

Exhibit U

APPROVED
City of Florence
Community Development
Department
"A"
Exhibit
PC 17 26 PUD 01
File Number

FINDINGS OF FACT
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT
Planning Commission
Exhibit "A"

Public Hearing Date: May 22, 2018
Application: PC 17 26 PUD 01
Planner: Glen Southerland

I. PROPOSAL DESCRIPTION

Proposal: A request for final subdivision and Planned Unit Development (PUD) approval to develop Fairway Estates, a 40 lot single-family residence PUD.

Applicant: Michael Pearson, representing owner, Pacific Golf Communities, LLC; Sandpines West Master Association, Inc.; and Roberts Land Co.

Property Owners: Pacific Golf Communities, LLC
Roberts Land Co.
Sandpines West Master Association, Inc.

Location: 4200 Block of Rhododendron Drive, a 10-acre parcel approximately 1,200 feet north of the intersection of 35th Street and Rhododendron Drive

Site: Map # 18-12-15-00, Taxlots 01200 and 01300;
Map # 18-12-15-33, Taxlot 04700; and
Map # 18-12-15-34, Taxlot 04300

Comp. Plan Map Designation: Private Open Space/Medium Density Residential

Zone Map Classification: Single Family Residential District

Surrounding Land Use / Zoning:

Site: Vacant / Single Family Residential
North: Mariner's Village / Single Family Residential
South: Sandpines West / Mobile Home/Manufactured Home
East: Sandpines Golf Course / Single Family Residential
West: Coast Guard Estates, Sea Watch Estates, Coast Guard Station Siuslaw / Single Family Residential

Streets / Classification:

Site – None (Proposed Private); West – Rhododendron Drive – Minor Arterial; North – None; East – None; South – Royal St. Georges Drive – Local (Private)

II. NARRATIVE:

In 2005, the Florence Planning Commission approved the tentative subdivision plan for Sandpines Phases II and III. In 2007, the property owners of Phase II and III applied for a modification to their tentative plan to construct a sidewalk and bike path only on one side of Rhododendron Drive. This modification was approved by the Planning Commission on August 8, 2007.

On June 24, 2008, the then property owners submitted an application for three additional modifications. The modifications applied for were the change of phasing from Phases II and III to Phases IIa, IIb, and III; a revision to their stormwater management plan; and a request to move lot lines to address access issues. The phasing plan was approved by the Planning Commission, but following this approval, deadlines for the project were not met and the approval expired. The property was sold and has changed hands several times since its original approval in 2005.

The applicant submitted an application for a tentative Subdivision Plan and Preliminary Planned Unit Development on July 22, 2015. With the application, as required, the applicant submitted a narrative, Traffic Impact Analysis, site plan and geometry information, survey, and stormwater information.

As part of their previous approval, the applicant was required to submit several plans, including plans for the entrance, open space, landscaping and tree, lighting, pedestrian and bicycle amenities and walkways. The applicant was also required to submit for National Pollutant Discharge Elimination System (NPDES) Permitting from DEQ.

The applicant submitted their application for final subdivision plat and final PUD on December 13, 2017. The application was deemed complete as of April 13, 2018 for processing purposes. This staff report will address both criteria and the fulfillment of conditions of approval for the tentative subdivision plan and preliminary Planned Unit Development.

III. NOTICES & REFERRALS:

Notice: On May 3, 2018 notice was mailed to surrounding property owners within 300 feet of the property. On May 3, 2018 a sign was posted on the property. Notice was published in the Siuslaw News on May 16, 2018.

At the time of this report, the City had received no written comments.

Referrals: On May 3, 2018 referrals were sent to the Florence Building Department; Florence Police Department; Lane County Environmental Health; Central Lincoln PUD; Western Lane Ambulance District; Charter; CenturyLink; Coastcom; Florence Public Works; United States Postal Service; Department of Land Conservation and Development; and Siuslaw Valley Fire and Rescue.

At the time of this report, the City received comments from:

Mike Miller, Public Works Director. Director Miller had several outstanding issues which needed to be resolved prior to or after street paving or lot sales. Staff has outlined these items as part of **Condition 4.1. Exhibit F**

IV. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 9:

Chapter 5: Stormwater Management Requirements, Sections 1 through 5

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-6-3

Chapter 3: Off-Street Parking and Loading, Sections 2 through 4, and 8

Chapter 7: Special Development Standards, Sections 2, 3, 5, and 6

Chapter 11: Single Family Residential, Sections 2, and 4 through 5

Chapter 23: Planned Unit Development, Sections 1 through 8, 10, 11, and 13

Chapter 35: Access and Circulation, Sections 2-2, 2-3, 2-5 through 2-14, and 3-1 through 3-3

Chapter 36: Public Facilities, Sections 1, 2-1 through 2-6, 2-8 through 2-23, and 3 through 8

Chapter 37: Lighting, Sections 2 through 6

Florence City Code, Title 11:

Chapter 1: Subdivision Administration, General Provisions, Section 2

Chapter 3: Major Partition, Tentative Plan Procedure, Sections 2 through 8

Chapter 5: Platting and Mapping Standards, Sections 1 through 5

Chapter 7: Modifications, Subdivision Regulations, Section 1

Realization 2020 Florence Comprehensive Plan:

Chapter 2: Land Use, Policy 7

Residential, Policies 1, 4, and 11, Recommendation 1

Other Plan Designation Categories and Background: Private Open Space

Chapter 7: Development Hazards and Constraints, Policies 1 and 2

Chapter 11: Stormwater Management, Policies 1 through 22, and 27

Chapter 12: Transportation, Policies 6, 8, 9 13, 14, and 23

Resolution PC 15 17 PUD 01

V. PROPOSED FINDINGS

Code criteria are listed in **bold**, with staff response beneath. Only applicable criteria have been listed.

PREVIOUS CONDITIONS OF APPROVAL – PC 15 17 PUD 01

1. Approval for shall be shown on:

”A” Findings of Fact

“A1” Supplemental Findings of Fact

“B” Land Use Application

“C” Preliminary Plat & “Proposed Geometry”

“D” Stormwater Plan

“E” TIA Review by Civil West

- “F” Traffic Impact Analysis**
- “G” SVFR Comments**
- “H” PW Comments**
- “I” Phase I Site Investigation Report**
- “J” Access Easement**
- “K” Modified and Resubmitted Plans & Tentative Plan**

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

- 2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed “Agreement of Acceptance” of all conditions of approval prior to issuance of a building permit.**

No action is needed regarding these conditions.

- 3. The applicant shall investigate the possibility of wetlands in these locations and shall inform the Department of State Lands of any proposed fill or other activities involving those wetlands. The applicant shall discuss stormwater plans with the Public Works Director and submit final plans for approval prior to site disturbance and approval of final PUD and final subdivision.**

Addressed later within this report as part of staff review of FCC 10-7-3 and FCC 9-5.

4. Zoning

- 4.1 Each dwelling shall meet the requirements of the Single Family Residential District with regard to maximum allowed lot coverage, described by FCC 10-11-4-C and yard regulations, described by FCC 10-11-4-D.**
- 4.2. Subsections A through I of FCC 10-11-5 shall be met by developments within the Fairway Estates Planned Unit Development and shall be reviewed at the time of submission of building permits application.**
- 4.3. Manufactured homes which may be built within the PUD shall comply with Florence City Code minimum standards regarding manufactured homes.**

5. Parking

- 5.1. Each residence shall be required to provide parking counting toward the minimum required number of parking spaces for single-family residences in garages or carports.
- 5.2. The applicant has proposed single-family dwellings for each proposed lot, consistent with zoning for the Single Family Residential District. Each dwelling unit shall be required to provide at least two spaces of covered parking.
- 5.3. The applicant shall ensure that each single-family dwelling provides covered parking spaces suitable in area and dimension for two vehicles. No encroachments (such as water heaters, steps, door swings, etc.) into the required parking spaces shall be allowed.

These items will be addressed during building permit review. No action is needed at this time.

6. Planned Unit Development

- 6.1. Staff finds that the one under-sized (by FCC standards) proposed lot, Lot 31, shall be able to utilize the maximum 50% enclosed building coverage allowance made for PUDs as part of FCC 10-23-5-B. Lot 31 shall have a maximum impervious surface coverage of 65%.

No action is needed regarding this Condition at this time, Lot 31 has been redrawn to be of standard lot size.

- 6.2. Any additional utilities not already installed within the area of the proposed Planned Unit Development shall be placed underground by the developer prior to final PUD and final subdivision.

All needed utilities have been installed. According to comments provided by Public Works Director Mike Miller, several items regarding many of the pre-installed sewer and storm water lines must be taken care of prior to and immediately after street installation. Those items are addressed as part of Condition 4.1.

- 6.3. The applicant shall provide a statement ensuring that the proposed areas of Open Space do not contain any of the listed conditions of FCC 10-23-5-G-4 as part of the required PUD recreation areas.

The applicant has provided a statement by email (Exhibit B) ensuring that the finished Open Space areas will not contain any of the listed conditions of FCC 10-23-5-G-4.

- 6.4. Slope easements may be necessary for the Rhododendron Drive Multi-Use Path and will be required to be included with the final plat. The applicant shall consult with the Public Works Director to determine if these easements are necessary.

Because the Rhododendron Drive Multi-Use Path project is not yet underway, whether or not slope easements are needed has not been determined. This condition of approval will still apply to this decision, incorporated as Condition 4.2. (Condition 4.2)

- 6.5. Reservation easements shall be provided at the end of each street leading to Phase II of Fairway Estates and Phase III of unknown PUD. The reservation easement shall measure the width of the street and meet City of Florence standards.**

The applicant has provided the requested reservation easements at the end of each street. This condition of approval has been satisfied.

- 6.6. It is not known if other individuals with the required credentials have been involved in the planning process for Fairway Estates. The applicant shall submit this information with application for Final PUD and Subdivision.**

This condition of approval of Resolution PC 15 17 PUD 01 has been satisfied.

- 6.7. The applicant shall provide a copy of the agreements, provisions, or covenants for the Fairway Estates Homeowners Association prior to approval of final PUD and final subdivision.**

The applicant has provided a copy of their CC&Rs. This condition of approval has been met.

- 6.8. A landscaping and tree plan shall be provided to the Planning Department prior to application for approval of final PUD and final subdivision.**

The applicant, as they proceed with the final stages of their PUD, will submit a landscaping plan for the entrance to the subdivision and as applicable, their open space areas. This condition will be retained as Condition 4.3. (Condition 4.3)

- 6.9. Any private or public improvements to include utilities, open space, or similar improvements not completed prior to application for final PUD and subdivision shall require a cash deposit, surety bond, or other similar guarantee reviewed and approved by the Public Works Director in order to insure the full and faithful performance by the parties involved not to exceed a period of two years after required improvements are completed.**

The applicant has provided an escrow account for the completion of essential infrastructure work within Fairway Estates. This condition of approval has been met.

7. Access and Circulation

- 7.1. The streets, though privately-owned, are required to meet the standards of the City of Florence. Additionally, access approval is required for the development. Access Plans to Rhododendron Drive shall be submitted with application for final PUD and final subdivision approval. Construction permits will be required for all work within the public right-of-way along Rhododendron Drive.**

The applicant has submitted access plans for the entrance area. These plans have been reviewed by the Public Works Department and Planning Department and approved.

- 7.2. A reciprocal access easement will be required and granted for the separately owned PUD to the east of Fairway Estates at which time that area (formerly Sandpines West Shore Phase III or Sandpines Master Plan Phase C3) is developed.**

This subdivision (Sandpines West Shore Phase III) has not yet developed or shown any intention in developing in the near future. This condition will be retained so that future development of this area can be completed. (Condition 4.4)

- 7.3. Prior to application for approval of final PUD and final subdivision, the applicant shall provide greater detail regarding planned access onto Rhododendron Drive. The applicant shall submit information regarding the width of private right-of-ways, street improvements, layout and detail of lanes, curbs, and of entrance gate area, information regarding intersection with Royal St. Georges Drive, typicals demonstrating that City-approved standards for ADA accessibility will be met, as well as a plan illustrating connections to the Rhododendron Drive Multi-Use Path.**

As mentioned previously, the applicant has submitted details regarding the entrance layout to the Planning and Public Works Departments. Many of the details for the multi-use path are not yet available. This condition will be retained with all language for items that have not yet been completed. (Condition 4.5)

- 7.4. Since no specific development has been proposed by the applicant, driveways constructed following approval of final PUD and final subdivision shall meet the requirements of FCC 10-37-2-7.**

No action will be required at this time regarding this item, as it will be regulated at the time of residential construction.

- 7.5. The applicant shall provide information regarding pedestrian and bicycle connections and amenities prior to application for approval of final PUD and final subdivision.**

The applicant has provided a site plan for open space and pedestrian amenities for their proposed subdivision. Connection to bicycle infrastructure will be accomplished with construction of the Rhododendron Drive Multi-Use Path, but not required at this time.

- 7.6. The applicant and subsequently the Fairway Estates Homeowners Association shall provide similar joint and cross access to the planned Phase II of Fairway Estates and Phase III held under separate ownership.**

This item will be required as part of Condition 4.4 above.

- 7.7. Driveways within Fairway Estates and the main entrance shall comply with the minimum standards of FCC 10-35-2-12.**

Driveways for individual residences will be reviewed as part of building permit review for each structure. Those applications will be held to the standards of code in place at the time of application. The Fairway Estates entrance meets the requirements of FCC 10-35-2-12.

- 7.8. The applicant shall design the gated entrance driveway onto Rhododendron Drive to meet the vision clearance requirements of Florence City Code 10-35-2-14. Future driveways within Fairway Estates shall also meet the vision clearance requirements.**

It appears that the planned entrance meets the vision clearance standards of Florence City Code 10-35-2-14. The applicant will need to maintain vegetation in order to prevent safety hazards on this curved section of Rhododendron Drive. Future residential driveways will be reviewed at the time of building permit application.

- 7.9. The applicant shall provide sidewalks for the PUD entrance and all common and Open Space areas prior to approval for final PUD and final subdivision.**

The applicant is close to providing sidewalks for the PUD entrance and common areas. With street paving delayed due to weather and other scheduling issues, sidewalks have also been delayed. The applicant has set aside money within an escrow account to ensure completion of both the streets and sidewalks for the PUD.

