

REFERENCES:

- R1 CSF 45641, PLAT OF "THREE MILE PRAIRIE PHASE 1" FILED FEBRUARY 17, 2022 IN LCOPR AND ASSIGNED RECEPTION NUMBER 2022-007788 IN LCODR.
- R2 LANE COUNTY CORNER REPORT RE-ESTAB NUMBER 15883.
- R3 LANE COUNTY CORNER REPORT RE-ESTAB NUMBER 14912.
- R4 CSF 39627, LPPN 2006-P1950 BY EUGENE M. WOBBE FILED JANUARY 12, 2006 IN LCOPPR AND ASSIGNED RECEPTION NUMBER 2006-002643 IN LCODR.

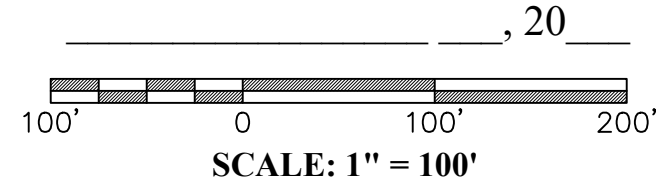
THREE MILE PRAIRIE PHASE 2
 BEING A REPLAT OF TRACT "B" OF THREE MILE PRAIRIE PHASE 1
 NE 1/4, NE 1/4 SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST
 OF THE WILLAMETTE MERIDIAN, FLORENCE, LANE COUNTY, OREGON

RECORDED

DATE: _____ COUNTY CLERK
 BY: _____

LANE COUNTY SURVEYORS OFFICE

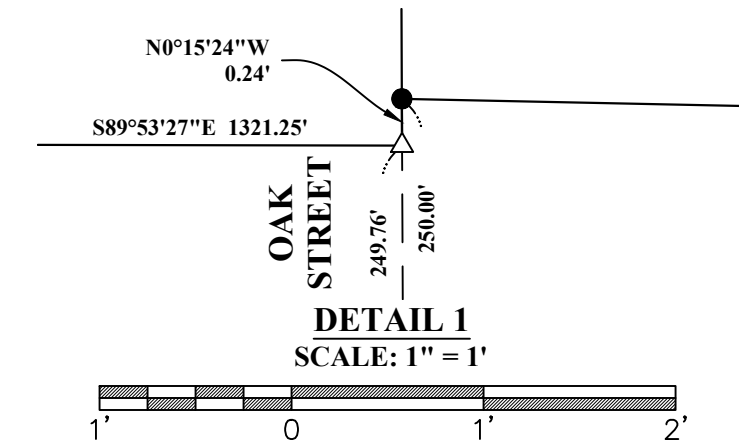
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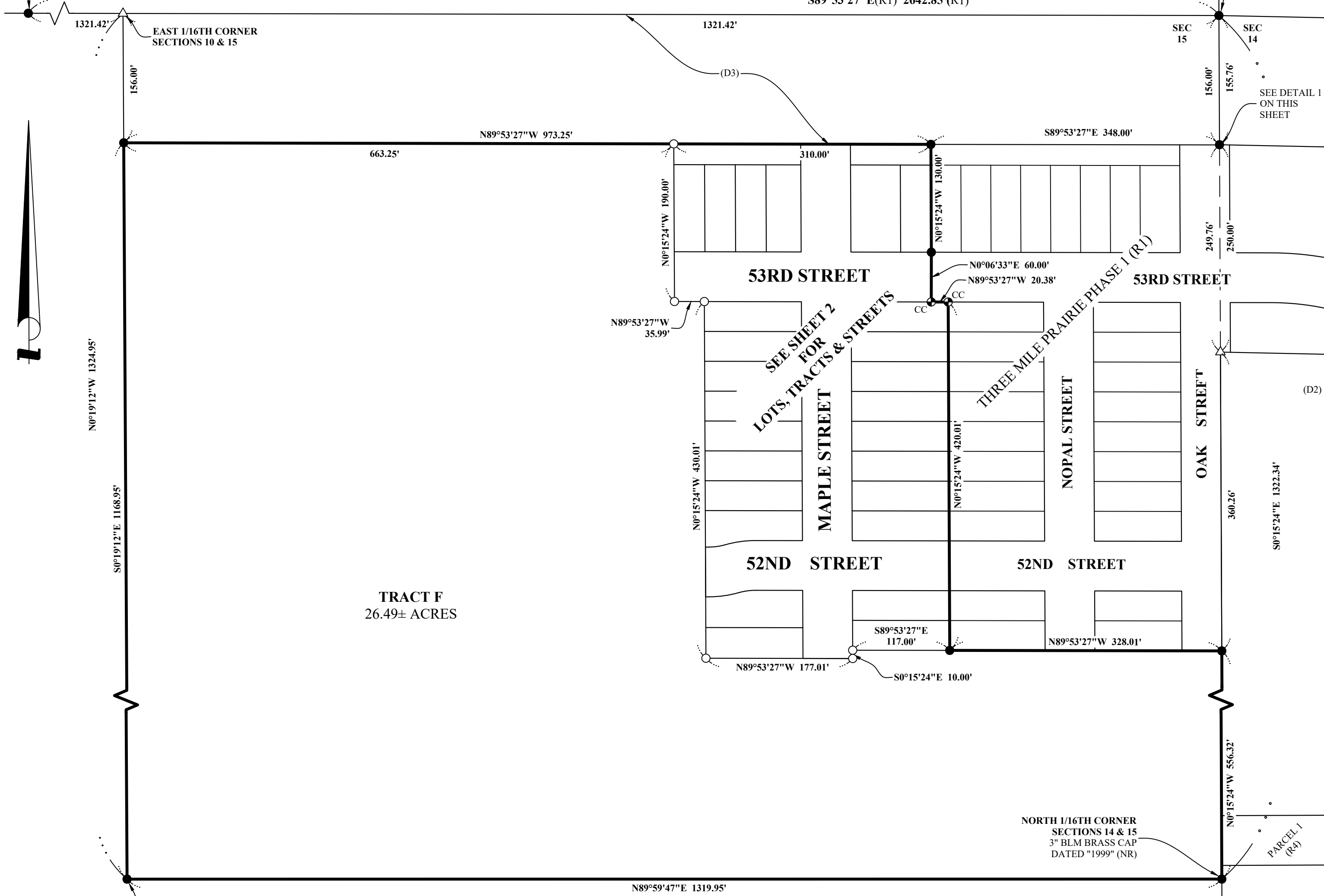
BASIS OF BEARINGS:
 OREGON COORDINATE REFERENCE SYSTEM
 (OCRS) OREGON COAST ZONE, DATUM
 REALIZATION: NAD 83 (2011) EPOCH 2010.00 IFT.

