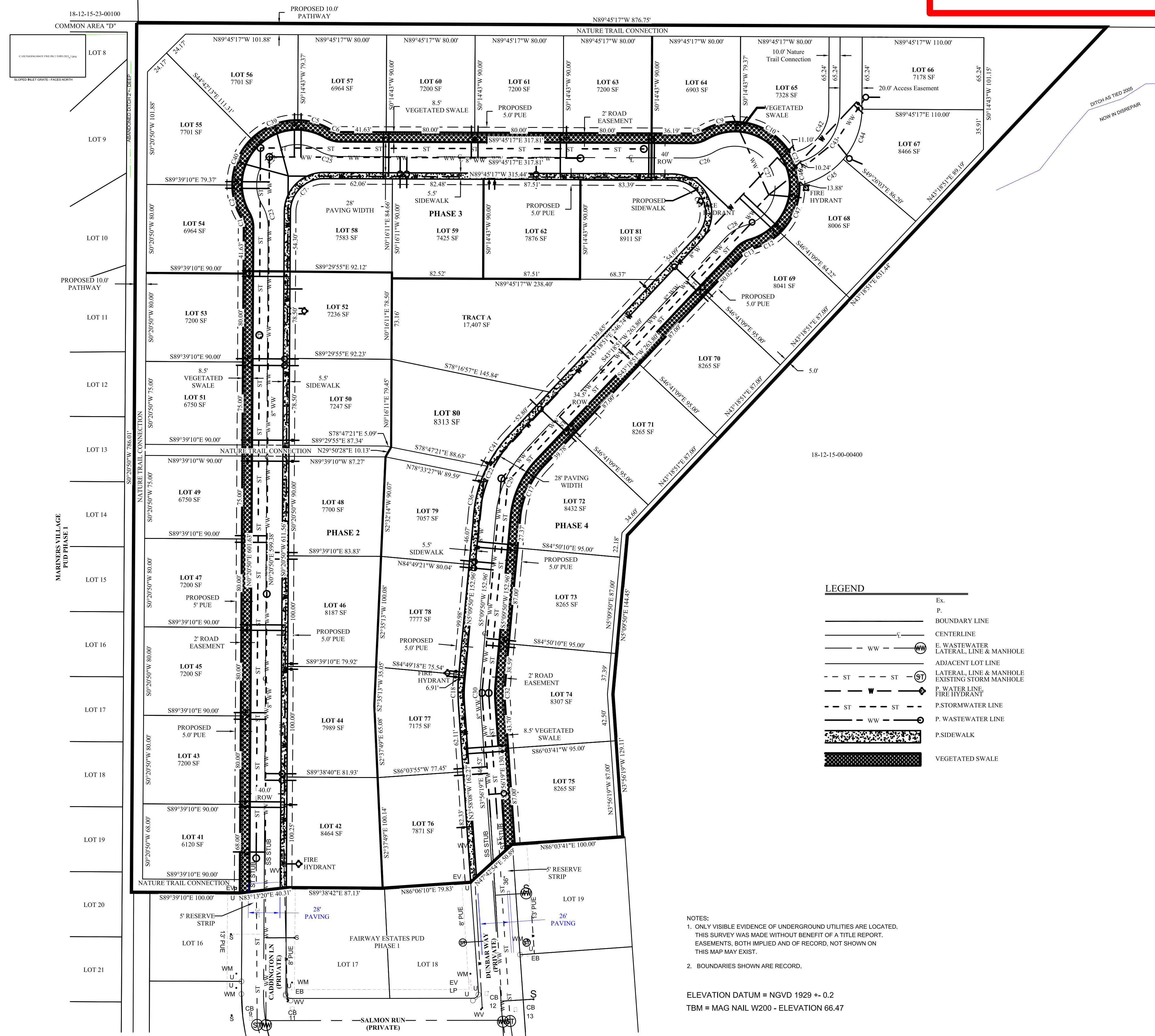
METRO PLANNING, INC
 846 A STREET
 SPRINGFIELD, OR. 97477
 541-302-9830
 JOB NO. 21-051

PRELIMINARY UTILITY PLAN
 FOR
 FAIRWAY ESTATES PHASES 2, 3 & 4
 SW 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.
 FLORENCE, LANE COUNTY, OREGON
 DATE PREPARED: APRIL 19, 2023

Exhibit H



SITE ADDRESS: N/A
OWNER/APPLICANT:
 ROBERTS LAND CO LLC
 1201 35TH ST
 FLORENCE, OREGON 97439
PACIFIC GOLF COMMUNITIES, LLC
 PO BOX 3094
 FLORENCE, OREGON 97439
OWNER/APPLICANT REPRESENTATIVE:
 METRO PLANNING, INC
 846 A STREET
 SPRINGFIELD, OREGON 97477
 PH: 541-302-9830
ZONING:
 MDR (MEDIUM-DENSITY INDUSTRIAL)