- 7.10. Fairway Estates interior sidewalks (those adjacent lots) shall be constructed as those lots receive building permits for single-family residences.**

No action is needed at this time on this condition of approval, it will be carried over through Condition 4.6. (Condition 4.6)

- 7.11. Should the issues listed in FCC 10-35-3-1-D prevent construction of sidewalks within or adjacent to the Fairway Estates PUD, the applicant or homeowner shall consult with the Public Works Director.**

As the applicant constructs sidewalks within the PUD, sidewalks may need special considerations based on site conditions. This condition will be carried over as Condition 4.7. (Condition 4.7)

- 7.12. The applicant shall submit plans illustrating a sidewalk connection between the interior sidewalks of Fairway Estates and those public or private facilities near the gated entrance. The applicant shall construct sidewalks along Lot 1 and Open Space 1 for connectivity and accessibility throughout Fairway Estates prior to applicant for approval of final PUD and final subdivision.**

As there are not currently any public sidewalk facilities near the entrance gate to Fairway Estates, this condition will be carried over as Condition 4.8. Future construction will require connection between the PUD's pedestrian facilities and public facilities off-site. (Condition 4.8)

- 7.13. **The applicant shall provide for walkways which are safe, reasonably direct, and convenient. Each residence built within Fairway Estates shall be required to have an entry walkway leading to the front door.**
- 7.14. **The applicant shall be responsible for the construction and maintenance internal sidewalks and entry walkways provided as shown to the greatest extent practicable.**
- 7.15. **Private pedestrian walkways within Fairway Estates leading to Open Space areas shall meet the requirements for pedestrian access and circulation contained within FCC 10-35.**

The applicant shall be responsible for common facilities within the PUD. Other sidewalks will be constructed prior to occupancy of the adjacent residences. These conditions will be included in the final subdivision and final PUD approvals as Conditions 4.9 through 4.11. (Condition 4.9, 4.10, 4.11)

- 8.1. **The applicant shall submit, prior to approval of final PUD and final subdivision, a plat map designating the front lot line of each residential lot 1 through 40.**
- 8.2. **The applicant shall provide information regarding proposed streets, width, and improvements to the Public Works Director.**
- 8.3. **For access and maintenance of public utilities which will be located under private streets within Fairway Estates, the applicant shall record access easements created and maintained in accordance with Oregon Fire Code and City of Florence Standards and Specifications.**

These conditions of approval have been completed.

- 8.4. **The proposed Public Utility Easements shall also grant public access to the residents of Fairway Estates.**

The applicant has made a notation on the plat that all Public Utility Easements also grant public access to the residents of Fairway Estates. This condition has been met.

- 8.5. **The applicant shall work with the City further to determine which option regarding the Rhododendron Drive Multi-Use Path would be equitable and effective for each involved party.**

This work has been accomplished and the applicant's share of the project costs determined.

- 8.6. **Materials submitted by the applicant do not state the throat length of the "Ironwood Circle" cul-de-sac nor the radius or lane width of the landscaped island or circular turnaround. The applicant shall submit this information prior to application for approval of final PUD and final subdivision.**

- 8.7. The applicant shall provide private streets with sidewalks and pathways which conform to City standards of construction. The applicant shall submit legal assurance for the construction and maintenance of the private streets, sidewalks, and pathways of Fairway Estates.**

This information has been provided, reviewed, and approved. This condition of approval is completed.

- 8.8. The applicant shall provide, at the discretion of the Fire Marshal, a temporary turnaround meeting Oregon Fire Code for all street stubs over 150 feet in length (at the north end of "Deer Haven Lane" and east end of "Tournament Road"). The applicant shall also install a Type III barricade at the end of each street stub (outside of the turnaround area) which shall not be removed until authorized by the City.**

This item is a construction item. The applicant will be required to continue to provide this barricade area at the end of Caddington Lane, Tournament Drive, and Dunbar Way. There are no street stubs over 150 feet in length. This item is included as Condition 4.12. (Condition 4.12)

- 8.9. The applicant shall provide intersection information such as corner radii, intersection angles, grades, and centerline measurements prior to application for final PUD and final subdivision.**

The applicant has provided this information. Staff has reviewed the information and finds no issues with the listed items.

- 8.10. The applicant shall specify and make clear where sidewalks will be located, either adjacent to the street or at the property line for future residents of Fairway Estates by including the item in the PUD CC&Rs. Sidewalks to be completed in common areas shall be provided on plans submitted prior to application for approval for final PUD and final subdivision.**

Submitted plans designate that sidewalks will be available adjacent to each lot within a public access and utility easement. The information has been submitted and this item completed.

- 8.11. Monumentation and street signage shall be required upon completion of street and other improvements within Fairway Estates.**

The applicant has not yet reached a state where street signage or other monumentation could be added to the construction site without impeding current work. This condition of approval will be required to be revisited in the future as Condition 4.13. (Condition 4.13)

- 8.12. The applicant shall coordinate with the Florence Postmaster to determine the best location and regulations for mail boxes within Fairway Estates or the entrance area.**

If the applicant has not, they should coordinate mail box locations with the Florence Postmaster. (Condition 4.14)

- 8.13. The applicant shall provide information regarding street lights which may already be installed prior to submission of an application for final PUD and final subdivision.**
- 8.14. Plans regarding public improvements, lighting, stormwater, open space, and any other like plan shall be submitted to the Planning Department and Public Works for review and approval prior to installation or site disturbance and prior to application for final PUD and final subdivision.**

This information has been submitted for review except for previously submitted information for street lights. The work has been approved by Planning Commission and checked by staff, allowing work to begin on the site for final PUD and subdivision.

- 8.15. The applicant shall submit an application for an NPDES permit and obtain approval prior to application for final PUD and final subdivision.**

The applicant has previously submitted this information for review by Oregon DEQ, however, this information and the final decision by DEQ was not provided to staff. The applicant shall provide staff with NPDES permitting information. (Condition 4.15)

9. Lighting

- 9.1. The applicant shall submit a plan demonstrating the location of lighting fixtures, the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output prior to application for approval of final PUD and subdivision.**
- 9.2. The applicant shall submit landscape lighting information prior to final approval of PUD and subdivision which demonstrates that those lights will be extinguished after hours.**
- 9.3. The applicant shall be subject to a 30-day review period following the approval of final PUD and subdivision or following the operation of the lighting system to ensure that the lighting system does not need adjustment. The applicant shall inform staff when the lighting system becomes operational.**
- 9.4. The applicant has not provided any information regarding their entrance or roadway signage, but any lighting for signage with Fairway Estates or at the entrance or in common areas shall meet the standards of FCC 10-37.**

The applicant has not provided lighting information for existing light fixtures, which may not be known, or any future lighting fixtures as part of the entry. The applicant shall provide this information. (Condition 4.16a through 4.16d)

10. The applicant shall provide a tentative plan which provides all of the information listed in FCC 11-3-2-C.

This plan has been provided by the applicant's surveyor. There are no known issues with the work product.

11. The applicant shall submit a Comprehensive Plan Amendment application with application for preliminary PUD and tentative subdivision for Phase II of Fairway Estates to change the designation of this area from Private Open Space to Medium Density Residential, in keeping with the proposed character of the PUD and surrounding areas.

This item is required in the future upon development of Fairway Estates Phase II. (Condition 4.17)

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-6: TYPES OF REVIEW PROCEDURES:

10-1-1-6-3: TYPE III REVIEWS – QUASI-JUDICIAL LAND USE HEARINGS:

- A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:

6. Planned Unit Developments, preliminary and final plans.

10. Subdivisions.

- B. Notification of Hearing:

1. At least twenty (20) days prior to a quasi-judicial hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.

2. Prior to a Type III (quasi-judicial) hearing, notice shall be published one (1) time in a newspaper of general circulation. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.

Notification of the quasi-judicial land use hearing for this planned unit development application was mailed on May 2, 2018, 20 days prior to the hearing, to all property owners within 300 feet of the subject property. A notice was also published in the Siuslaw News

one time on May 16, 2018. The notification procedures meet the requirements of FCC 10-1-1-6-3.

C. Notice Mailed to Surrounding Property Owners - Information provided:

1. The notice shall:

- a. Explain the nature of the application and the proposed use or uses which could be authorized;**
- b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;**
- c. Set forth the street address or other easily understood geographical reference to the subject property;**
- d. State the date, time and location of the hearing;**
- e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**
- f. State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;**
- g. State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**
- h. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**
- i. Include the name of a local government representative to contact and the telephone number where additional information may be obtained.**

The notice mailed to surrounding property owners as described above contained information regarding the nature of the application and uses proposed; applicable criteria applying to the issue; the street address of the property; the date, time and location of the meeting; the need to “raise it or waive it” appeal rights; stated that the application and criteria were available for inspection at no cost and would be provided at reasonable cost; stated that a copy of the staff report would be available no less than seven days prior to the hearing regarding the item; included a statement of the requirements for submission of testimony; and included the name of the staff person to contact, telephone number for the Planning Department and an email address where questions or testimony could be sent. The application was properly noticed and these criteria are met.

D. Hearing Procedure: All quasi-judicial hearings shall conform to the procedures of Florence City Code Title 2 Chapter 10.

The Planning Commission will meet and decide upon the application in accordance with FCC (Florence City Code) 2-2, 2-3, and 2-10.

E. Action by the Planning Commission:

1. **At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**
2. **Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**
4. **There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

The Planning Commission will receive all evidence deemed relevant at the public hearing. The Planning Commission may deny approval should they determine that insufficient evidence has been provided to support the application. The burden to supply such evidence is upon the applicant.

- F. Notice of Decision by the Planning Commission: A notice of the action or decision of the Planning Commission, and right of appeal shall be given in writing to the applicant. Any party who testified either in writing or verbally at the hearing must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.**

Notice of Decision shall be mailed to the applicant and all parties providing testimony either in writing or verbally at the hearing who provided a mailing address.

TITLE 10: CHAPTER 7: SPECIAL DEVELOPMENT STANDARDS

10-7-2: IDENTIFICATION OF WETLANDS AND RIPARIAN AREAS AND POTENTIAL PROBLEM AREAS: At minimum, the following maps shall be used to identify wetlands and riparian areas and potential problem areas

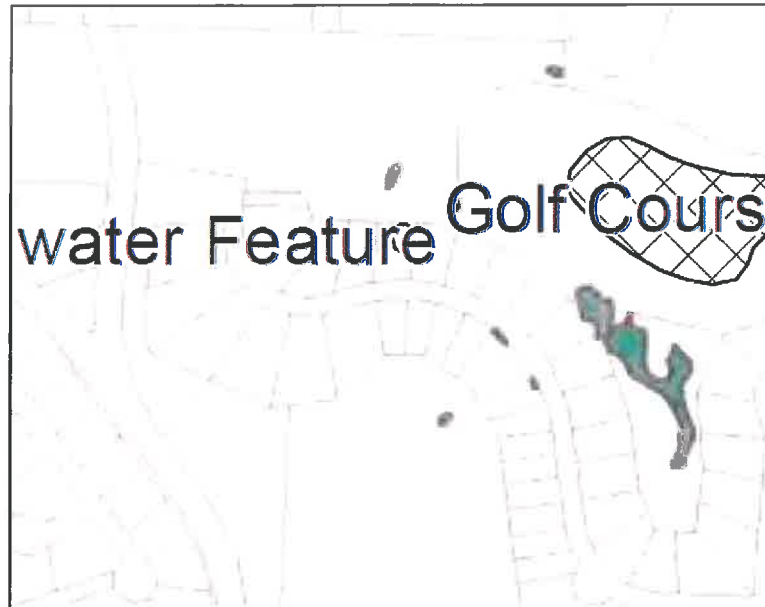
- A. **"Hazards Map", Florence Comprehensive Plan Appendix 7.**
- B. **"Soils Map", Florence Comprehensive Plan Appendix 7. (Ord. 625, 6-30-80)**

The proposed site is located in an area identified as containing Yaquina type soil as found on "Soils Map (Map C)", Florence Comprehensive Plan Appendix 7.

10-7-3: DEVELOPMENT STANDARDS FOR POTENTIAL PROBLEM AREAS: The following standards shall be applied to development in potential problem areas unless an approved Phase I Site Investigation Report or an on-site examination shows that the condition which was identified in the Comprehensive Plan or Overlay Zoning Map does not in fact exist on the subject property. These standards shall be applied in addition to any standards required in the Zoning Districts, Comprehensive Plan, and to any requirements shown to be necessary as a result of site investigation. Where conflicts or inconsistencies exist between these Development Standards, City Code, and the Comprehensive Plan, the strictest provisions shall apply unless stated otherwise.

- D. **2013 City of Florence Significant Wetlands Map and 2013 City of Florence Significant Riparian Reaches Map in Appendix A of the 2013 Florence Area Wetlands and Riparian Inventory (2013 Inventory) and in the 2013 City of Florence Significant Wetlands and Riparian Corridors Plan (2013 Plan), in Comprehensive Plan Appendix 5.**
- I. **Yaquina Soils and Wet Areas (except significant wetlands and riparian areas identified in the 2013 Wetland and Riparian Inventory, as amended): In areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approved by the City. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82) (Amended Ord. 10, Series 2009)**

The applicant proposes a project in an area with Yaquina soils and wetlands, though not any identified as significant. The applicant has submitted a Phase I Site Investigation Report (Exhibit B) stating that there are no identified hazardous conditions on the site or on adjoining properties, no fish or wildlife habitat for rare or endangered species, identified historical or archaeological sites, or flood plains on the site. The Florence Area Wetland and Riparian Area Inventory indicates that there may be some wetlands within the proposed PUD near Open Space 3 and Lot 25 as illustrated on the next page.



The applicant has not provided information as to whether the Department of State Lands had been contacted or if a wetland delineation had been completed.

The applicant shall investigate the possibility of wetlands within their property boundaries and shall inform the Department of State Lands and permit as necessary, any proposed fill of, alteration of, or other activities involving the wetlands. **(Condition 5.1)**

The application includes a drainage system plan prepared by a registered engineer. The stormwater plan is reviewed under the criteria in the Title 9, Chapter 5 Stormwater Management Requirements section of these findings. These plans have been reviewed by the Public Works Director, feedback and deficiencies noted, and the plans approved.

10-7-5: SITE INVESTIGATION REPORTS (SIR):

A. Areas identified in Section 2 and 3 above, are subject to the site investigation requirements as presented in "Beach and Dune Techniques: Site Investigation Reports by Wilbur Ternyik" from the Oregon Coastal Zone Management Association's Beaches and Dunes Handbook for the Oregon Coast (OCZMA Handbook), Appendix 18 of the Florence Comprehensive Plan as modified by the City of Florence. No development permit (such as building permit or land use permit) subject to the provisions of this Title may be issued except with affirmative findings that:

- 1. Upon specific examination of the site utilizing a Phase I Site Investigation Report (the checklist from the OCZMA Handbook, as modified by the City of Florence), it is found that the condition identified on the "Hazards Map" or "Soils Map" or "Beaches and Dunes Overlay Zone" or other identified problem area does not exist on the subject property; or**
- 2. As demonstrated by the Phase II Site Investigation Report that harmful effects could be mitigated or eliminated through, for example,**

foundation of structural engineering, setbacks or dedication of protected natural areas. (Amended by Ord. No. 10, Series 2009)

Site investigation requirements may be waived where specific standards, adequate to eliminate the danger to health, safety and property, have been adopted by the City. This exception would apply to flood-prone areas, which are subject to requirements of the National Flood Insurance Program and other problem areas which may be adequately protected through provisions of the Building Code. (Ord. 669, 5-17-82)

- B. Permit Fee: A fee to offset the cost of time required to investigate and prepare Findings may be set by Council Resolution.**

A Phase I Site Investigation report was required and submitted for this application. Please see staff review of FCC 10-7-3-I.

