

Stonefield Investments, LLC
1535 9th St
Florence, OR 97439

To:
Planning Department
City of Florence
250 Hwy 101
Florence, OR 97439

To whom it may concern:

Please find our attached application and corresponding narrative of exhibits for our final application for the subdivision of Stonefield Ct. The following comments review Resolution PC 21 29 SUB 02 and the corresponding findings of Fact and Conditions of Approval.

COA 1:

No changes of use were required. Numerous changes were required from the approved tentative plan. All material changes, such as moving the sidewalk to the southern side of the road and the addition of a 15th lot, were reviewed with Public Works and/or the Planning Department, prior to completion.

COA 2:

This requirement has been met. Stonefield Investments, LLC agrees to comply with the regulations and requirements of Florence City code.

COA 3:

No cultural or historic resources were found during construction.

COA 4:

Exhibit L is the draft version of the HOA and corresponding CCR's. Section 7.3 reviews the landscaping requirements of both the HOA for common areas as well as requirements of homeowners.

COA 5:

Stonefield is prepared to sign a non-remonstrance improvement guarantee to support the City's TSP projects, including PRJ-17E and MU-1C. However, our email to the planning department on 8/3/2023 in regard to this subject has gone unanswered as 9/27/2023. This condition requires that Stonefield signs this agreement prior to the final plat application. We request that the City provides this agreement as soon as possible for execution and this can be worked concurrently with the application approval.

COA 5a:

This condition has been met. At least one side of the street has a sidewalk on the primary access road, Stonefield Ct. The majority of sidewalks have been constructed to City specifications, however some site constraints have limited ADA compliance. This has been approved by Public Works prior to the installation of the sidewalks. Additionally, Johnson Broderick Engineering, the engineer of record for this project, has provided Exhibit J, a design exemption letter.

COA 5b:

This condition has been met. Streets were constructed to FCC 10-36-2-5-A. One sidewalk was installed, pursuant to COA 5a, and pavement widths and ROW's have been surveyed by Wobbe & Associates. Exhibit B and C provide detail from the geotechnical engineering firm and asphalt compact results.

COA 5c:

This condition has been provided in the Exhibit A, pages C2.2 and C6.2, which details the design of sidewalks and ADA approaches. Additionally, the design exemption letter referenced in COA 5b above, Exhibit J, has been provided.

COA 6:

The stub street is approximately 125 feet and does not require a turnaround. A Type III traffic barricade will be installed prior to final approval of the application.

COA 7:

This condition has been met. See COA 5a, 5b, and 5c.

COA 8:

An additional fire hydrant was added during construction, one near the northeast corner of Rhododendron and Stonefield Ct as well as the SE corner of Stonefield Ct and the unnamed stub street.

COA 9:

Exhibit M is approval of the 1200C permit, issued 4/1/2022.

COA 10:

This condition is met, all utilities have been installed underground.

COA 11:

Stonefield Investments and the corresponding contractors on the project will warranty the work for a period of 1 year. An amount equal to 12% of the public improvements has been set aside for this purpose.

COA 12 and 12a:

Wobbe and Associates has prepared an updated final plat as referenced in Exhibit K.

COA 13:

Page C1.0 in Exhibit A lists all elevation points used in the tentative submittal and were taken prior to excavation and grading. Due to site constraints, not all locations were able to be surveyed for elevation prior to excavation. Page C3.0 in Exhibit A contains the proposed grading surface. Stonefield Ct was built to this grade, with the western most part of the road at roughly a 12% grade and the eastern most part of the road at roughly an 8% grade. Points of elevation have been updated on C3.0 based the grade and contours.

COA 14:

Public utility easements (PUE's) have been updated from the tentative application. These include additional updates to sidewalks, bio-swales and other stormwater management items. These are also included on Exhibit K.

COA 15:

Page C3.0 in Exhibit A shows the cut and fill elevations, along with grading. Details of the retaining wall and grading were reviewed and approved with Public Works prior to commencement of work.

COA 16:

Bioswale details are found in Exhibit A, page C2.1. The full stormwater management report can be found in Exhibit N.

COA 17:

This condition has been met, see Exhibit K.

COA 18:

This condition has been met. See Exhibit A, page C2.1 and Exhibit K. A 1 foot reserve strip has been added to dedicate the strip to the public.

COA 19:

Bioswale details were reviewed with the City by the general contractor and engineer for placement of the final facilities and designs thereof. Exhibit N contains the Stormwater Management Plan, an Operations & Maintenance Plan, and an Operations and Maintenance Agreement.

COA 20:

This condition has been met. Stonefield Investments, at its expense, has constructed or is in the process of constructing the gravity and pressure sewer systems needed for the subdivision.

COA 21:

Heceta Water District has been involved in the project from its infancy. Heceta Water approved plans for construction, after changes to the location of the water main into the road prism and out of adjacent soft-surface right-of-way. See Exhibit H for the analytics report of the drinking water system.

COA 22:

Stormwater planters will be installed by the developer when each house is being constructed in accordance with the appropriate City codes referenced in this COA. Both the HOA and the homeowner, through the CCR's, will be responsible for bioswales and landscaping.

COA 23:

Public Works officials approved plans either verbally or in electronic communication with the engineers of record and the general contractor prior to installation of the facilities that will be dedicated to public use. This condition has been met.

COA 24:

The condition has been met. Final survey has been completed, as referenced in Exhibit K.

COA 25:

Public Works officials approved plans either verbally or in electronic communication with the engineers of record and the general contractor prior to installation of the facilities that will be dedicated to public use. This condition has been met.

We hope this narrative has provided an easy to understand walkthrough of the associated conditions of approval and how Stonefield Investments has strived to meet all requirements of City. We are anxious to gain final approval from the City of Florence and to contribute to increasing the supply of housing in Florence.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robbie Wright', with a stylized flourish at the end.

Robbie Wright

Managing Member