LEGEND

Ex.	BOUNDARY LINE
P.	CENTERLINE
—C—	E. WASTEWATER LATERAL LINE & MANHOLE
—W—	ADJACENT LOT LINE
—ST—	LATERAL LINE & MANHOLE EXISTING STORM MANHOLE
—W—	P. WATER LINE FIRE HYDRANT
—ST—	P. STORMWATER LINE
—W—	P. WASTEWATER LINE
—	P. SIDEWALK
—	VEGETATED SWALE

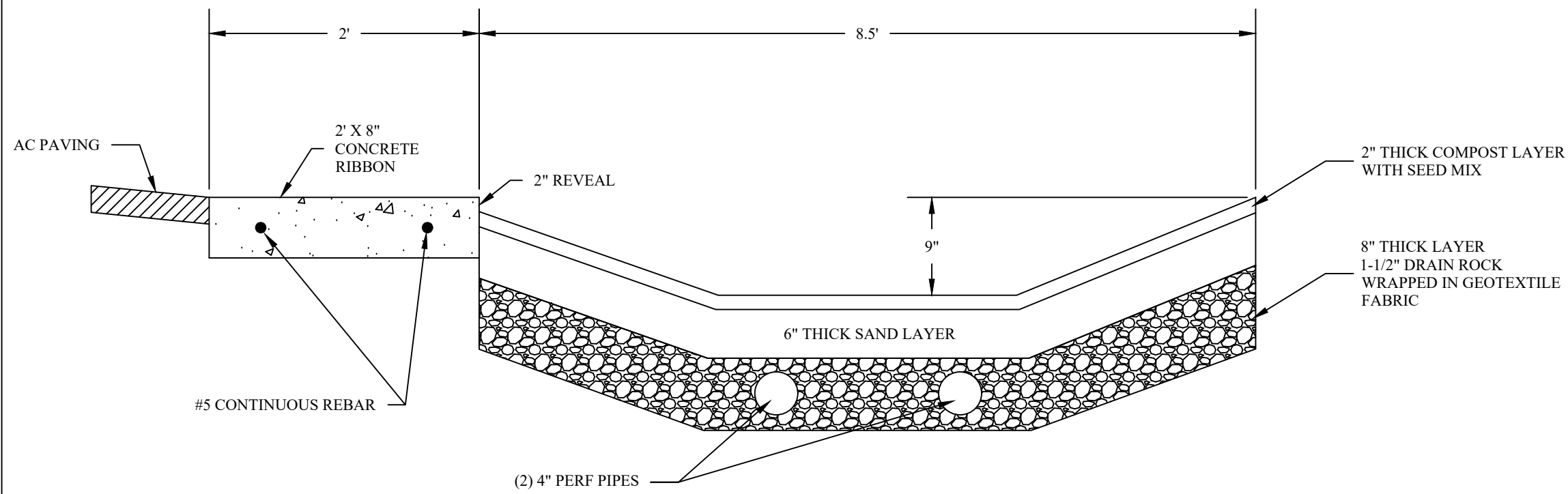
NOTES:
 1. ONLY VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE LOCATED. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, BOTH IMPLIED AND OF RECORD, NOT SHOWN ON THIS MAP MAY EXIST.
 2. BOUNDARIES SHOWN ARE RECORD.