10-7-6: REVIEW AND USE OF SITE INVESTIGATION REPORTS

- A. The Phase I Site Investigation Report shall be reviewed administratively. If it is found that the condition identified on the "Hazards Map" or "Soils Map" or "Beaches and Dunes Overlay Zone" or other identified problem area does not exist on the subject property; no Phase II report is required and the Site Investigation process is terminated. If hazards are found to exist, a Phase II report and a Conditional Use Permit shall be required.**

If a Phase II Site Investigation Report is required, the Phase II conclusions shall be submitted for Planning Commission review.

A Phase I Site Investigation report was required and submitted for this application. Please see staff review of FCC 10-7-3-I. Based on the findings of the Phase I Site Investigation Report, no Phase II Site Investigation Report will be required.

TITLE 10: CHAPTER 11: SINGLE-FAMILY RESIDENTIAL DISTRICT

10-11-2: PERMITTED BUILDINGS AND USES:

- A. Single-Family dwellings**
- B. Planned Unit Development**

The applicant's property is zoned Single-Family Residential. The applicant proposes single-family dwelling building lots located within a Planned Unit Development.

The proposed development is permitted.

10-11-4: LOT AND YARD PROVISIONS:

- A. Minimum Lot Dimensions: To be designated a building site, a lot must be at least fifty feet wide and at least eighty feet in depth (50' x 80'). For new**

subdivisions and newly platted lots, the minimum width shall be sixty-five feet (65').

The applicant has provided the complete dimensions for each proposed lot. All lots are at least 65 feet in width and 80 feet in depth. This criterion is met.

B. Minimum Lot Area: To be designated a building site, a lot must be comprised of at least six thousand (6,000) square feet. For new subdivisions and newly platted lots, the minimum square feet shall be six thousand five hundred (6500).

All lots meet the minimum required area for newly-platted lots of 6,500 square feet. This criterion is met.

C. Lot Coverage: The maximum coverage by all enclosed buildings shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all structures, driveways, parking spaces and surfaced areas shall not exceed sixty five percent (65%) of the lot area.

D. Yard Regulations: Unless a variance is granted in accordance with Chapter 5 of this Title, minimum setbacks and yard regulations shall be indicated below:

- 1. Front Yards: No garage or parking structures shall be closer than twenty feet (20') from the front property line. All other buildings shall be set back at least twenty feet (20') in new subdivisions and twenty feet (20') in older, established neighborhoods.**
- 2. Side Yards: A yard of not less than five feet (5') shall be maintained on each side of the lot. Corner side yards shall not be used for clotheslines, incinerators, permanent storage of trailers, boats and recreational vehicles or of any materials, nor shall said yard be used for the regular or constant parking of automobiles or other vehicles.**
- 3. Rear Yards: Dwelling units shall be set back not less than ten feet (10') from the rear property line. Accessory buildings shall be set back not less than five feet (5') from the rear property line. All patio structures and swimming pools shall be a minimum of five feet (5') from any side or rear property line.**

The applicant has proposed that this Planned Unit Development, zoned Single Family Residential, will be comprised of single-family residential dwellings. The applicant has proposed that they will not develop the dwellings, themselves, but rather that the lots will be sold to individuals and developers to build on. Each dwelling shall meet the requirements of the Single Family Residential District with regard to maximum allowed lot coverage, described by FCC 10-11-4-C and yard regulations, described by FCC 10-11-4-D. (Condition 5.2)

10-11-5: SITE DEVELOPMENT PROVISIONS:

- A. Building or Structural Height Limitations:**
 - 1. Residential Buildings:** The maximum building or structural height shall be twenty-eight feet (28').
 - 2. Accessory Buildings:** The maximum building or structural height shall be fifteen feet (15').
- B. Fences:** See Code Section 10-34-5 of this Title.
- C. Vision Clearance:** Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition, and requirements.
- D. Off-Street Parking:** Refer to Chapter 3 of this Title (Off-Street Parking and Loading)
- E. Signs:** Signs shall be in accordance with Title 4, Chapter 7 of this Code. (Ord. 4, 2011)
- F. Landscaping:** Except for single-family and duplex dwellings, refer to Section 10-34 of this Title for requirements.
- G. Access and Circulation:** Refer to Section 10-35 of this Title for requirements.
- H. Public Facilities:** Refer to Section 10-36 of this Title for requirements.
- I. Lighting:** Refer to Section 10-37 of this Title for requirements.

FCC 10-11-5 deals with development which meets the greater requirements of the base district. Subsections A through I of FCC 10-11-5 shall be met by developments within the Fairway Estates Planned Unit Development and shall be reviewed at the time of submission of building permits application. (Condition 5.3)

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-2: GENERAL PROVISIONS:

- A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.**
- B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.**

The applicant has indicated that the platted lots will be available for sale to private owners and homebuilders to construct residences. Each residence will be required to provide off-street parking spaces in accordance with FCC 10-3-3 and 10-3-4.

10-3-3: MINIMUM STANDARDS BY USE: The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

- A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum parking.

Each residence shall be required to provide parking counting toward the minimum required number of parking spaces for single-family residences in garages or carports. (Condition 5.4)

10-3-4: MINIMUM REQUIRED PARKING BY USE: During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Design Review Board a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Design Review Board and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces.

Table 10-3-1, Minimum Required Parking By Use:

A. Residential and Commercial Dwelling Types:

Single Family Dwelling Including attached and detached dwellings and manufactured homes	2 spaces per dwelling unit on a single lot
--	--

The applicant has proposed single-family dwellings for each proposed lot, consistent with zoning for the Single Family Residential District. Each dwelling unit shall be required to provide at least two spaces of covered parking. (Condition 5.5)

10-3-8: PARKING AREA IMPROVEMENT STANDARDS: All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete, porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50') from the street.

- A. Parking for new single family dwellings and duplexes shall be provided as a carport or garage, unless the majority of existing dwellings within 100 feet

of the property boundary of the proposed development do not have such covered parking facilities. The number of required covered parking spaces shall be based on the predominant number of covered spaces on the majority of lots within the 100 foot radius. Parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long. No encroachments (such as water heaters, steps, door swings) are allowed into the required parking spaces.

The applicant has proposed single-family residences as part of a Planned Unit Development. The applicant shall ensure that each single-family dwelling provides covered parking spaces suitable in area and dimension for two vehicles. No encroachments (such as water heaters, steps, door swings, etc.) into the required parking spaces shall be allowed. (Condition 5.6)

TITLE 10: CHAPTER 23: PLANNED UNIT DEVELOPMENT

10-23-1: PURPOSE: The Planned Unit Development authorization is intended to:

- A. Encourage the coordinated development of unplatted land.**
- B. Encourage innovative land utilization through a flexible application of zoning regulations.**
- C. Preserve the natural amenities of land and water.**
- D. Create opportunities for a wide variety of life styles.**
- E. Provide for the efficient use of public utilities, services and facilities.**
- F. Result in a comprehensive development equal to or better than that resulting from traditional lot-by-lot land use development, in which the design of the overall unit permits increased freedom in the placement and uses of buildings and the location of open spaces, circulation facilities, off-street parking areas and other facilities.**

The proposed Planned Unit Development meets the purpose of FCC 10-23, and encourages coordinated development of unplatted land, allows for the flexible application of zoning regulations, preserves the natural amenities of land and water, creates opportunities for a wide variety of life styles, provides for the efficient use of public services, and will result in a comprehensive development equal to or better than that resulting from traditional lot-by-lot land use development.

10-23-2: DEFINITIONS: As used in this chapter, the following words shall mean:

COMMON IMPROVEMENTS: Include utilities and other facilities reserved in common ownership.

NET DEVELOPMENT AREA: Area of property exclusive of public or private roads, or parkland.

PUBLIC IMPROVEMENTS: Improvements that include utilities, parklands, and facilities that will be dedicated to the public and maintained by the City.

PLANNED UNIT DEVELOPMENT: Development of a unified site design for an area of land that allows deviation from specific site development standards while observing general purposes of the zoning regulations.

10-23-3: DEVELOPMENT OPTIONS: A PUD may include any of the following land uses, either singly or in combinations when they are compatible with each other and blend harmoniously with adjacent uses:

- B. For all other districts:**
 - a. All uses normal to the designated zoning district.**
 - b. Open Space and Parklands (Ord. No. 2, Series 2011)**
 - c. Commercial uses.**
 - d. Temporary use of vacant lots for RV use. (Ord 12, 1998)**

For this PUD, the applicant has proposed a combination of uses compatible with the underlying zoning district for which it was proposed. The applicant has proposed single-family residential dwellings, a permitted use in this zone, and open space associated with those dwellings. Commercial and temporary RV uses have not been proposed. The proposal meets this criterion.

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.**

Conformance with the general purpose and intent of the Comprehensive Plan will be appraised as part of staff review of the applicable chapters and sections of the Florence Realization 2020 Comprehensive Plan.

- 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 applicant has proposed a Planned Unit Development which will utilize the layout of the previously proposed Planned Unit Development in this location. Reusing this layout will reduce the impact on the surrounding lands and minimize vegetation removal. The applicant has also proposed four Open Space areas which will reduce the impact of the development on surrounding land uses and properties.

- 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 applicant has submitted a Traffic Impact Analysis with preliminary plat, tentative plan (PC 15 17 PUD 01) to determine the impact of traffic generated by the development and the capability of the surrounding streets (Rhododendron Drive) to accommodate this traffic safely without congestion on existing or planned streets. In 2015, City Engineer-of-Record Matt Wadlington, P.E., Civil West Engineering Services, reviewed this TIA and his conclusions are attached as part of Exhibit D. The TIA submitted by Fred Wright, P.E. of Consulting Engineers, Inc. is attached also as Exhibit D. There have been no substantial changes in traffic volume in this area or with the proposed project since this study was completed.

The TIA submitted discusses Phase I of Fairway Estates as well as Phase II and the separate-ownership parcel that has been known as Phase III. The previous approvals contained ten more homes than are currently anticipated, though split ownership of the Phases may require another look at vehicular improvements in the future.

The applicant will not be required to provide proportional funding for planned 35th Street/Rhododendron Drive vehicular improvements at this time, but as Phase II develops, further traffic impact review will be required to determine if infrastructure improvements are needed as traffic movement counts may be higher.

Other issues regarding traffic generation, access, and pedestrian improvements and access are reviewed as part of FCC 10-35: Access and Circulation.

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.

The applicant has proposed a PUD in a location where utilities have already been installed in a manner consistent with the need. These services have been approved and the residents of Fairway Estates will be adequately served by the existing services.

Public Works Director Mike Miller did point out that two lots were added to Fairway Estates which is an increase in the number of lots that were previously planned for Sandpines West Shore Phase II. These additional lots are located on "Ballybunion Court" and will require the addition of two new water and sewer services to serve these new residences. The applicant should discuss these new utilities with the Public Works Director and finalize service prior to application for final PUD and final subdivision.

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

The proposed open space areas and layout, including the location, design, size, and use of the proposed PUD will result in an attractive, healthful, efficient, and stable environment. This criterion is met.

The design and size of the PUD is not overly large or of inefficient design. Phase I of Fairway Estates will not create a traffic congestion issue as pointed out by the City Engineer-of-Record. Other issues with the proposed development as discussed are not significant.

10-23-5: DEVELOPMENT STANDARDS: To insure that a PUD fulfills the intent of this Chapter, the following standards and those of FCC 10-36 shall apply.

- A. Minimum Size:** Five (5) acres of contiguous land is the minimum for a PUD, unless the Planning Commission finds that a particular parcel of land less than five (5) acres is suitable as a planned unit development by virtue of its unique character, topography, landscape features, or by virtue of its qualifying as a special problem area.

The applicant has proposed a PUD on parcels of contiguous land which total approximately 12 acres, meeting this criterion.

- B. Building Coverage:** In a residential PUD, not more than fifty percent (50%) of the land area being developed, exclusive of public or private streets, shall be covered by buildings. When the PUD is not entirely residential, maximum building coverage shall be consistent with the purpose and general criteria of this Chapter as determined by the Planning Commission.

The Fairway Estates residential PUD has not been proposed to require more than that required by FCC 10-11: Single Family Residential District. The requirements of the base zone shall apply: a maximum of 35% enclosed building coverage and 65% maximum impervious surface coverage. This method will allow the individual homebuilders and lot owners of Fairway Estates to easily and quickly know and reference what the site development and lot and yard provisions of their PUD are without need to consult sources other than Florence City Code Title 10, Chapter 11.

- C. Perimeter Yards:** The Planning Commission may require a yard at least as deep as that required by the front yard regulations of the district adjacent to the PUD on any, or all, sides of the PUD. Such a perimeter yard does not qualify as open space unless the Planning Commission finds that such a dual purpose use of land is desirable.

The applicant has not proposed that any other yard regulations will be needed other than those required by the base zoning district. The yard standards of the base zoning district shall apply.

- D. Maximum Building Height:** Primary buildings shall not exceed the height limitations prescribed in the zoning district(s) in which the PUD is located. Accessory buildings shall not exceed the height limitations for primary buildings. (Ord 12, 1998)

The applicant has not proposed that any other building height requirements will be needed. Maximum building height will not exceed that prescribed by the Single Family Residential zoning district.

- E. Off-Street Parking:** The requirements for off-street parking and loading shall be in accordance with Chapter 3 of this Title. The Planning Commission may allow one parking space for single family dwellings in a PUD. Parking spaces or garages may be grouped together when the Planning Commission determines that such grouping of parking spaces, and the location thereof,

**will be accessible and useful to the residents, guests and patrons of the PUD.
(Ord 12, 1998)**

Off-street parking has been addressed as part of staff review of FCC 10-3.

- F. Underground Utilities: All electrical, telephone, cable television, fire alarm, street light and other wiring, conduits and similar utility facilities and accessories shall be placed underground by the developer.**

Because of the unique circumstance at this site where a previous approval has laid out much of the site design and many of the utilities are pre-existing, utilities are currently underground. No additional utilities were installed within the area of the proposed Planned Unit Development or needed to be placed underground by the developer prior to final PUD and final subdivision.

- G. 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:**

- **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.**

The recreational area is required to be developed to satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan. If the Master Plan or Comprehensive Plan shows a need for public recreation area in the location of the PUD (such as a trail connection or neighborhood park), the recreation area shall be dedicated to the public. If the recreation area is not meeting a need for public recreation, the city may choose not to accept dedication of the recreation area. (Ord. No. 2, Series 2011)

The applicant has proposed a total of 90,514 square feet of open space, split among four separate areas along the western and southern edges of the PUD. Using the estimated 12 acre figure (440,406 square feet) determined from RLID area estimation tools, the proposed open space represents a total of 20.55% of the net area of the development. These criteria are met.