SECTION CORNER
 SECTIONS 10, 11, 14, & 15
 2-3/8" LCSD BRASS CAP DATED "2014" (R2)
OCRS COORDINATES:
 N = 942652.96
 E = 427849.62

BASIS OF BEARING
 S89°53'27"E(R1) 2642.85'(R1)



NORTH 1/4 CORNER SECTION 15
 3" BLM BRASS DISK DATED "2000" (R3)
OCRS COORDINATES:
 N = 942658.00
 E = 425206.78



LEGEND:

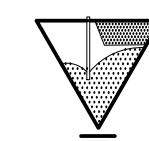
- FOUND 5/8" X 30" REBAR W/OPC "EGR & ASSOC" AS SET IN R1 EXCEPT AS OTHERWISE NOTED.
- CC FOUND 1-1/8" COPPER CAP MARKED "EGR & ASSOC" AS SET IN R1.
- 5/8" X 30" REBAR W/OPC "EGR & ASSOC" TO BE POST MONUMENTED.
- 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC" TO BE POST MONUMENTED.
- △ CALCULATED POINT. NOTHING FOUND OR SET.
- OPC ORANGE PLASTIC CAP.
- IR IRON REBAR.
- XXX MEASURED DATA.
- XXX(X) MEASURED DATA EQUALS NOTED RECORD.
- (XXX)XX RECORD DATA PER NOTED RECORD.
- CSF COUNTY SURVEY FILE.
- LCODR LANE COUNTY OREGON DEED RECORDS.
- LCOPPR LANE COUNTY OREGON PARTITION PLAT RECORDS.
- LPPN LAND PARTITION PLAT NUMBER.
- BLM UNITED STATES BUREAU OF LAND MANAGEMENT.
- LCSD LANE COUNTY SURVEYOR'S OFFICE.
- DX DEED REFERENCE. SEE LISTING ON THIS SHEET.
- RX MAP REFERENCE. SEE LISTING ON THIS SHEET.
- BG BELOW GRADE.
- STA ENGINEER'S CENTERLINE STATION.
- (NR) NO RECORD UNCOVERED.
- (NTS) NOT TO SCALE.
- ~ NOT TO SCALE.