ELEVATION DATUM = NGVD 1929 +/- 0.2
 TBM = MAG NAIL W200 - ELEVATION 66.47

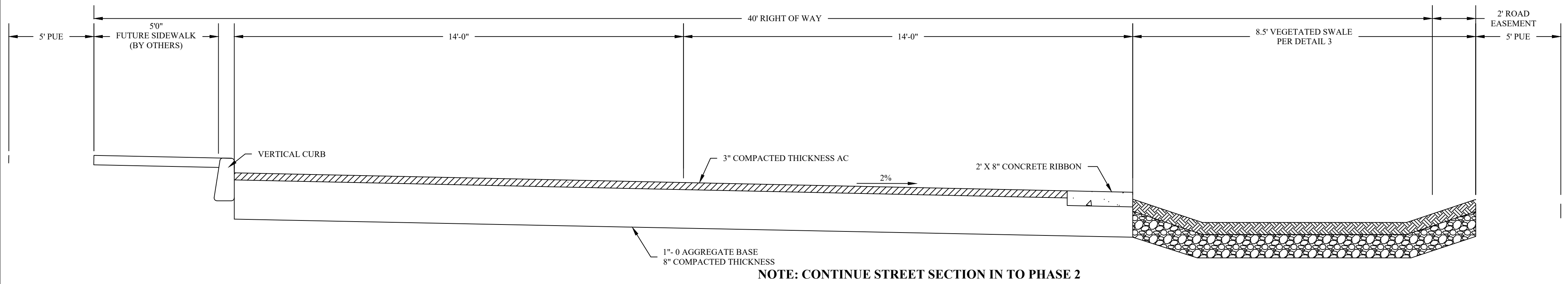
- NOTES:**
- Nature Trail - 30,912 Sq Ft
 - Open Space (Tract A) Area - 17,407 Sq Ft
 - Net Area (Overall Area - (PUE+ROW)) - 342,353 Sq Ft
 - Total Open Space required - 20% of the Net Area (68,470 Sq Ft)
 - Total Open Space provided - 10% of the Net Area (48,319 Sq Ft)
 - In Lieu of Open Space - 10% of the Net Area

Exhibit H1

DETAILS
FOR
FAIRWAY ESTATES PHASES 2, 3 & 4
SW 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.
FLORENCE, LANE COUNTY, OREGON
DATE PREPARED: NOVEMBER 5, 2021 REVISED DATE: JUN 14, 2022



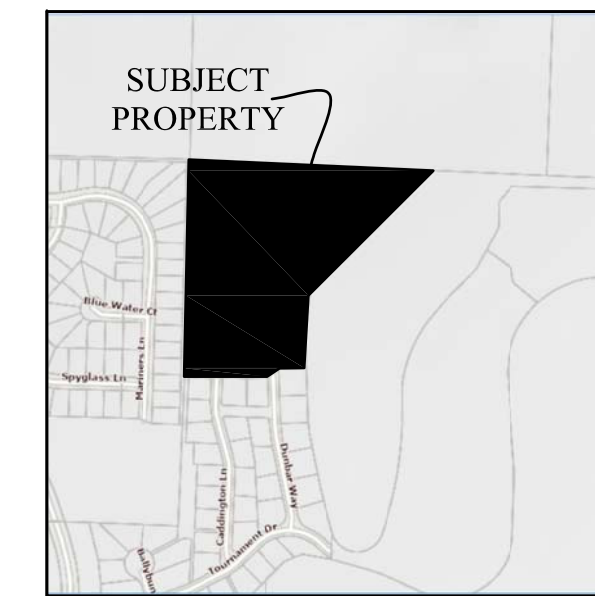
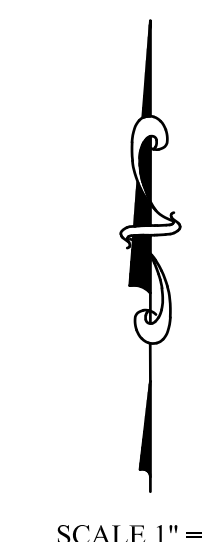
3 TYPICAL VEGETATED SWALE
NOT TO SCALE



4 CADDINGTON LANE AND DUNBAR WAY
NOT TO SCALE

OPEN SPACE / PATHWAY ACCESS
FOR
FAIRWAY ESTATES PHASES 2, 3 & 4
 SW 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.
 FLORENCE, LANE COUNTY, OREGON
 DATE PREPARED: JANUARY 31, 2023

Exhibit I



VICINITY MAP
NOT TO SCALE

SCALE 1" = 50'