- 1. Open space will be suitably improved for its intended use, except that common open space (outside the required 25% of recreation use area) containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open spaces shall be appropriate to the uses, which are authorized for the open space.**

The applicant has not provided information regarding the split between recreational and preserved natural features nor their area. The applicant shall provide the areas and content of proposed open space areas, as well as the area of preserved vegetation. (Condition 6.1)

2. **The development schedule which is part of the development plan shall coordinate the improvement of the open space and the construction of buildings and other structures in the open space with the construction of residential dwellings in the planned unit development.**

The applicant has proposed to sell the created lots to those who would build homes on them, either to reside in or sell for profit. The applicant states in their narrative that their Proposed Development Plan is as follows:

“The proposed development plan comprises owner-occupied single family residences on individually owned lots with collective common area ownership and infrastructure maintenance by a homeowners association.”

Likewise, Future Development is addressed as such: “We will extend our new interior roadways to abutting properties, offering access for future development and connectivity to existing neighborhoods.”

The applicant has not provided a detailed development schedule other than to connect to adjacent developments which may at some point in the future be developed into Phase II of Fairway Estates and another development which is owned by a separate party (formerly Phase III of Sandpines West Shore).

3. **If buildings, structures or other improvements are to be made in the open space, City may require that the development provide a bond or other adequate assurance that the buildings, structures and improvements will be completed. In this case, the City Council shall release the bond or other assurances when the buildings, structures and other improvements have been completed according to the development plan.**

The applicant has provided an escrow account to provide for improvements in the event of their inability to do so. These monies will be released when all common improvements are completed satisfactorily. This criterion is met.

4. **The following areas are not acceptable for recreation area required as part of a PUD: (Ord. No. 2, Series 2011)**
 - a. **Hillsides over twenty-five (25) percent slope;**
 - b. **Land in the floodway, floodplain, or required riparian or wetland buffer, unless trails, benches, picnic tables and similar above are incorporated;**
 - c. **Roadside ditches;**
 - d. **Monument entry areas and central landscaped boulevards;** e. **Stormwater retention or detention ponds that are designed to hold stormwater runoff from less than one hundred (100) year events;**

- f. **Parking areas and road rights-of-way that are located within the parkland, open space, or common area, except for parking that is required specifically for use of the parkland;**
- g. **Yards, court areas, setbacks, or other open areas required by the zoning and building ordinances and regulations shall not be included in the computation.**

The applicant shall provide a statement ensuring that the proposed areas of Open Space do not contain any of the listed conditions of FCC 10-23-5-G-4 as part of the required PUD recreation areas. (Condition 6.2)

10-23-6: DEDICATION AND MAINTENANCE OF FACILITIES: The City may require that space be set aside, improved, conveyed or dedicated for the following uses:

A. Easement necessary to accommodate existing or proposed public utilities.

The applicant has proposed a network of private streets. Public utilities such as water and sewer will be located underneath these streets. Easements for these utilities will be recorded prior with final plat. Slope easements may be necessary for the Rhododendron Drive Multi-Use Path, but the extent of these easements is not yet known. The applicant shall consult with the Public Works Director to determine if these easements are necessary per Condition 4.5.

Reservation easements have been provided at the end of each street leading to Phase II of Fairway Estates and Phase III of unknown PUD.

B. Streets, bikeways and pedestrian paths necessary for the proper development of either the PUD or adjacent properties.

C. Common open space, recreation facilities, parks and playgrounds necessary and appropriate for the owners, residents, patrons and employees of the PUD. Maintenance, repair, insurance and related obligations are the responsibility of either:

- 1. **The developer; or**
- 2. **An association of owners or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions on the common open space that is acceptable to the Planning Commission as providing for the continuing care of the space. Such an association shall be formed and continued for the purpose of maintaining the common open space.**

The applicant has proposed within their narrative that proposed transportation facilities and Open Space areas will be the responsibility of the Fairway Estates Homeowners Association. This is an acceptable responsible party for the maintenance, repair, insurance, and related obligations of the common open space, recreation facilities, parks, and playgrounds of the proposed PUD. This criterion is met.

10-23-7: PROFESSIONAL DESIGN: The developer is required to employ a design team to ensure that the project is well planned, and to coordinate the process of application. The design team shall include an Architect or Engineer, a Landscape Architect, a Planner, a Surveyor, and in some cases, a Soils Engineer. Designation of a professional coordinator doesn't prohibit the owner from taking part in the process.

The applicant has hired a team to ensure the success of their project. Their engineering and planning firm is Branch Engineering. The surveyors are Wobbe and Associates. The applicant has also retained Laurel Bay Gardens as a landscape architect, but will be required to prior to completion of the gate area. This criterion is met.

10-23-8: GENERAL PROCEDURES: There shall be a three-stage review process for all PUD's. The first step is the application conference, followed by preliminary development review and approval and final review.

The applicant has attended a pre-application conference and has submitted a preliminary development review which was approved by the Planning Commission as Resolution PC 15 17 PUD 01. The applicant has now submitted materials for a final review prior to final development approval. This criterion is 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.

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.
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.
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.
4. Elevation and 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.
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.
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 insure the safety of this circulation pattern shall be shown.
 - c. A landscaping and tree plan.

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.

The applicant has submitted all pertinent information to this stage of their project. Some items have not been submitted, however, those items are not yet needed. Their submittal has been required by condition.

10-23-11: APPROVAL OF THE FINAL DEVELOPMENT PLAN:

- 1. Within one year following the approval of the preliminary development plan, the applicant shall file with the Planning Commission a final development plan containing in final form the information required in the preliminary plan. The Planning Commission may grant a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

- a. **The request for an extension is made in writing prior to the expiration of the original approval.**
- b. **There are special or unusual circumstances that exist which warrant an extension.**
- c. **No material changes of surrounding land uses or zoning has occurred. The planning Commission may deny the request for an extension if new land use regulations have been adopted that affect the applicant's proposal.**

The applicant's proposal was originally approved on September 9, 2015. The applicant filed for a one-year extension on August 26, 2016. This request was approved on November 8, 2016. The preliminary PUD was extended to August 9, 2018.

2. Final development plans shall include plans for proposed:

- a. **Storm drainage.**
- b. **Sewer and water utilities.**
- c. **Streets, pedestrian ways, trails and paths.**
- d. **Preliminary subdivision plan, if property is proposed to be divided.**
- e. **Open Space and Parklands to be dedicated to the public or held in Homeowner Association ownership. (Ord. No. 2, Series 2011)**

The applicant has provided all of the required materials. These criteria are met.

3. Plans for public improvements shall be prepared by a Registered Engineer and shall be approved by City staff before final approval by the Planning Commission.

Plans for all public improvements, improvements in the right-of-way, and all connections to public systems have been prepared by registered engineers and approved by City Staff. This criterion is met.

4. If the Planning Commission finds evidence of a material deviation from the preliminary development plan, the Planning Commission shall advise the applicant to submit an application for amendment of the planned unit development. An amendment shall be considered in the same manner as an original application.

No such deviations have been found. This criterion does not apply.

10-23-13: GUARANTEE OF PERFORMANCE: For public improvements, the City may require that a cash deposit, surety bond or other similar guarantee be posted to insure the full and faithful performance by the parties involved, not to exceed a period of two years after required improvements are completed.

The applicant has provided an escrow account which will ensure the full and faithful performance of all required improvements. This criterion is met.

TITLE 10: CHAPTER 35: ACCESS AND CIRCULATION

10-35-2-2: Applicability: Section 10-35-2 applies to vehicle access and on-site circulation facilities in the City of Florence. This Section applies to any type of land use or development permit. Access to a designated state or county highway is subject to the provisions of this Section in addition to the requirements of the applicable roadway authority. Where regulations of the City conflict with those of the roadway authority the more restrictive requirements apply.

10-35-2-3: Access Approval Required: Access will generally be reviewed in conjunction with a land division or building permit. If a property owner wishes to access a public street (e.g., a new curb cut or driveway approach), or make improvements within the public right-of-way (e.g., install or replace sidewalk), the property owner must obtain a "Construction Permit in Right-of-Way". In either case, approval of an access shall follow the procedures and requirements of the applicable road authority.

Access Plans to Rhododendron Drive have been submitted with application for final PUD and final subdivision approval. The applicant has obtained construction permits for all work within the Rhododendron Drive right-of-way and has obtained approval for all planned improvements.

10-35-2-5: Traffic Study Requirements: The City may require a traffic study prepared by an Oregon registered professional engineer with transportation expertise to determine access, circulation, and other transportation requirements in conformance with FCC 10-1-1-4-D, Traffic Impact Studies.

A. The Traffic Impact Study shall:

1. Evaluate all streets where direct access is proposed, including proposed access points, nearby intersections, and impacted intersections with the state highway system.
2. Utilize the analysis procedures of the Highway Capacity Manual, latest edition.
3. Document compliance with Florence City Code, the goals and policies of the Transportation System Plan, and any other applicable standards.
4. Be coordinated with other affected jurisdictions and agencies such as Lane County, the Port of Siuslaw, and the Oregon Department of Transportation.
5. Identify mitigation measures that resolve the identified traffic safety problems, address the anticipated impacts from the proposed land use, and meet the city's adopted Level of-Service standards. The study shall also propose funding for the proposed mitigation measures.

- B. The applicant shall consult with City staff to determine the content and level of analysis that must be included in the TIS. A pre-application conference is encouraged.**

The applicant has submitted a Traffic Impact Analysis which addressed the requirements of the above criteria. Review of this TIA was conducted by Civil West Engineering, who found that no additional mitigation for the increased traffic level was needed at this time.

- C. Conditions of Approval: The City may deny, approve, or approve a development proposal with appropriate conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to develop the future planned transportation system. Conditions of approval should be evaluated as part of the land division and site development reviews, and may include but are not limited to:**

- 1. Crossover or reciprocal easement agreements for all adjoining parcels to facilitate future access between parcels.**

A reciprocal access agreement with Sandpines West Master Association/Lot Owners Association was obtained prior to application for final PUD and final subdivision.

A reciprocal access easement will be required and granted for the separately owned PUD to the east of Fairway Estates at which time that area (formerly Sandpines West Shore Phase III or Sandpines Master Plan Phase C3) is developed, per Condition 4.4.

- 2. Access adjustments, where proposed access points do not meet the designated access spacing standards and/or have the ability to align with opposing access driveways.**

The applicant has provided greater detail regarding planned access onto Rhododendron Drive. The applicant submitted information regarding the width of private right-of-ways, street improvements, layout and detail of lanes, curbs, and of entrance gate area, and information regarding intersection with Royal St. Georges Drive.

- 3. Right-of-way dedications for future improvements.**

The applicant has not proposed any right-of-way dedications. This criterion does not apply.

- 4. Street improvements.**

The applicant has provided plans regarding their street improvements which have been reviewed and approved by the Planning and Public Works Departments. Those street improvements have not yet been completed, but are scheduled weather permitting.

- 5. Turn restrictions such as “right in right out”.**

No turn restrictions were suggested by either the TIA submitted by the applicant or review of the TIA by Civil West Engineering. No turn restrictions will be required.

10-35-2-6: Conditions of Approval: The roadway authority may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting a land use or development approval or access permit, to ensure the safe and efficient operation of the street and highway system.

Conditions of approval regarding vehicular access have been or will be named as part of staff review of FCC 10-35.

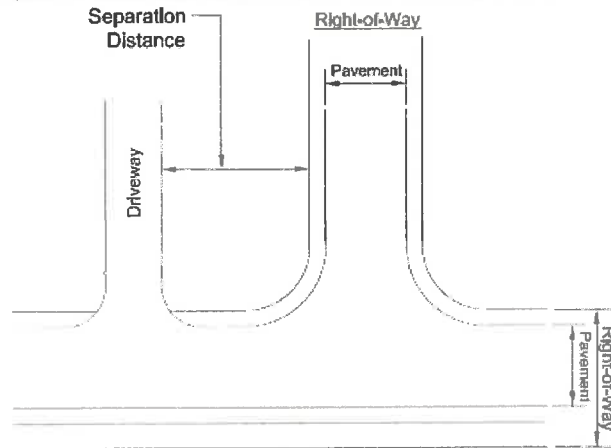
10-35-2-7: Intersection Separation; Backing onto Public Streets: New and modified accesses shall conform to the following standards:

- A. Except as provided under subsection B, below, the distance from a street intersection to a driveway shall meet the following minimum spacing requirements for the street's classification, as measured from side of driveway to street or alley pavement (see Figure 10-35(1)). A greater separation may be required for accesses onto an arterial or collector for compliance with ODOT or County requirements.

Separation Distance from Driveway to Pavement:

Alley	15 feet
Local Street	25 feet
Collector Street	30 feet
Arterial Street	50 feet

Figure 10-35(1): Separation Distance from Driveway to Street



- B. Where the City finds that reducing the separation distance is warranted, such as:
 - a. no other alternatives exist (e.g., alley or shared access is not feasible, building lot is too narrow, existing building prohibits access at correct distance, etc.), or
 - b. planned improvements or traffic circulation patterns show a different location to be efficient and safe,

the City may allow construction of an access connection at a point less than the dimensions listed above. In such case, the access should be as far away from the intersection as possible, and the total number of access points to the site shall be limited to the minimum necessary to provide reasonable access. The City may also require shared/joint access and/or impose turning restrictions (i.e., right in/out, right in only, or right out only).

- C. Access to and from off-street parking areas shall be designed to prevent backing onto a public street, except that single-family and duplex dwellings are exempt.

Since no specific development has been proposed by the applicant, driveways constructed following approval of final PUD and final subdivision will meet the requirements of FCC 10-37-2-7. These driveways will be regulated through the building permit process as they are individually constructed.

10-35-2-8: Access Standards: New development shall gain access primarily from local streets. Access onto arterials and collectors shall be evaluated based on access options, street classifications and the effects of new access on the function, operation and safety of surrounding streets and intersections and possible lower level street alternatives. Where such access to higher level street classification is necessary, shared driveways may be required in conformance with FCC 10-35. If vehicle access off a lower-level street is possible, then the City may prohibit access to the higher-level street.

No other access is available from the location of Fairway Estates. Access was previously approved for Sandpines West Shore and operation and safety of the Minor Arterial-classified Rhododendron Drive will not be affected by granting access to Fairway Estates.

10-35-2-9: Site Circulation: New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian and bicycle connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, trails or paths, must conform to the provisions in Section 10-35-3.

The proposal provides appropriate site circulation for Phase I of Fairway Estates. Pedestrian connections on-site have been identified by the applicant. Bicycle connections to the Rhododendron Drive Multi-Use Path will be identified in the future.

10-35-2-10: Joint and Cross Access – Requirement: When necessary for traffic safety and access management purposes, the City may require joint access and/or shared driveways in the following situations:

- B. For adjacent developments, where access onto an arterial street is limited and access spacing standards can not otherwise be met;

10-35-2-11: Joint and Cross Access – Easement and Use and Maintenance Agreement: Pursuant to this Section, the following documents shall be recorded with the deed for each parcel:

- A. **An easement allowing cross-access to and from other properties served by the joint-use driveways and cross-access or service drive;**
- B. **An agreement that remaining access rights along the roadway for the subject property shall be dedicated to the City and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;**
- C. **A joint maintenance agreement defining maintenance responsibilities of property owners.**

Joint and cross access is required for the proposed PUD as the access to Rhododendron Drive will be obtained through property owned by the homeowners association of Sandpines West. Access from "Tournament Drive" onto Royal St. Georges Drive is not be required, but is encouraged in order to provide convenient access between developments for bicyclists and pedestrians. Vehicular access is also encouraged between the developments to allow convenient site circulation from Royal St. Georges Drive onto Rhododendron and quick emergency access into both developments.