DEEDS:

- BARGAIN AND SALE DEED TO THREE MILE PRAIRIE LLC
 D1 RECORDED MAY 11, 2021 AT RECEPTION NUMBER 2021-032230
 LCODR.
- WARRANTY DEED TO MICHAEL C. SHERMAN, TRUSTEE OF THE
 MICHAEL C. SHERMAN TRUST DATED OCTOBER 4, 2018,
 D2 RECORDED DECEMBER 19, 2018 AT RECEPTION NUMBER
 2018-058191 LCODR.
- BARGAIN AND SALE DEED TO RAY E. WELLS, TRUSTEE OF THE
 RAY E. WELLS TRUST, AND BOBBIE K. WELLS, TRUSTEE OF THE
 D3 BOBBIE K. WELLS REVOCABLE LIVING TRUST, RECORDED
 SEPTEMBER 1, 2009 AT RECEPTION NUMBER 2009-050492
 LCODR.

SHEET INDEX:

- SHEET 1 PLAT BOUNDARY AND TRACT F.
- SHEET 2 LOTS 30 - 55, TRACTS D & E, EASEMENTS, AND RESERVE STRIPS.
- SHEET 3 DECLARATIONS, CERTIFICATES, AND APPROVALS.



EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
 Eugene, Oregon 97402

(541) 688-8322
 Fax (541) 688-8087

SHEET 1 OF 3

Main File S:\Projects\6885 Lavania Consulting\18-0134 Sand Pine Ranch\ACAD\Phase 2 Plat\OCRS Phase 2 Plat.dwg LAYOUT=Plat

MAP 18-12-15-11 TL 03100
 CITY OF FLORENCE RESOLUTION
 INK: HP DESIGNJET 711 MEDIA: PIXELLE RIJB24-36

PLOTTED APRIL 27, 2023-1415 HRS

THREE MILE PRAIRIE PHASE 2
 BEING A REPLAT OF TRACT "B" OF THREE MILE PRAIRIE PHASE 1
 NE 1/4, NE 1/4 SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST
 OF THE WILLAMETTE MERIDIAN, FLORENCE, LANE COUNTY, OREGON
 _____, 20__

RECORDED	LANE COUNTY SURVEYORS OFFICE
DATE: _____	C.S. FILE NO. _____
COUNTY CLERK	FILING DATE: _____
BY: _____	

SURVEYOR'S CERTIFICATE:

I, REX A. BETZ, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY (1) THAT THE INITIAL POINT OF THIS SURVEY IS MARKED BY A 3" BUREAU OF LAND MANAGEMENT BRASS CAP DATED "2000" THAT LIES AT THE SOUTHWEST CORNER OF THE LANDS PLATTED HEREON, AND (2) THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY:

SITUATED IN THE CITY OF FLORENCE, LANE COUNTY OREGON IN THE NORTHEAST 1/4 OF SECTION 15 IN TOWNSHIP 18 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN AND DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT "B" OF THE PLAT OF "THREE MILE PRAIRIE PHASE 1" AS PLATTED AND RECORDED FEBRUARY 17, 2022, IN LANE COUNTY OREGON PLAT RECORDS AND ASSIGNED RECEPTION NUMBER 2022-007788 IN LANE COUNTY OREGON DEED RECORDS AND CONTAINING 30.72 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE TAX LOT 03100 OF TAX MAP 18-12-15-11 INTO 26 LOTS AND 3 TRACTS AS APPROVED BY THE CITY OF FLORENCE ON _____, 20__, UNDER CITY OF FLORENCE RESOLUTION PC ____ SUB ____ AND AMENDMENTS THERETO. THE BOUNDARIES OF THE LAND SURVEYED, AND LINES SHOWN HEREON, WERE RETRACED AS FOLLOWS:

THE BOUNDARY OF TRACT "B" OF "THREE MILE PRAIRIE PHASE 1" WAS HELD AS MONUMENTED AND SHOWN ON SAID PLAT.