SITE ADDRESS: N/A

OWNER/APPLICANT:
 ROBERTS LAND CO LLC
 1201 35TH ST
 FLORENCE, OREGON 97439

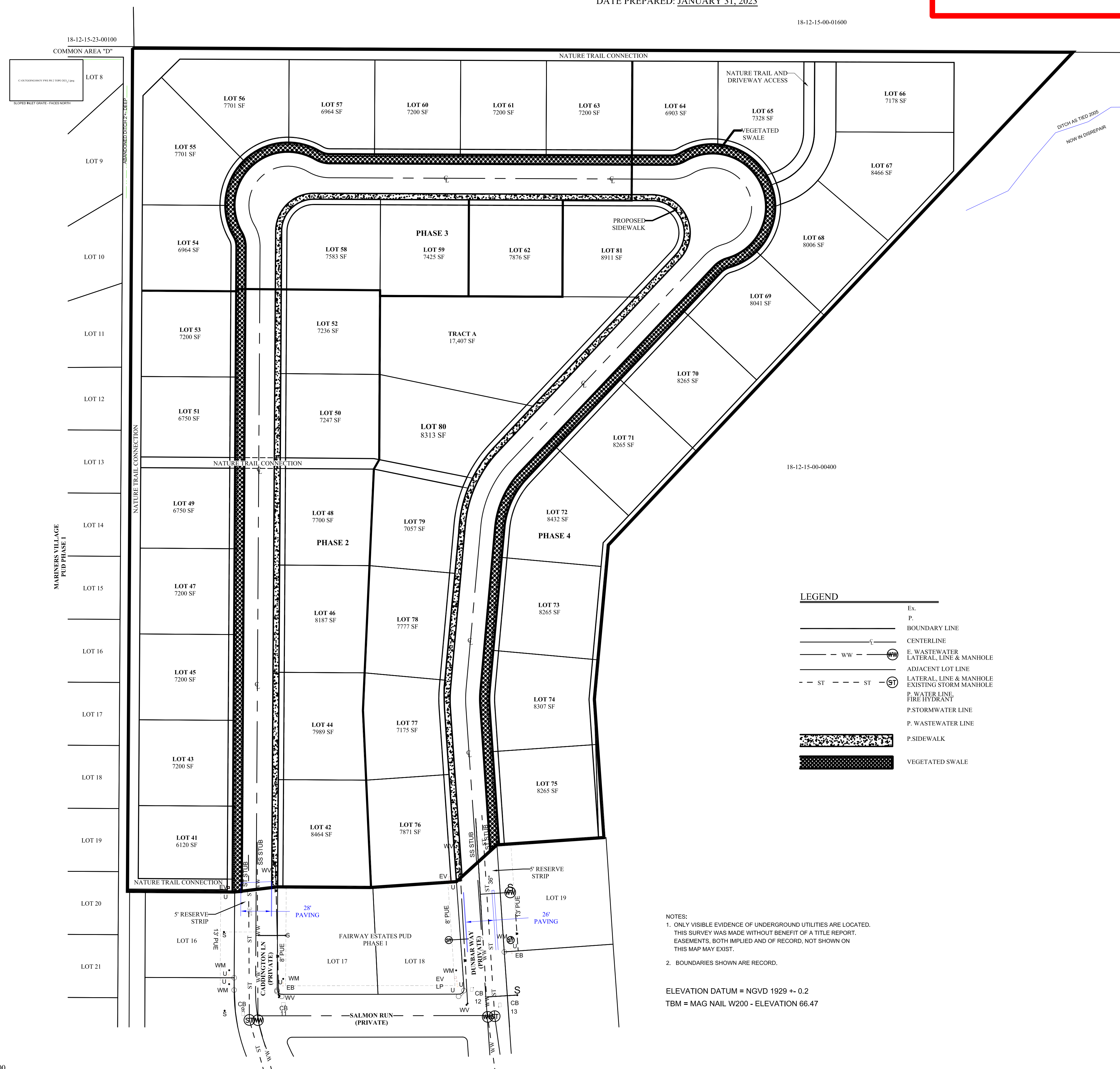
PACIFIC GOLF COMMUNITIES, LLC
 PO BOX 3094
 FLORENCE, OREGON 97439

OWNER/APPLICANT REPRESENTATIVE:
 METRO PLANNING, INC
 846 A STREET
 SPRINGFIELD, OREGON 97477
 PH: 541-302-9830

ZONING:
 MR (MEDIUM-DENSITY INDUSTRIAL)

NOTES:

1. Nature Trail - 30,912 Sq Ft
2. Open Space (Tract A) Area - 17,407 Sq Ft
3. Net Area (Overall Area - (PUE+ROW)) - 342,353 Sq Ft
4. Total Open Space required - 20% of the Net Area (68,470 Sq Ft)
5. Total Open Space provided - 10% of the Net Area (48,319 Sq Ft)
6. In Lieu of Open Space - 10% of the Net Area



LEGEND

Ex.	BOUNDARY LINE
P.	CENTERLINE
—	E. WASTEWATER LATERAL LINE & MANHOLE
—	ADJACENT LOT LINE
—	LATERAL LINE & MANHOLE EXISTING STORM MANHOLE
—	P. WATER LINE FIRE HYDRANT
—	P. STORMWATER LINE
—	P. WASTEWATER LINE
—	P. SIDEWALK
—	VEGETATED SWALE

NOTES:
 1. ONLY VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE LOCATED. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, BOTH IMPLIED AND OF RECORD, NOT SHOWN ON THIS MAP MAY EXIST.
 2. BOUNDARIES SHOWN ARE RECORD.

ELEVATION DATUM = NGVD 1929 +/- 0.2
 TBM = MAG NAIL W200 - ELEVATION 66.47