The applicant and subsequently the Fairway Estates Homeowners Association shall provide similar joint and cross access to the planned Phase II of Fairway Estates and Phase III held under separate ownership, per Condition 4.4.

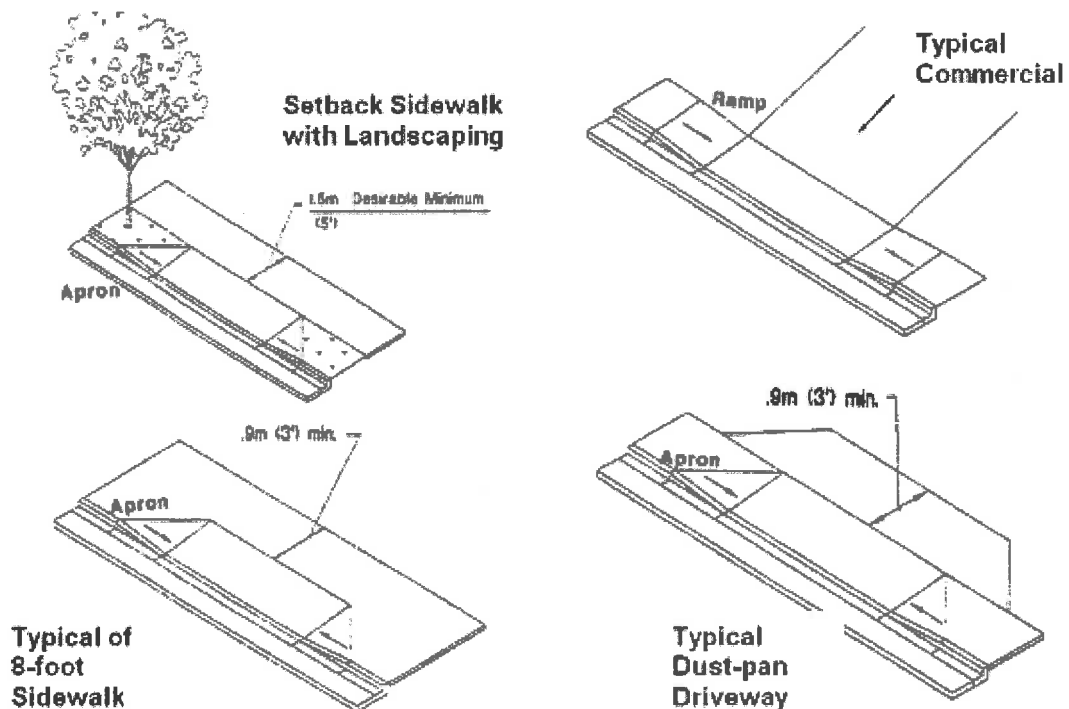
The applicant has proposed that "Tournament Drive" will lead to gate facilities located on a neighboring property. Also nearby these facilities is the terminus of Royal St. Georges Drive. The applicant has obtained a joint and cross access easement for use and maintenance of the gate and driveway located off of the Fairway Estates property.

10-35-2-12: Driveway Design: All openings onto a public right-of-way and driveways shall conform to the following: A. Driveway Approaches. Driveway approaches, including private alleys, shall be approved by the Public Work Director and designed and located with preference given to the lowest functional classification street. Consideration shall also be given to the characteristics of the property, including location, size and orientation of structures on site, number of driveways needed to accommodate anticipated traffic, location and spacing of adjacent or opposite driveways.

- B. **Driveways. Driveways shall meet the following standards, subject to review and approval by the Public Works Director:**
 - 1. **Driveways for single family residences shall have a width of not less than ten (10) feet and not more than twenty-four (24) feet.**
 - 2. **Driveways shall have a minimum width of ten (10) feet, except where a driveway serves as a fire apparatus lane, in which case city-approved driveway surface of 12 feet minimum width shall be provided within an unrestricted, twenty (20) foot aisle, or as approved by the Fire Code Official.**
 - 3. **Where a driveway is to provide two-way traffic, the minimum width shall be 18 feet.**

4. One-way driveways shall have appropriate signage designating the driveway as a one-way connection. Fire apparatus lanes shall be so marked (parking prohibited).
 5. The maximum allowable driveway grade is fifteen (15) percent, except that driveway grades exceeding fifteen (15) percent may be allowed, subject to review and approval by the Public Works Director and Fire Code Official, provided that the applicant has provided an engineered plan for the driveway. The plan shall be stamped by a registered geotechnical engineer or civil engineer, and approved by the Public Works Director.
- C. **Driveway Apron Construction.** Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 10-35(2). Driveway aprons shall conform to ADA requirements for sidewalks and walkways, which generally require a continuous unobstructed route of travel that is not less than three (3) feet in width, with a cross slope not exceeding two (2) percent, and providing for landing areas and ramps at intersections. Driveways are subject to review by the Public Works Director.

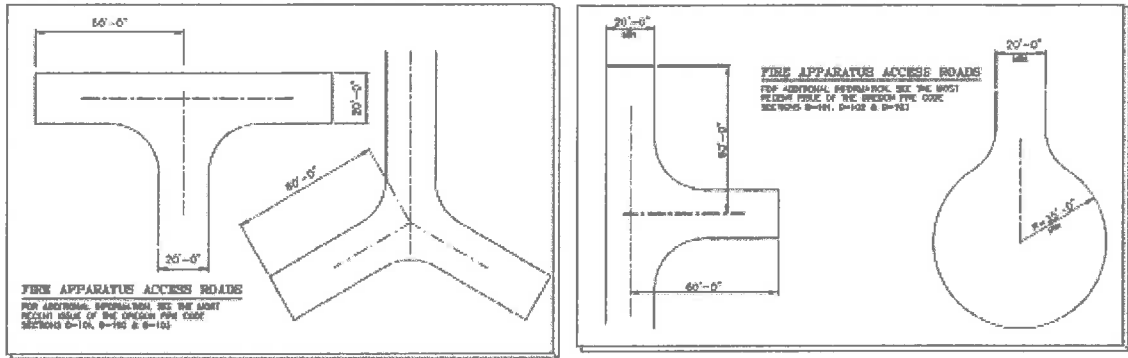
Figure 10-35(2): Examples of Driveway Next to Sidewalks/Walkways



- D. **Fire access lanes with turnarounds** shall be provided in conformance with the Fire code. Except as waived in writing by the Fire Code Official, a fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an

existing public street or approved fire equipment access drive. The drive shall contain unobstructed aisle width of 20 feet and turn-around area for emergency vehicles. The fire lanes shall be marked as “No Stopping/No Parking.” See figure 10-35(3) for examples of fire lane turnarounds. For requirements related to cul-de-sacs or dead-end streets, refer to FCC 10-36.

Figure 10-35(3): Examples of Fire Lane Turn-Around



The applicant has submitted dimensional information to scale regarding the entrance to Fairway Estates. The applicant has indicated that roads leading away from Phase I of Fairway Estates (such as the north end of “Caddington Lane” or “Dunbar Way” or the east end of “Tournament Drive”) will have an adequate fire turn-around. Driveway design criteria will be reviewed with each building permit.

10-35-2-13: Vertical Clearances: Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13’ 6” for their entire length and width.

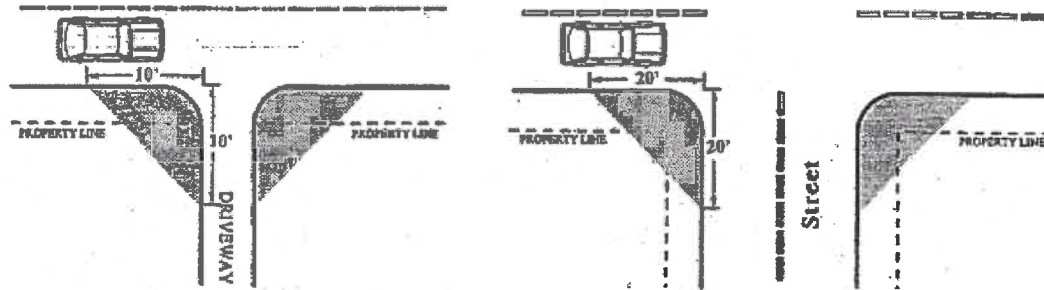
The existing layout of Fairway Estates provides an adequate vertical clearance for driveways, private streets, aisles, turn-around areas, and ramps. This criterion is met.

10-35-2-14: Vision Clearance: No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) shall block the area between two and one-half feet (2 ½’) and eight (8) feet in height in “vision clearance areas” on streets, driveways, alleys, mid-block lanes, or multi-use paths where no traffic control stop sign or signal is provided, as shown in Figure 10-35(4). The following requirements shall apply in all zoning districts:

- A. At the intersection of two (2) streets, minimum vision clearance shall be twenty feet (20’).**
- B. At the intersection of an alley or driveway and a street, the minimum vision clearance shall be ten feet (10’).**
- C. At the intersection of internal driveways, the minimum vision clearance shall be ten feet (10’).**

The sides of the minimum vision clearance triangle are the curb line or, where no curb exists, the edge of pavement. Vision clearance requirements may be modified by the Public Works Director upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). This standard does not apply to light standards, utility poles, trees trunks and similar objects. Refer to Section 10-1-4 of this Title for definition.

**Figure 10-35(4): Vision Clearance Areas
(solid lines indicate curbs or edge of pavement)**



The applicant shall design the gated entrance driveway onto Rhododendron Drive to meet the vision clearance requirements of Florence City Code 10-35-2-14. Future driveways within Fairway Estates shall also meet the vision clearance requirements, to be reviewed at time of building permit application.

10-35-3: PEDESTRIAN ACCESS AND CIRCULATION: All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement.

10-35-3-1: Sidewalk Requirements:

A. Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the following conditions:

1. Upon any new development of property.

The applicant will be providing sidewalks for the PUD entrance and all common and Open Space areas.

Fairway Estates interior sidewalks (those adjacent lots) will be constructed as those lots receive building permits for single-family residences.

B. Exceptions: The Public Works Director may issue a permit and certificate allowing noncompliance with the provisions of subsection (A) of this section and obtain instead a nonremonstrance agreement for future improvements when, in the Public Works Director's determination, the construction of a sidewalk is impractical for one or more of the following reasons:

1. **Sidewalk grades have not and cannot be established for the property in question within a reasonable period of time.**
 2. **Future installation of public utilities or street paving would, of necessity, cause severe damage to existing sidewalks.**
 3. **Topography or contours make the construction of a sidewalk impractical.**
 4. **Physical improvements are present along the existing street that prevents a reasonable installation within the right-of-way or adjacent property.**
 5. **If the proposed development is in a residential zoning district and there are no sidewalks within 400 linear feet.**
- C. Appeals: If the owner, builder or contractor considers any of the requirements impractical for any reason, s/he may appeal the decision to the Planning Commission.**
- D. Timing: Sidewalks shall be constructed and approved by the Public Works Department prior to final inspection for the associated building permit. No certificate of occupancy may be issued until the required sidewalks are constructed or financially secured.**

The exceptions listed are not anticipated for the PUD. Should the issues listed in FCC 10-35-3-1-D prevent construction of sidewalks within or adjacent to the Fairway Estates PUD, the applicant or homeowner must consult with the Public Works Director.

10-35-3-2: Site Layout and Design: To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards in subsections A – C, below:

- A. Continuous Walkway System. The pedestrian walkway system shall extend throughout the development site and connect to all future phases of development, and to existing or planned offsite adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub walkway(s) to adjacent streets and to private property with a previously reserved public access easement for this purpose in accordance with the provisions of Section 10-35-2, Vehicular Access and Circulation, and Section 10-36-2 Street Standards.**

The applicant has indicated in their Narrative that in addition to sidewalks, they intend to provide trails leading throughout their preserved Open Space areas.

The applicant has submitted a site layout and design demonstrating a continuous walkway system through each Open Space area connecting to the subdivision's sidewalk networks.

B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following criteria:

1. Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.
2. Safe and convenient. Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.
4. “Primary entrance” for residential buildings is the front door (i.e., facing the street). For multifamily buildings in which units do not have their own exterior entrance, the “primary entrance” may be a lobby, courtyard, or breezeway that serves as a common entrance for more than one dwelling.

The applicant shall provide for walkways which are safe, reasonably direct, and convenient. Each residence built within Fairway Estates will be required to have an entry walkway leading to the front door.

10-35-3-3: Walkway and Multi-Use Path Design and Construction: Walkways and multi-use paths shall conform to all applicable standards in subsections A – D, as generally illustrated in Figure 10-35(6):

- A. **Vehicle/Walkway Separation.** Except for pedestrian crossings (subsection B), where a walkway abuts a driveway or street it shall be raised six (6) inches and curbed along the edge of the driveway/street. Alternatively, the decision body may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed to withstand a vehicle’s impact, with adequate minimum spacing between them to protect pedestrians.
- B. **Pedestrian Crossing.** Where a walkway crosses a parking area, or driveway, it shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or Thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of not more than twenty-four (24) feet in length.
- C. **Width and Surface.** Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the Public Works Director, at least five (5) feet wide, without curb. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, at least ten (10) feet wide. (See also, Section 10- 36-2)
- D. **Accessible routes.** Walkways and multiuse paths shall conform to applicable Americans with Disabilities Act (ADA) requirements. The ends of all raised walkways, where the walkway intersects a driveway or street shall provide

ramps that are ADA accessible, and walkways shall provide direct routes to primary building entrances.

Private pedestrian walkways within Fairway Estates leading to Open Space areas will meet the requirements for pedestrian access and circulation contained within FCC 10-35-3-3.

The applicant will be financially proportionally-responsible for providing a segment of the Rhododendron Drive Multi-Use Path. More criteria involving this portion of the Rhododendron Drive Multi-Use Path project will be reviewed as part of FCC 10-36.

TITLE 10: CHAPTER 36: PUBLIC FACILITIES

10-36-1: PURPOSE AND APPLICABILITY:

- A. Purpose. The purpose of this Chapter is to provide planning and design standards for public and private transportation facilities and utilities. [...]**

10-36-2: STREET STANDARDS:

10-36-2-1: Development Standards: The following standards shall be met for all new uses and developments:

- A. All new lots created, consolidated, or modified through a land division, lot line adjustment, lot consolidation, or street vacation must have street frontage and approved access to a street.**

The proposed lots meet all requirements of City Code, including those for street frontage.

- B. Streets within or abutting a development shall be improved in accordance with the Transportation System Plan (TSP), provisions of this Chapter and other applicable sections of this Code.**

No additional improvements will be required at this time. Please see discussion regarding the Traffic Impact Analysis on page 16.