ALL NEW RIGHTS-OF-WAY, LOTS, AND TRACTS SHOWN HEREON ARE CONSISTENT WITH THE APPROVED PRELIMINARY SUBDIVISION PLAN.

OWNER'S DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THREE MILE PRAIRIE LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AND DOES HEREBY (1) CONVEY UNTO THE PUBLIC: (A) THE STREET RIGHTS-OF-WAY, AND (B) THE 5.00' AND 6.00' PUBLIC UTILITIES & PUBLIC SIDEWALK EASEMENTS; (2) ACKNOWLEDGE RESERVE STRIPS "F" - "I" AS CONVEYED TO THE CITY OF FLORENCE UNDER SEPARATE INSTRUMENT AND SHOWN HEREON.; AND (3) ACKNOWLEDGE COVENANTS, CONDITIONS, AND RESTRICTIONS AS DECLARED UNDER SEPARATE INSTRUMENTS AND NOTED HEREON.

THREE MILE PRAIRIE LLC

OWNER'S AFFIDAVIT OF CONSENT:

PER ORS 92.075(4) AN OWNER'S AFFIDAVIT OF CONSENT GRANTING PERMISSION FOR THE SUBDIVIDING AND PLATTING OF THE PROPERTY AS DESCRIBED HEREON WAS RECORDED CONCURRENT WITH THIS PLAT ON _____, 20__, AT RECEPTION NUMBER 20__ - _____ IN LANE COUNTY OREGON DEED RECORDS.

LENDER'S AFFIDAVIT OF CONSENT:

AN AFFIDAVIT OF CONSENT BY THE BANK OF UTAH AS BENEFICIARY OF A LINE OF CREDIT INSTRUMENT WAS RECORDED ON THE _____ DAY OF _____, 20__, IN LANE COUNTY OREGON DEED RECORDS.

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE PROPERTY PLATTED HEREON IS SUBJECT TO THE FOLLOWING:

- (1) DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THREE MILE PRAIRIE PHASE 1 THAT WAS RECORDED FEBRUARY 17, 2022, AT RECEPTION NUMBER 2022-007792 IN LANE COUNTY OREGON DEED RECORDS.
- (2) THE BYLAWS OF THREE MILE PRAIRIE HOMEOWNERS ASSOCIATION THAT WERE RECORDED FEBRUARY 17, 2022, AT RECEPTION NUMBER 2022-007793 IN LANE COUNTY OREGON DEED RECORDS.
- (3) DECLARATION OF COVENANT RELEASE THAT WAS RECORDED FEBRUARY 17, 2022, AT RECEPTION NUMBER 2022-007794 IN LANE COUNTY OREGON DEED RECORDS.
- (4) DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THREE MILE PRAIRIE PHASE 2 THAT WAS RECORDED _____, 20__, AT RECEPTION NUMBER 20__ - _____ IN LANE COUNTY OREGON DEED RECORDS.

CITY OF FLORENCE APPROVALS & ACCEPTANCES:

PLANNING COMMISSION CHAIRMAN _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

LANE COUNTY APPROVALS & ACCEPTANCES:

COUNTY SURVEYOR _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

COUNTY BOARD OF COMMISSIONERS _____ DATE _____

POST-MONUMENTATION CERTIFICATE:

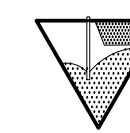
I, REX A. BETZ, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THOSE MONUMENTS SHOWN HEREON TO BE POST-MONUMENTED WILL BE MONUMENTED WITHIN SIXTY (60) CALENDAR DAYS FOLLOWING THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS, BUT NO LATER THAN ONE (1) YEAR FROM THE FILING DATE OF THIS PLAT, WHICHEVER OCCURS FIRST.

 REX A. BETZ, PLS 2606

POST-MONUMENTATION COMPLETION NOTICE:

POST-MONUMENTATION OF THOSE MONUMENTS SHOWN HEREON TO BE POST-MONUMENTED WAS COMPLETED ON THE _____ DAY OF _____, 20__ AS INDICATED ON AN AFFIDAVIT FILED _____, 20__ AT RECEPTION NUMBER 20__ - _____ IN LANE COUNTY OREGON DEED RECORDS.

