

Exhibit G



APPROVED
City of Florence
Community Development
Department
CG
Exhibit

City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
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www.ci.florence.or.us

PC 203154803
File Number

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: Black Forest Development LLC

Phone 1:

E-mail Address:

Phone 2:

A:

Signature: *Kyle Honeycutt*

Date: 10-19-2020

Applicant's Representative (if any): Kyle Honeycutt

Property Owner Information

Name: Sand Ranch Properties LLC and Collard Holdings LLC

Phone 1:

E-mail:

Address:

Signature: *Kyle Honeycutt*

Date: 10-19-20

Applicant's Representative (if any): Kyle Honeycutt

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

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Exhibit

Property Description

Assessor's Map No.: 18 - 12 - 15 - 00 Tax lot(s): Map 18-12-15-00 and 18-12-14-20 TL2100
Zoning District(s): ~~Now Zone~~ MDR Tax Map 18-12-14-20 TL 1301

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: 3348 to 4550 sqft configured in duet lots. Number of single family lots proposed: Phase 1 = 56 lots

Proposed Building Coverage if a PUD: 50% or less on average.

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

Timetable of proposed improvements: Phase 1 development of 56 lots with the associated offsites

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

This is a request for final plat approval of Sand Pine Ranch Subdivision phase 1 that has been renamed "Three Mile Prairie" Our intent is to develop the 56 lots in this phase and then build duplex also called Duet units on the lots. These homes will vary in square footage ranging from 700 sqft to 1800 sqft in size. The price of these units is preliminarily estimated to run from \$265,000 to 375,000 per unit. These square footages and prices are preliminary and may change. The estimated absorption will be according to demand but is estimated to be 1.5 to 3 units sold per month.

Upon approval from the city of the first phase the site will commence. This grading will involve the phasing of phase 1 and some grading in future phases to balance the import and export of the dirt on the site as well as providing for sand mitigation walls as called for in the plans as well as in the sand mitigation plan. The site will include access roads from HWY 101 The offsite and onsite utilities will be installed as called for in the plans.

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:

Plans follow old Tentative subdivision plan that was approved except lots are now divided in 1/2 under the new zoning

Please advise as to what revisions if any are required to incorporate the new density.

- Name and block numbering of proposed subdivision** Please see revised Tentative lot and phasing map.
- Date, north point, scale of the drawing,** Please see tentative documents
- Description of the location and boundaries of the proposed subdivision or major partition area**
- Names of all recorded subdivisions contiguous to the area** Please see tentative documents.
- Names and addresses of the owner and engineer or surveyor** Please see engineer stamp and address on all plans.
- 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** Please see final construction drawings.
- 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:** Please see final construction drawings and original tentative documents.

Contour Intervals	Ground Slope
1'	0% to 5%
2'	5% to 10%
5'	over 10%
- Width and location of all proposed public utility easements** Please see Tentative documents , constuction drawings a final Plat drawing will be created upon horizontal construction completion that will be used to subdivide the property and create the easements.
- Stormwater flows, location of existing storm lines, location of stormwater overflow and its impact down stream** Please see storm water study provided with Tentative documents as well as final horizontal construction drawings.
- Location of sewer pipes, sizes, man holes, and elevations of existing and proposed pipes** Please see final
- Water system proposed including source, pipe locations, sizes, meter locations & hydrants** Drawings.
- Width and location of all proposed sidewalks** Please see final drawings.
- All public areas proposed to be dedicated by the partitioner and the proposed uses thereof such as reserve strips** This will be part of final plat to be created and approved by city prior to recordation.
- All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed** Please see final plat documents.
- 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** This will be on the final plat document.
- Dimensions of all proposed lots or/and parcels** Please see updated site plan with phases.
- If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil** Please see final construction documents for phase 1 grading plan.

PUD Preliminary Development Plan, including the following

We are assuming our project is not a PUD please advise if these requirements are applicable.

- 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. See tentative and final drawings.

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.

Streets will be public, Wetland area in south west corner of project can be dedicated to the city if desired.

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

Primary opens space is the wetland area in phase 6.

Off-Street Parking and Loading Plan

Oakstreet is designed to city standards.

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

Clint Beecroft from EGR & Associates located in Eugene 541-688-8322 clintbeecroft@egrassoc.com is our Civil

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.

Please see preliminary house plan.

Elevation and perspective drawings of proposed structures.

Please see preliminary house plan

A development schedule indicating:

a. The approximate date when construction of the project can be expected to begin. December 1st, 2020

b. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin. Grading, Sewer, Water, Curb and Gutter, Road Base , Pave Sidewalk and Storm Facilities build from Dec2020 to March 2021

c. The anticipated rate of development. Horizontal construction 4 to 5 months for phase 1. Vertical House 3 per month.

d. The approximate dates when each stage in the development will be completed. December 2020 to March 2021

e. The area, location and degree of development of common open space that will be provided at each stage. We are not a PUD but open space in South West Corner can be provided with phase 6. Or earlier via some other arrangement.

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 project will have an HOA with certain architectural guidelines necessary to preserve the quality and look of the project.

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. See traffic study submitted with tentative plat documents.

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. Developer intends to landscape every lot upon vertical home construction being completed. We are open to any landscaping input from the city.

Additional Submittals, if not provided in plan or plat:

Site Investigation Report (per FCC 10-7-3) A site investigation report has been provided with the tentative approval. Please advise if any updates are required.

Fire flows- For fire flow information, contact the Fire Marshal, Sean Barrett at (541) 997-3212. Water modeling was done as part of tentative approval. Direct fire flow test of Hydrants can be done after construction.

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

The project will have temporary signs on the entrances coming off of Hwy 101 and permanent signs on the Oak Street Entrances. Final Drawings will be submitted for approval prior to installation.

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

Title report has been ordered for the project.

- 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.
This is not applicable.

- 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*. *A traffic study was submitted as part of the tentative map. This is being updated to account for the new density by Mike Weishar, PE from Access engineering in Eugene. Upon this being updated a formal application for our two entrances will be obtained from ODOT.*

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. *A storm water management plan was submitted as part of tentative approval. Final storm water drawings are part of the final construction set submitted herein.*

- Traffic Impact Study. Please refer to FCC 10-1-1-4-D to see if a Traffic Impact Study is required.
The traffic study submitted with the tentative process is being updated to account for the new density

- Utility Plan: *The Utility plans was provided as part of the tentative process and is provided in more detail as part of the final construction plan Set.*

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 Safely 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: _____ - inch line available from _____ (Street)
Sanitary Sewer: _____ - inch line available from _____ (Street)
Storm Sewer: _____ - inch line available from _____ (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:

Please see final construction drawings with street lighting plan and city standard street lights.

Show location of each light fixture, diagram illustrating foot-candle distribution, and elevation drawing of each light fixture in conformance to FCC 10-37. *Full electrical / lighting plan will be submitted as part of the house architectural package submitted prior to permit*

- 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.

The tentative plan has been changed to preserve the wetland area in the south west corner of the 40 acre property. This is part of phase 6 and will also serve as an access point for the city to the Three Mile Prairie Park located to the west of our project.

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. *The project is ready to submit the SWPPP documents required for a NPDES from the feds and what is required from the state DEQ prior to construction beginning. To do this we will require from the city a Land Use Compatibility Statement. Norm Wells will be our designated inspector for the project.*