- C. Development of new streets, and additional street width or improvements planned as a portion of an existing street, shall be improved in accordance with this Section, and public streets shall be dedicated to the applicable road authority. Street location, width, and grade shall be determined in relation to existing and planned streets, topographic conditions, public convenience and safety, and in appropriate relation to the proposed use of the land to be served by such streets.**

The applicant has provided this data as part of Exhibit C. All relevant information was included.

10-36-2-2: Improvement Guarantee: The City may accept a future improvement guarantee (e.g., nonremonstrance agreement, which certifies that the owner and their successors will not to object to the formation of a local improvement district

in the future) in lieu of street improvements if one or more of the following conditions exist:

- A. A partial improvement does not create a potential safety hazard to motorists, bicyclists, or pedestrians.
- B. Due to the developed condition of adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, reduce street safety or capacity.
- C. The improvement would be in conflict with an adopted capital improvement plan.

None of the conditions listed has been thus far identified. The applicant should consult with the Public Works Director if issues in arise in street improvements.

10-36-2-3: Creation of Rights-of-Way for Streets and Related Purposes: Streets shall be created through the approval and recording of a final subdivision or partition plat; except the City may approve the creation of a Public Right-of-Way by acceptance of a deed, where no plat will be recorded, and provided that the street is deemed in the public interest by the City Council for the purpose of implementing the Florence Transportation System Plan, and the deeded right-of-way conforms to this Code. All deeds of dedication shall be in a form prescribed by the City and shall name “the public” as grantee.

The applicant has indicated that the streets created through the subdivision and PUD process will be private streets. No public rights-of-way will be created through this process.

10-36-2-4: Creation of Access Easements: The City may approve or require an access easement when the easement is necessary to provide for access and circulation in conformance with Chapter 35, Access and Circulation. Access easements shall be created and maintained in accordance with the Oregon Fire Code and the City of Florence Standards and Specifications.

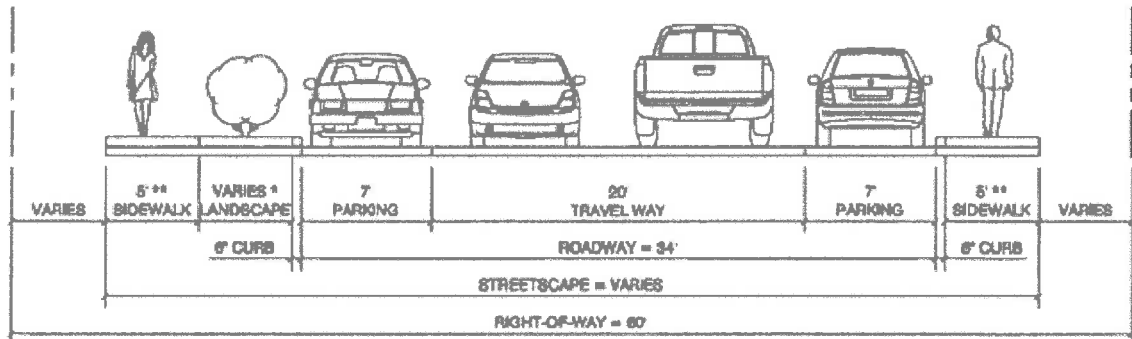
Easements meeting these specifications have been drafted, but have not yet been recorded.

For access and maintenance of public utilities which will be located under private streets within Fairway Estates, the applicant shall record access easements created and maintained in accordance with Oregon Fire Code and City of Florence Standards and Specifications. (Condition 7.1)

10-36-2-5: Rights-of-Way and Street Sections: Street rights-of-way and improvements shall be consistent with the Transportation System Plan and standards specified in Title 8 Chapter 2.

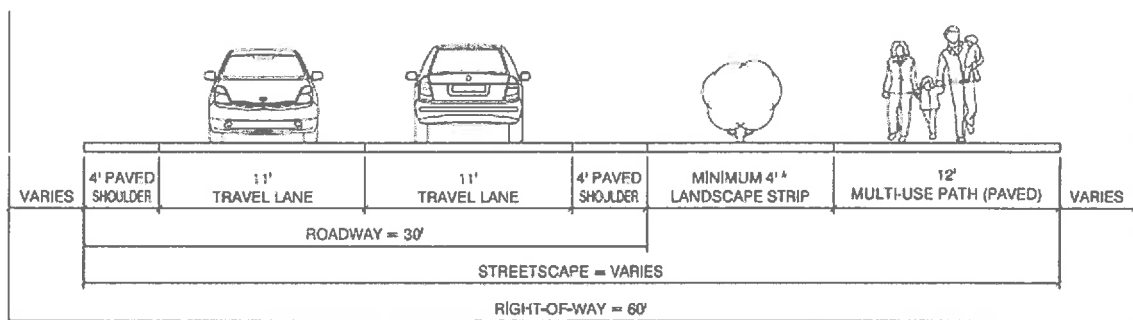
- A. Street right-of-way and pavement widths shall be based on the following cross section standards. See individual zoning chapters for additional

requirements regarding sidewalk width (for sidewalks wider than the standard 5 feet).



**LOCAL STREET
(PARKING BOTH SIDES)**

* OPTIONAL LANDSCAPE WIDTH AND LOCATION MAY VARY AND IS TO BE DETERMINED BASED ON PHYSICAL AND BUILT ENVIRONMENT.
 ** ALL DOWNTOWN STREETS TO HAVE 8' SIDEWALKS WITH THE EXCEPTION OF COLLECTORS WITH NO ON-STREET PARKING AND HIGH TRAFFIC STREETS WHERE 6' AND 12' SIDEWALKS SHOULD BE INSTALLED, RESPECTIVELY.



RHODODENDRON DRIVE (35th Street to Heceta Beach Road)

The applicant shall develop the interior streets of Fairway Estates Phase I in accordance with the specifications for Local Streets with space provided for on-street parking on both sides of the travel way and a minimum five-foot wide sidewalk on both sides of the street. (Condition 7.2)

The applicant has consulted with Public Works Director Miller to determine their share of the Rhododendron Drive Multi-Use Path project costs.

The applicant shall be responsible for their Phase I share of future contribution to the Rhododendron Drive Multi-Use Path project - \$25,000 adjusted annually based upon the Engineering News Record Construction Cost Index. Phase II shall pay a similar contribution based upon their percentage of impact calculated at Preliminary PUD and tentative plan. (Condition 7.3)

- B. Modifications to the street standards identified in section A, above, may be made pursuant to Title 11 Chapter 7. Considerations based on the existing conditions along with the following factors would be reviewed as part of determining a hardship or meeting the purpose of Title 11:**

1. **Street classification in the Transportation System Plan**
2. **Anticipated traffic generation**
3. **On-street parking needs**
4. **Pedestrian and bicycle requirements based on anticipated level of use**
5. **Requirements for placement of utilities**
6. **Street lighting**
7. **Minimize drainage, slope, and sensitive lands impacts**
8. **Street tree location, when provided**
9. **Protection of significant vegetation, as provided for in Chapter 34**
10. **Safety and comfort for motorists, bicyclists, and pedestrians**
11. **Street furnishings (e.g., benches, lighting, bus shelters, etc.), when provided**
12. **Access needs for emergency vehicles**
13. **Transition between different street widths (i.e., existing streets and new streets)**
14. **Driveway Off-sets**
15. **Curve Radii**
16. **Queuing Factors**

- C. Partial street improvements may be accepted only in the case of a collector or arterial street and only when requiring a full-width street improvement can not be justified based on the proportionate impact of the development on the transportation system. Where a less than full street is allowed, the minimum total paved width shall provide for two travel lanes, and for bicycle lanes if warranted.**

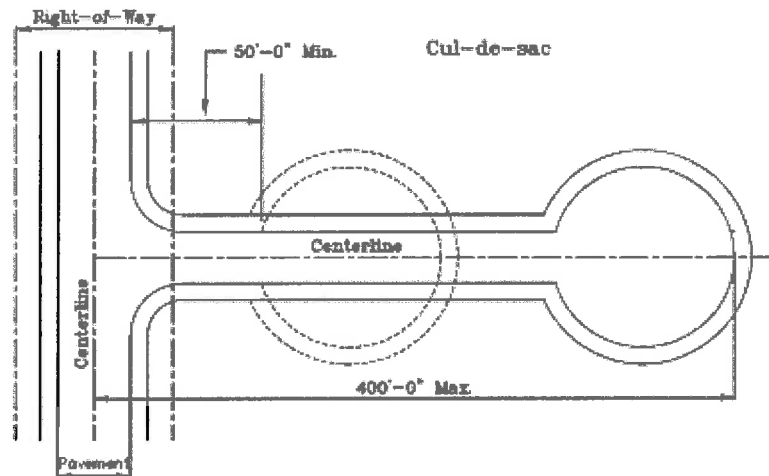
The applicant has not yet identified any of the above factors as affecting the Fairway Estates project. The applicant should contact the Public Works Director to discuss the need to modify identified street standards for the project.

10-36-2-6: Cul-de-sacs: A cul-de-sac street shall only be used when the applicant demonstrates that environmental or topographical constraints, existing development patterns, or compliance with other standards in this code preclude

street extension and through circulation. When cul-de-sacs are provided, all of the following shall be met:

- A. The cul-de-sac shall not exceed a length of 400 feet and the minimum throat length shall be 50 feet; the length of the cul-de-sac shall be measured where the centerline of the roadway from the near side of the intersecting street to the farthest point of the cul-de-sac pavement. The minimum right-of-way for a cul-de-sac may be reduced to 50 feet if approved by the City.
- B. The cul-de-sac shall terminate with a circular or hammer-head turnaround meeting the Oregon Fire Code. Circular turnarounds shall have a radius of no less than 35 feet, and not more than a radius of 45 feet (i.e., from center to edge of pavement), subject to approval by the Public Works Director; except that turnarounds shall be larger when they contain a landscaped island or parking bay at their center. When an island or parking bay is provided, there shall be a fire apparatus lane minimum of twenty (20) feet in width.

Figure 10-36(1): Cul-de-sac Design



The applicant has submitted materials demonstrating that the throat length of the cul-de-sac is 77 feet in length. This criterion is met.

10-36-2-8: Private Streets: Private streets shall conform to City standards of construction and shall include sidewalks or pathways as approved by the City. Private streets shall not be used to avoid public access connectivity required by this Chapter or the Transportation System Plan. Legal assurance for construction and maintenance shall be required of the developers and owners. Private streets shall connect with public streets to complete the City's transportation system grid where practical.

The applicant has proposed to provide private streets with sidewalks and pathways which conform to City standards of construction. The applicant has submitted legal assurance

for the construction and maintenance of the private streets, sidewalks, and pathways of Fairway Estates.

10-36-2-9: Street Location and Connectivity: Planned streets shall connect with surrounding streets to permit the convenient movement of traffic and to facilitate emergency access and evacuation. Proposed streets or street extensions shall be located to provide access to existing or planned commercial services and other neighborhood facilities, such as schools, shopping areas and parks.

The proposed streets are laid out in the most convenient possible arrangement and facilitate emergency access and evacuation as much as possible due to the location of the site.

B. Wherever a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to and to logically extend the street system into the surrounding area. All street stubs over 150 feet in length shall be provided with a temporary turn-around unless specifically exempted by the Fire Marshal, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

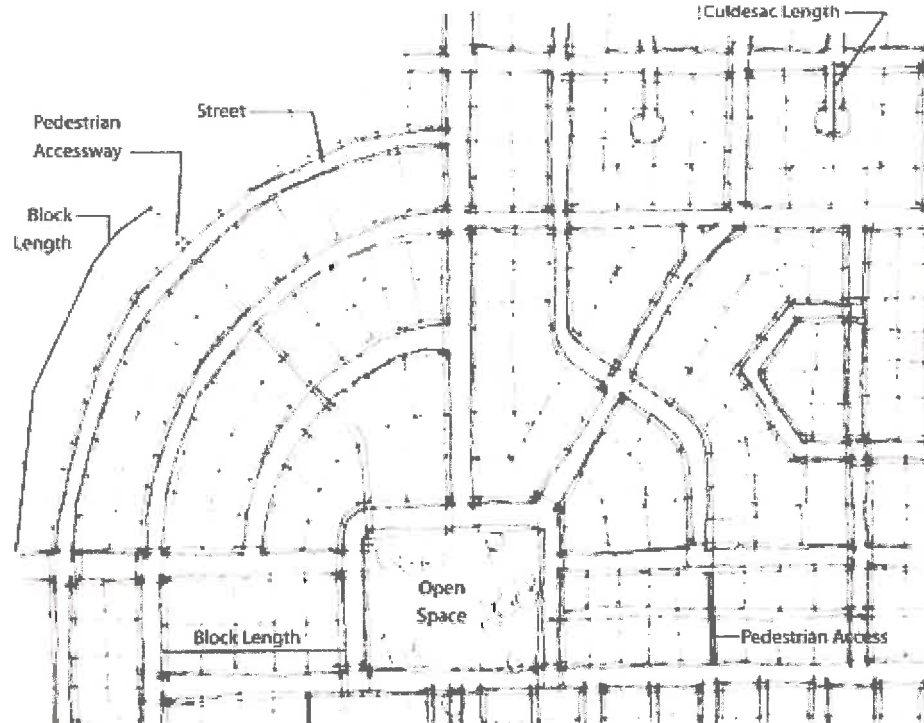
- 1. These extended streets or street stubs to adjoining properties are not considered to be cul-de-sacs since they are intended to continue as through streets when the adjoining property is developed.**
- 2. Developer shall install a Type III barricade at the end of the street. The barricade shall not be removed until authorized by the City or other applicable agency with jurisdiction over the street.**
- 3. Temporary street ends shall provide turnarounds (e.g., hammerhead or bulb-shaped configuration) constructed to Oregon Fire Code standards for streets over 150 feet in length.**

The applicant shall provide, at the discretion of the Fire Marshal, a temporary turnaround meeting Oregon Fire Code for all street stubs over 150 feet in length (at the north end of "Dunbar Way" and "Caddington Lane" as well as the east end of "Tournament Drive"). The applicant shall also install a Type III barricade at the end of each street stub (outside of the turnaround area) which shall not be removed until authorized by the City, per Condition 4.12.

10-36-2-10: Block Length and Block Perimeter: In order to promote efficient vehicular and pedestrian circulation throughout the city, subdivisions and site developments shall be served by a connecting network of public streets and/or accessways, in accordance with the following standards (minimum and maximum distances between two streets or a street and its nearest accessway):

A. Residential Districts: Minimum of 100-foot block length and maximum 600-foot length; maximum 1,400-foot block perimeter

Figure 10-36(2): Street Connectivity and Formation of Blocks



Utilities are already existing in Fairway Estates. Because of this, requiring the applicant to provide blocks which meet code for width would require the reinstallation of utilities, creating a hardship to the applicant. The block length which does not meet code requirements also is adjacent to the Sandpines Golf Course and thru access would not be possible.