THE POST-MONUMENTATION AFFIDAVIT CITED ABOVE WILL PROVIDE IN DETAIL THE LOCATION AND CHARACTER OF ALL REFERENCE MONUMENTS AND ALTERNATE MONUMENTS IF SUCH ARE NEEDED.



EGR & Associates, Inc.

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 Eugene, Oregon 97402

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SHEET 3 OF 3

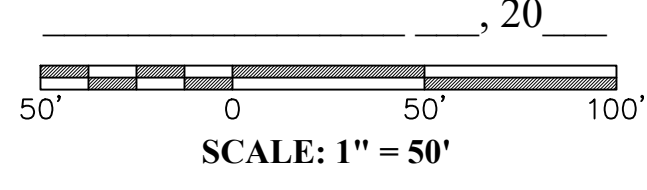
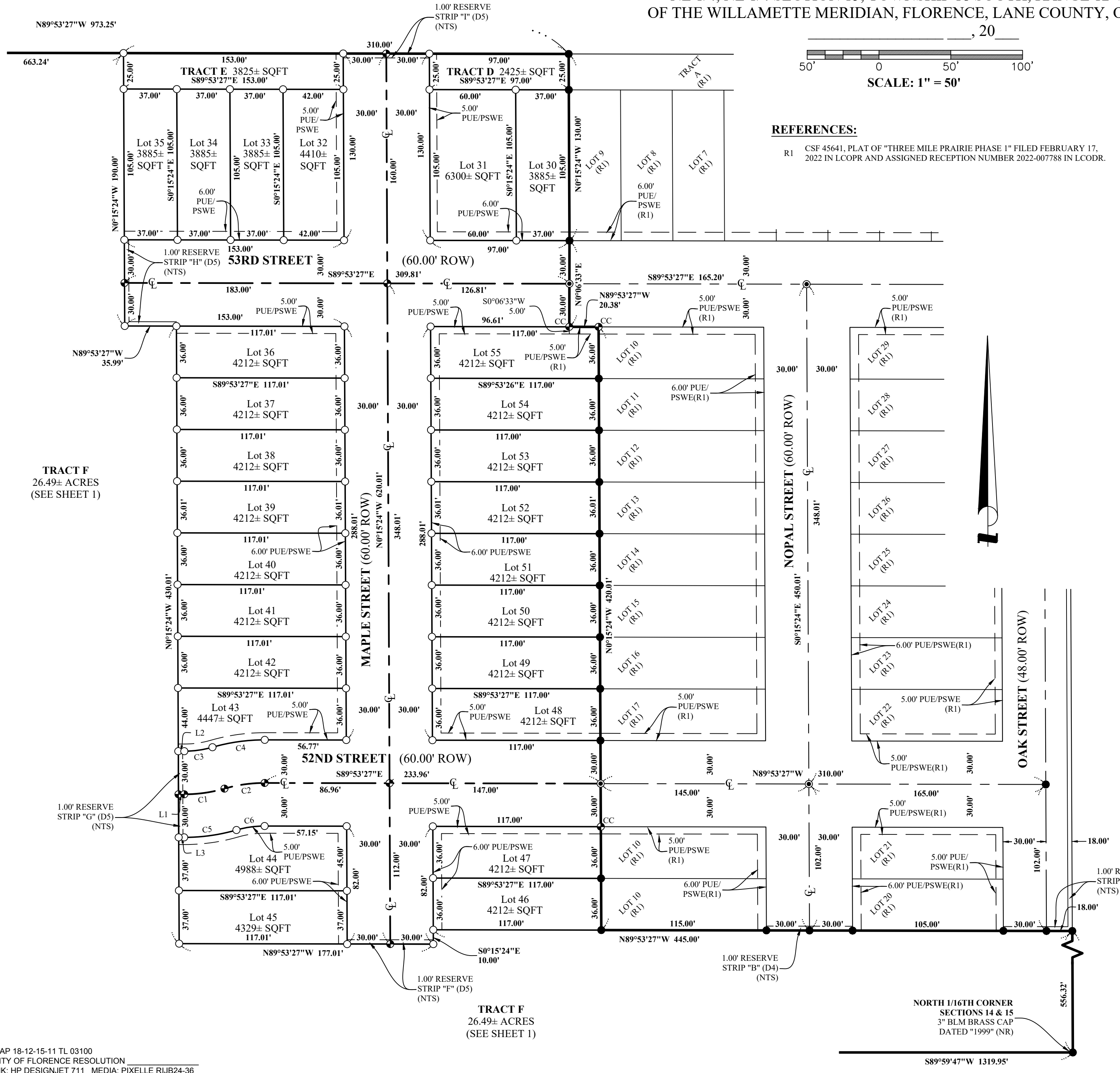
Main File S:\Projects\6885 Lavania Consulting\18-0134 Sand Pine Ranch\ACAD\Phase 2 Plat\OCRS Phase 2 Plat.dwg LAYOUT=Plat