10-36-2-11: Traffic Controls:

- A. Traffic signals/roundabouts shall be required with development when traffic control warrants are met, in conformance with the Highway Capacity Manual and Manual of Uniform Traffic Control Devices. Traffic signal/roundabout design shall be approved by City Engineer. The developer's financial responsibility and the timing of improvements shall be included as part of the development approval.**
- C. The City may require the installation of calming features such as traffic circles, curb extensions, reduced street width (parking on one side), medians with pedestrian crossing refuges, and/or special paving to slow traffic in neighborhoods or commercial areas with high pedestrian traffic.**
- D. Where the City TSP identifies future traffic signals, additional right-of-way shall be provided at the intersection to accommodate the signal apparatus.**

No traffic signals have been identified in the Transportation System Plan (2012) for the Rhododendron Drive/35th Street intersection. In consultation with the City Engineer-of-Record, the proposed PUD will not require improvements at this intersection, but future

phases may. The applicant is constructing a deceleration lane for Rhododendron Drive. The proposal meets these criteria.

10-36-2-12: Medians: The use of landscaped medians improve community appearance, helps maintain system mobility and reduces the effects of wide street widths to all modes of travel. Medians will be landscaped with water efficient plant materials unless otherwise indicated below.

- A. At intersections where left turn pockets are constructed, the 16-foot wide median will transition to an 11-foot wide left turn lane with a five-foot pedestrian refuge median separating the left turn lane from oncoming traffic. Intersections and access must comply with Chapter 35, Access and Circulation.

As discussed previously, planned improvements for the Rhododendron Drive/35th Street intersection include the addition of left-hand turn lanes. The proposed PUD does not constitute an increase in traffic which would currently require these improvements to be provided.

10-36-2-13: Street Alignment, Radii:

- A. On Arterial and Collector Roadways, intersections shall be spaced at a minimum of 250 feet, as measured from the centerline of the street.

The nearest intersection to the proposed entrance to Fairway Estates is Coast Guard Road to the south. Coast Guard Road serves as the entrance to Sea Watch Estates. This intersection is approximately 280 feet from the entrance to Fairway Estates and on the opposite side of Rhododendron Drive. This criterion is met.

- B. On Local Streets, street centerlines at intersections may not be offset by more than two feet. Intersections shall be spaced at a minimum of 125 feet, as measured from the centerline of the street.

Proposed Fairway Estates private local streets do not have intersections where more than two proposed streets would intersect. In addition, intersections within Fairway Estates are spaced at least 125 feet away from each other. The proposed intersections meet this criterion.

- C. Corner curb return radii shall be at least thirty-five (35) feet on Arterial Streets and at least twenty (20) feet on other streets, except where smaller radii are approved by the Public Works Director. Larger Radii may be required by the Director to accommodate emergency and freight vehicles.

Corner curb return design information has been provided by the applicant and meets this criterion.

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 (see Figures 10-36(3) and (4) for illustrations). In addition, the following standards shall apply:

- A. Streets design shall provide a minimum of 50 feet of straight centerline tangent past the intersecting right-of-way unless a lesser distance is approved by the Public Works Director (see Figure 10-36(5) for illustration).
- B. Intersections that are not at right angles shall have a minimum corner radius of 20 feet along the right-of-way lines of the acute angle.

Figure 10-36(3): Street Intersection Angle

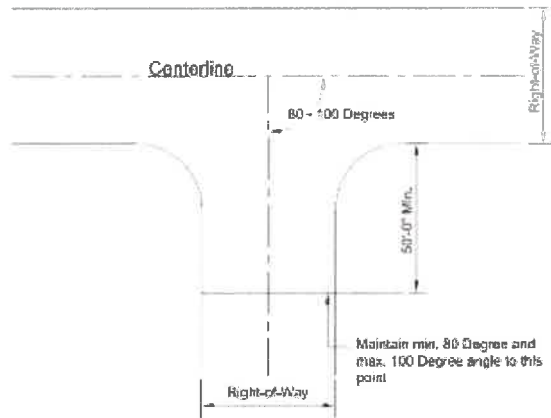


Figure 10-36(4): Elbow and Knuckle Corners are Prohibited

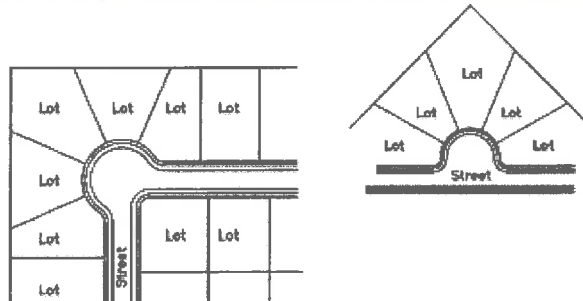
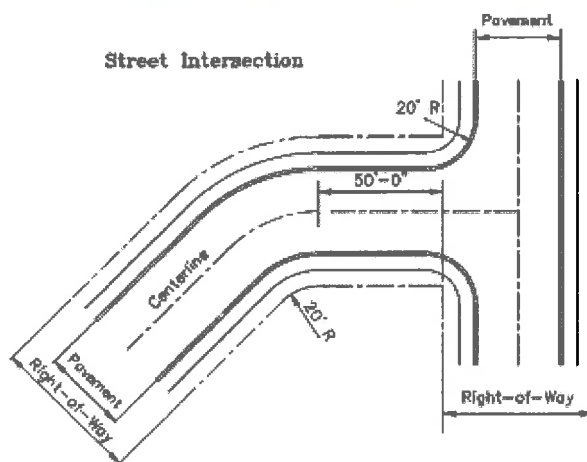


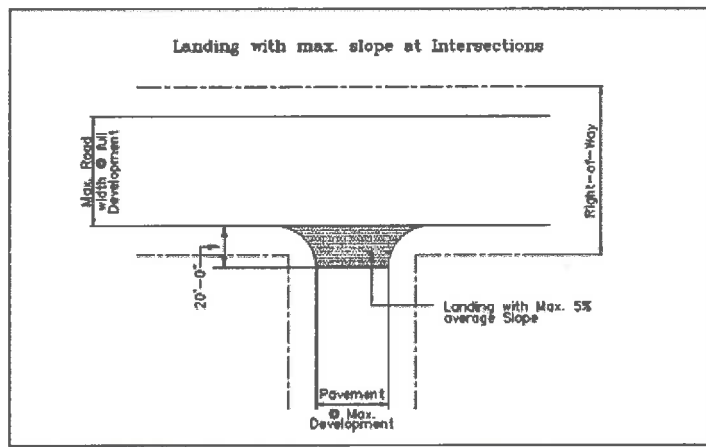
Figure 10-36(5): Street Intersection



10-36-2-15: Grades and Curves: Unless otherwise approved by the City due to topographical conditions, grades shall not exceed 6% on arterials, 10% on collector streets, or 12% on all other streets. Grades in excess of 10% require Fire Code Official approval.

- A. Centerline curve radii shall not be less than 700 feet on arterials, 350 feet on collectors, or 100 feet on other streets.
- B. Streets intersecting with a collector or greater functional classification street, or streets intended to be posted with a stop sign or signalization, shall provide a landing averaging 5% slope or less. Landings are that portion of the street within twenty (20) feet of the edge of the intersecting street at full improvement. See Figure 10-36(6) for example.
- C. Existing conditions may warrant additional design criteria. All streets and intersection designs shall be subject to the approval of the Public Works Director.

Figure 10-36(6): Street Intersection Landing



The applicant has proposed five intersections within Fairway Estates. The intersection with Rhododendron Drive is a sixth intersection. No Elbow or Knuckle Corners are proposed.

The Public Works Director has the ability to approve street layouts which do not meet Florence City Code. The intersection angle between Caddington Lane and Tournament Drive does not meet the above criteria. Because of the pre-existing nature and layout of the utilities and street sub-base, this improvement has been approved.

10-36-2-16: Sidewalks, Planter Strips, Bicycle Lanes: Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with applicable provisions of the Florence Transportation System Plan, Comprehensive Plan, adopted street plans, City of Florence Standards and Specifications and the following standards:

- A. Sidewalks may be placed adjacent to the street or at the property line with planter strips where practicable, or as otherwise directed by the Public Works Director.**

The applicant has provided plans which demonstrate the location of five foot sidewalks throughout the subdivision.

- C. Bicycle lanes shall be constructed on all newly constructed arterial and collector streets as well as all arterial and collector streets that are widened to provide additional vehicular capacity, as indicated in the TSP, unless otherwise designated.**

- D. Sidewalks shall be provided on both sides of the street for all arterial and collector streets. Sidewalks shall be provided on at least one side of the street for local streets. Exceptions may be granted if the City determines that hillsides, drainage facilities, ditches, waters of the state, or natural landscapes are to be preserved, then sidewalks on one side or a multi-use path may be approved. Sidewalks are not required on T-courts (hammer-head).**

The applicant will not be responsible for bicycle lanes along Rhododendron Drive as the road surface is existing and no changes to Rhododendron Drive and its intersection with 35th Street will be required at this time. The applicant will be responsible for providing a portion of the Rhododendron Drive Multi-Use Path.

- E. Where practical, sidewalks shall be allowed to meander around existing trees if in conformance with the requirements of the Americans with Disabilities Act.**

No trees exist within the sidewalk areas of Fairway Estates.

- F. Maintenance of sidewalks and planter strips in the right-of-way is the continuing obligation of the adjacent property owner.**

Maintenance of sidewalks and planter strips will be the responsibility of the adjacent property owner or the Fairway Estates Homeowners Association.

10-36-2-17: Existing Rights-of-Way: Whenever existing rights-of-way adjacent to or within a proposed development are developed less than standard width, additional rights-of-way shall be provided at the time of subdivision or site development, in conformance with FCC 10-36-2-5.

This has not been identified as an issue along Rhododendron Drive at this time.

10-36-2-18: Curbs, Curb Cuts, Ramps, and Driveway Approaches: Concrete curbs, curb cuts, curb ramps, bicycle ramps and driveway approaches shall be constructed in accordance with Chapter 35, Access and Circulation, City of Florence Standards and Specifications and the following standards:

- A. Curb exposure shall be per City Standards and Specifications.**

- B. There shall be no curbs on alleys unless otherwise approved by the Public Works Director.**
- C. Curb extensions (bulb-outs) at local residential street intersections are optional. If provided, the minimum width between the curb extensions shall be 24-feet, unless otherwise approved by the Public Works Director. Curb extensions shall not be used on streets with bike lanes.**

The applicant has provided information regarding their curbs, curb cuts, ramps, and driveway approaches. Curbs and gutters within Fairway Estates have been constructed and were approved by the Public Works Director.

10-36-2-19: Street Names: The developer shall submit proposed street names to the City of Florence Community Development Department for review and submittal to the Lane County Road Naming Committee for approval prior to recording final plat. No new street name shall be used that duplicates or could be confused with the name of an existing street in the County. Street names shall be in conformance with FCC 8-2-1-1.

The applicant was informed that two of their selected street names, "Blue Heron Way" and "Ironwood Circle" may not be approvable. "Blue Heron Way" is already used elsewhere in Lane County. "Ironwood" is used elsewhere in other forms such as Loop and Street.

The applicant received approval from the City Council to use names other than those specified by City Code. The applicant chose "Tournament Drive" for the main entrance to the development, "Ballybunion Court" for the cul-de-sac, "Caddington Lane" for the first north-south street, and "Dunbar Way" for the second north-south street. These street names appear to meet the criteria in place.

10-36-2-20: Survey Monuments: Upon completion of a street improvement and prior to acceptance by the City, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments have been re-established.

10-36-2-21: Street Signs: The cost of signs required for new development, including stop signs and any other roadway signs, shall be the responsibility of the developer and shall be installed as part of the street system developed and approved through the land use process. Signs shall be installed by developers per City of Florence Standards and Specifications.

The applicant has not provided monumentation or street sign information at this time. Monumentation and street signage shall be required upon completion of street and other improvements within Fairway Estates, per Condition 4.13.

10-36-2-22: Mail Boxes: Plans for mail boxes shall be approved by the United States Postal Service.

The USPS was notified of this development. The applicant will coordinate with the Florence Postmaster to determine the best location and regulations for mail boxes within Fairway Estates or the entrance area.

10-36-2-23: Street Light Standards: Street lights shall be provided in all developments within the City and shall be provided in accordance with Resolution 16, Series 1999. The Planning Commission during site design review may add street lights at other locations and authorize specific exceptions to the above priorities when necessary in order to enhance the public safety and welfare; actual locations may be varied slightly depending on placement of Central Lincoln PUD poles. Streetlights shall be installed in accordance with City of Florence Standards and Specifications. Where a private street intersects a public street, a street light shall be installed.

The applicant was required to provide this information, though it may not be available. The applicant will be required to provide information regarding the street lighting, which shall be in accordance with City standards.

10-36-3: SANITARY SEWERS, WATER, STORMWATER, AND FIRE PROTECTION:

- A. Sewers, Water, and Stormwater Mains Required:** Sanitary sewers, water mains, and stormwater drainage shall be installed to serve each new development and to connect developments to existing mains in accordance with the City's Wastewater Master Plan, Water System Master Plan, and Stormwater Master Plan, Florence Code Title 9 Chapters 2, 3 and 5, and the applicable construction specifications. When streets are required to be stubbed to the edge of the subdivision; stormwater, sewer and water system improvements shall also be stubbed to the edge of the subdivision for future development.
- B. Sewer, Water, and Stormwater Plan Approval:** Development permits for stormwater drainage, sewer and water improvements shall not be issued until the Public Works Director or their designee has approved all stormwater, sanitary sewer and water plans in conformance with City standards, and Florence Code Title 9 Chapters 2, 3 and 5.
- C. Existing Watercourse:** Where a proposed development is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse and such further width as will be adequate for conveyance and maintenance to protect the public health and safety and consistency with the Stormwater Manual.
- D. Over-Sizing:** The City may require as a condition of development approval that sewer, water, and/or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable Water, Sewer, and/or Storm Drainage Master Plan, and Florence Code Title 9 Chapter 1. The developer may be entitled to credit or reimbursement for over-sizing City master planned improvements.
- E. Fire Protection:** All new development shall conform to the applicable provisions of the Oregon Fire Code. Developers shall provide verification of existing and proposed water service mains and hydrant flow supporting the development site. Fire flow analyses and plans for hydrants and water

service mains shall be subject to review and approval by the Building Official or Fire Marshal.

- F. Inadequate Facilities:** Development permits may be restricted by the City where a deficiency exists in the existing water, sewer or stormwater system that cannot be rectified by the development and that if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems.

The Public Works Director has submitted referral comments regarding submitted plans. Plans regarding public improvements, lighting, stormwater, open space, and any other like plan shall be submitted to the Planning Department and Public Works for review and approval prior to, during, and post completion of work.

10-36-4: EROSION CONTROL: In addition to standard City requirements for stormwater, erosion control and sand management, projects that disturb one (1) or more acres of land over a period of time, a National Pollution Discharge Elimination System (NPDES) Permit must be obtained from the Department of Environmental Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

The applicant has submitted an application for an NPDES permit and obtained approval prior to application for final PUD and final subdivision. The applicant has not yet submitted this information to the City, but this information has been requested and required through condition of approval.