MAP 18-12-15-11 TL 03100
 CITY OF FLORENCE RESOLUTION _____
 INK: HP DESIGNJET 711 MEDIA: PIXELLE RIJB24-36

THREE MILE PRAIRIE PHASE 2

BEING A REPLAT OF TRACT "B" OF THREE MILE PRAIRIE PHASE 1
NE 1/4, NE 1/4 SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST
OF THE WILLAMETTE MERIDIAN, FLORENCE, LANE COUNTY, OREGON

RECORDED
 DATE: _____ COUNTY CLERK
 BY: _____
 LANE COUNTY SURVEYORS OFFICE
 C.S. FILE NO. _____
 FILING DATE: _____



REFERENCES:
 R1 CSF 45641, PLAT OF "THREE MILE PRAIRIE PHASE 1" FILED FEBRUARY 17, 2022 IN LCOPR AND ASSIGNED RECEPTION NUMBER 2022-007788 IN LCODR.

- LEGEND:**
- FOUND 5/8" X 30" REBAR W/OPC "EGR & ASSOC" AS SET IN R1.
 - ⊙ FOUND 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC" AS SET IN R1.
 - _{CC} FOUND 1-1/8" COPPER CAP MARKED "EGR & ASSOC" AS SET IN R1.
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 - OPC ORANGE PLASTIC CAP
 - IR REBAR.
 - XXX MEASURED DATA.
 - PUE/PSWE PUBLIC UTILITIES EASEMENT & PUBLIC SIDEWALK EASEMENT.
 - ROW RIGHT-OF-WAY.
 - CSF COUNTY SURVEY FILE.
 - LCODR LANE COUNTY OREGON DEED RECORDS.
 - LCOPR LANE COUNTY OREGON PLAT RECORDS.
 - RX MAP REFERENCE. SEE LISTING ON THIS SHEET.
 - (NTS) NOT TO SCALE.
 - ~ NOT TO SCALE.

- DEEDS:**
- D7 1.00' X 60.00' RESERVE STRIPS "A" & "B" AS CONVEYED TO THE CITY OF FLORENCE FEBRUARY 17, 2022 AT RECEPTION NUMBER 2022-007789 IN LCODR.
- D8 1.00' X 60.00' RESERVE STRIPS "F" - "I" AS CONVEYED TO THE CITY OF FLORENCE _____, 20____, AT RECEPTION NUMBER 20____ IN LCODR.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	100.00'	16°15'37"	28.38'	S81°58'45"W 28.28'
C2	100.00'	16°15'37"	28.38'	S81°58'45"W 28.28'
C3	70.00'	16°15'37"	19.87'	S81°58'45"W 19.80'
C4	130.00'	16°15'37"	36.89'	S81°58'45"W 36.77'
C5	130.00'	16°15'37"	36.89'	N81°58'45"E 36.77'
C6	70.00'	16°15'37"	19.87'	N81°58'45"E 19.80'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	N89°53'27"W	3.81'
L1	S89°53'27"E	4.00'
L2	N89°53'27"W	4.19'



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Main File S:\Projects\6885 Lavanta Ranch\ACAD\Phase 2 Plat.dwg LAYOUT=Plat

MAP 18-12-15-11 TL 03100
 CITY OF FLORENCE RESOLUTION
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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"

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 **Spruce Village - South Not Included**
- 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 **Reserve Strip not shown, too be shown on final subdivision plat**
- 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 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 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:

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.