10-36-5: UTILITIES:

A. Underground Utilities:

- 1. Generally.** All new utility lines including, but not limited to, those required for electric, communication, lighting, and cable television services and related facilities shall be placed underground, except for temporary utility service facilities during construction, and high capacity electric lines operating at 50,000 volts or above.
- 2. Subdivisions.** In order to facilitate underground placement of utilities:
 - a.** The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that all above ground equipment does not obstruct vision clearance areas for vehicular traffic.
 - b.** The City reserves the right to approve the location of all surface-mounted facilities.
 - c.** All underground utilities, including water, sanitary sewers and storm drains installed in streets by the developer, shall be constructed prior to the surfacing of the streets.

- A. Conformance Required: Improvements installed by the developer either as a requirement of these regulations or at his/her own option, shall conform to the requirements of this Chapter, approved construction plans, and to improvement standards and specifications adopted by the City.**
- B. Adopted Installation Standards: The Standard Specifications for Public Works Construction, Oregon Chapter APWA, are hereby incorporated by reference; other standards may also be required upon recommendation of the Public Works Director.**
- C. Commencement: Work shall not begin until the City has been notified in advance in writing.**
- D. Resumption: If work is discontinued for more than one month, it shall not be resumed until the City is notified in writing.**
- E. City Inspection: Improvements shall be constructed under the inspection and to the satisfaction of the City Public Works Department. The City may require minor changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest. Modifications to the approved design requested by the developer may be subject to City review. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced prior to final acceptance of the improvements; it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments have been reestablished and protected.**
- F. Engineer's Certification and As-Built Plans: A registered civil engineer shall provide written certification in a form required by the City that all improvements, workmanship, and materials are in accord with current and standard engineering and construction practices, conform to approved plans and conditions of approval prior to City acceptance of the public improvements, or any portion thereof, for operation and maintenance. The developer's engineer shall also provide two (2) sets of "as-built" plans along with an electronic copy, in conformance with the City Engineer's specifications, for permanent filing with the City.**
- G. Acceptance of Public Improvements: Public improvements shall only be accepted by the City after the "as-built" plans and actual improvements are approved, and all easements are recorded. Upon acceptance of public improvements, the City will accept ownership and maintenance responsibility.**
- H. Warranty of Public Facilities: All public improvements shall be warranted against defects in materials and workmanship for a period of one year following acceptance of the improvements by the City. Once accepted, a minimum one (1) year warranty agreement on materials and workmanship shall be initiated between the City of Florence and the developer. A warranty bond or other financial security acceptable to the City in the amount of 12**

percent of the original public improvement construction cost shall be maintained throughout the warranty period.

Easements and construction plans shall be approved by the Planning Director and Public Works Director prior to recording of final plat and completion of work. (Condition 7.4)

TITLE 10: CHAPTER 37: LIGHTING

10-37-2: APPLICABILITY: Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

- A. Resumption of Use -** If a property with non-conforming lighting is abandoned for a period of one year or more, then all exterior lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.

The applicant has proposed a resumption of the planning process for the Fairway Estates PUD. The property, formerly Sandpines West Shore Phase I, was abandoned shortly after the housing crisis and was sold to the current property owner. Final approval was never granted for the PUD and subdivision, so lighting will need to come into code compliance.

10-37-3: LIGHTING PLANS REQUIRED: All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

10-37-4: LIGHTING STANDARDS:

- A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.**
- C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.**
- D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours**

with a minimum lighting remaining for personal and building security and safety after hours.

- E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.
- F. All externally lit commercial signs should shine from the top and point down toward the ground. Signs with uplighting must be shielded so that illumination is restricted to the sign face and glare is eliminated.
- G. Lighting for roadway signs and pedestrian ways must be designed or have an opaque shielding method to direct light emissions downward and below the horizontal plane of the fixture in the permanently installed position.

The applicant has not provided this information since much of the lighting was installed by the previous owner prior to final subdivision and plan. The applicant will be required to provide as much information as possible per Condition 4.16.a through 4.16.d.

TITLE 11: CHAPTER 1: SUBDIVISION ADMINISTRATION, GENERAL PROVISIONS

11-1-2: APPROVAL OF LAND DIVISIONS:

- B. No person shall create a street or way for the purpose of partitioning a parcel of land without the approval of the body authorized to give approval of plats for major subdivisions or major partitions under the provisions of this Title until such approval is obtained.
- C. No persons shall dispose of, transfer, sell or advertise, agree or negotiate to sell any lot or parcel of land in any major subdivision or major partition with respect to which approval is required by this Title until such approval is obtained, and the plat thereof has been acknowledged and recorded with the County recording officer.

The applicant has not proposed to dispose of, transfer, sell, advertise, agree, or negotiate to sell any lot in the subdivision prior to approval. These criteria are met.

TITLE 11: CHAPTER 4: MAJOR PARTITION MAP, PLAT PROCEDURE

11-4-2: REQUIREMENTS:

- A. **Drafting: Provisions for drafting shall be as follows:**
 - 1. **Subdivision Plats: One original and ten (10) copies eighteen inches by twenty seven inches (18" x 27") in size and drawn with black India ink. Original plats shall be in substantial conformity to the approved tentative plan and shall conform to the Lane County Surveyor's specifications and requirements pertaining to material that has**

characteristics of adequate strength and permanency as well as suitability for binding and copying.

Plats shall be in clear and legible form and may be placed on as many sheets as necessary but a face sheet and an index page shall be included for all plats placed on both sides of a sheet. Scale requirements shall be the same as specified for tentative plans. Lettering and the dedication and affidavit of the surveyor shall be of such size or type as will be clearly legible and no part of the plat shall come nearer than one inch (1") to any edge of any sheet.

2. **Major Partition Maps: One original and five (5) copies drawn in black India ink in clear and legible form. Original maps shall be in substantial conformity to the approved tentative plan and shall otherwise conform to the Lane County Surveyor' specifications and requirements, but in any event, scale requirements shall be the same as specified for tentative plans. Sheet dimensions and size shall be as specified by the County Recording Officer for major partition maps offered for recording.**

The applicant and their representatives have provided the necessary information in a preferred format.

B. Information Required: The application itself, or the proposed subdivision plat or the major partition map, must contain the following with respect to the subject area:

1. **Transverse computation sheets, subdivisions only. The registered engineer or licensed land surveyor signing the surveyor's affidavit on the plat shall submit transverse computation sheets for the use of the City in checking the plat. Said sheets shall include the calculation of each course and distance by latitude and departure of all the boundary lines and of all lot lines in the subdivision area, and for all boundaries and all lots in the plat which are not completely rectangular in shape. Each course and distance, and each latitude and departure shall be tabulated on the transverse computation sheet in the proper order to show the closure limits of each area, and rectangular coordinates of every angle point shall be extended and shown from a single meridian and from a single point of origin.**
2. **The lengths of all chords, radii points of curvature and tangent bearings.**
3. **The lot lines of all lots within the subdivision, or all parcel lines within the major partition, with dimensions in feet and hundredths of feet and with all bearings shown; the acreage or square footage of each lot.**
4. **Numbers designating each block and lot in subdivisions, lots in each block to be numbered consecutively.**

5. **Where a plat is an addition to a plat previously recorded, numbers of blocks and lots in consecutive continuation from such previous plat.**
6. **The description and location of all permanent reference monuments.**
7. **An affidavit of a surveyor, who is an Oregon registered engineer or Oregon licensed land surveyor and who surveyed the subdivision or major partition, conforming to the requirements of the Oregon Revised Statutes.**
8. **The date, north point and scale of the drawing, and a sufficient description to define the location and boundaries of the subdivision or major partition.**
9. **The locations, names and widths of all streets, existing or being created.**
10. **The width and location of all existing easements for public utilities, and such easements being created, and also all reserve strips required as provided for by this Chapter.**
11. **A designation of all areas covered by water, and the location, width and direction of flow of all watercourses.**
12. **A designation of all area being dedicated by the applicant including proposed uses, and an effective written dedication thereof.**
13. **Designation of all donations to the public of all common improvements including but not limited to streets, roads, parklands, multi-use trails and paths, sewage disposal and water systems, the donation of which was made a condition of approval of the tentative plat for the subdivision or major partition.**
14. **A copy of all protective deed restrictions being proposed.**
15. **A title report issued by a title insurance company licensed by the State of Oregon verifying ownership by the applicant of the real property that is to be dedicated to the public (Ord. 626, 6-30-80)**
16. **A landscaping plan will be required delineating shrubs, trees, screen planting and natural vegetation corridors. The plan will show approximate height, species (and alternatives), placement and areas. The location of all trees measuring ten inches (10") minimum (DBH) existing prior to development will be shown and those proposed to be removed. A maximum number of these trees will be retained, subject to provision of adequate area for building, parking and yard area, protection from windthrow hazard and solar access. (Ord. 626, 6-30-80; amd. Ord. 669, 5-17-82)**

All applicable information listed in FCC 11-4-2, except for a landscaping plan, has been provided by the applicant. These criteria are met.

11-4-3: REVIEW BY OTHER AGENCIES AND DEPARTMENTS: Within five (5) working days after the subdivision or major partition application is duly submitted the Planning Director shall distribute copies thereof to the City Manager, to each public utility, the County Health Department, and to each government subdivision that may be affected by the application for review, comments and recommendations. If no written response is received by the Planning Director within thirty (30) days, it shall be assumed that the agency(s) approves of the application as submitted unless an extension is requested. (Amd. Ord 30, Series 1990).

The affected agencies and utilities were notified on May 3, 2018.

The applicant shall address any comments or concerns brought up by the referral agencies received on or prior to June 4, 2018 before submitting their final plat map for signature. (Condition 7.5)

11-4-4: APPROVAL OF MAP, PLAT: Within ten (10) days of the receipt of all comments and recommendations requested from appropriate agencies and departments or within forty five (45) days of the receipt of a major partition map or subdivision plat application as provided for in this Title, the Planning Commission shall approve, deny or, when further information is required, postpone a decision on the application. The Planning Commission may or its designee shall approve, deny or, when further information is required, postpone a decision on the application. The Planning Commission may require its designee to submit any tentative approval to the Commission for review prior to notification of the applicant. In the event of a denial, the application shall be reviewed by the Planning Commission within forty five (45) days. Approval shall be granted provided affirmative findings can be made that: (Amd. Ord 30, Series 1990).

- B. Streets and roads held for private use and indicated on the tentative plan of such subdivision or major partition have been approved by the City.**
- C. The proposal conforms to the requirements of this Title, Title 9, all applicable provisions of the Oregon Revised Statutes, the Florence Zoning Ordinance, Comprehensive Plan, and all other applicable laws and regulations as well as Section 11-1-1, Purpose, of this Title.**
- D. The plat or map is in substantial conformity with the provisions of the tentative plan for the subdivision or the major partition as approved.**
- F. Explanations of all common improvements required as conditions of approval of the tentative plan of the subdivision or the major partition have been accounted for and referenced on the plat or map.**
- G. There exists an adequate quantity and quality of water and an adequate sewage disposal system to support the proposed plat or map**
- H. Either:**

1. Improvements as required by Titles 9 and 10, or as a condition of tentative plan approval have been completed and filed with the City; or
 2. A performance agreement (bond) or suitable substitute as agreed upon by the City and applicant has been filed with the Finance Officer in a sufficient amount of time to insure the completion of all required improvements; or
 3. A petition for improvements has been properly executed by the applicant who is affecting the partition or subdivision and will be assessed for said improvements.
- I. Taxes, as well as public liens, assessments and fees with respect to the subdivision or major partition area have been paid; or adequate guarantee has been provided assuring said taxes, liens, assessments and fees will be paid prior to recordation.

The Planning Commission held a public hearing on May 22, 2018 to determine if the criteria of FCC 11-4-4 have been met. Upon confirmation that all standards have been met, the Planning Commission will approve Resolution PC 17 26 PUD 01.

11-4-5: ACKNOWLEDGING DECISIONS: Subdivision or major partition approval shall be evidenced by the signature thereon of the chairman of the Planning Commission with the date of such approval. In the event of denial, the chairman of the Planning Commission shall cause notice and the reasons for same to be furnished to the applicant. Where the Planning Commission's designee has taken action on major partitions, the action may be evidenced by the signature of the designee. (Amd. Ord 30, Series 1990).

11-4-6: EXPIRATION OF APPROVALS: If the conditions set at the time of approval are not fulfilled and the plat or map offered for recording by the partitioner or subdivider in the office of the County Recording Officer within one year, subdivision or major partition approval, as the case may be, is null and void, and a new application for plat or map approval must be submitted for reconsideration. If, in the opinion of the Planning Commission, conditions have changed to a sufficient degree to warrant reconsideration of the tentative plan, an application for tentative plan approval must be resubmitted and approved prior to subdivision plat or major partition map application submittal and reconsideration.

11-4-7: DELIVERY OF MAP OR PLAT TO COUNTY RECORDER:

- A. In the case of an approved major partition, the Planning Director shall deliver it to the office of the County Clerk and notify the partitioner that such has been done and that the major partition may be offered for recording.
- B. In the case of a subdivision, the Planning Director shall:
 1. Obtain on the approved subdivision plat the signature of the County Assessor, whose signature shall certify that all taxes on the property have been paid;

2. Obtain on the approved subdivision plat the signature of the Planning Director, whose signature shall certify that the platting laws of the State and the requirements of this Title have been complied with; (Amd. Ord 30, Series 1990).
3. Obtain the signature on the approved subdivision plat of a majority of the Board of County Commissioners whose signatures shall certify that the plat is approved by them;
4. Deliver the approved subdivision plat to the office of the County Clerk;
5. Notify the subdivider that the approved subdivision plat has been delivered to the office of the County Clerk and may be offered for recording.

11-4-8: DELIVERY OF RECORDED PLATS, MAPS TO CITY: In addition to the requirements of Oregon Revised Statutes pertaining to filing and recording of approved subdivision plats, the subdivider shall furnish the City one exact reproducible copy thereof, composed of the same materials as required by the County Surveyor, or if not so required, of such materials and specifications as required by the City. Said copy shall be furnished to the City within two (2) working days of recordation.

In the case of an approved and recorded major partition map, the partitioner shall furnish the City one exact reproducible transparency of same; otherwise, the procedures and requirements shall be the same as specified in connection with delivery of subdivision plats to the City. (Ord. 626, 6-30-80)

The required procedures will be met by both the applicant and the City.

TITLE 11: CHAPTER 5: PLATTING AND MAPPING STANDARDS

11-5-1: STREETS:

- A. All streets shall comply with applicable development standards of Title 10 Chapter 36, Street Standards.
- B. **Slope Easements:** Slope easements shall be dedicated in accordance with specifications adopted by the City Council under Section 11-6-1 of this Title.
- C. **Reserve Strips:** The Planning Commission may require the applicant to create a reserve strip controlling the access to a street, said strip to be placed under the jurisdiction of the City Council and the Planning Commission, when the Planning Commission determines that a strip is necessary:

1. To prevent access to abutting land at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or
2. To prevent access to the side of a street on the side where additional width is required to meet the right of way standards provided in the table under subsection B2 above; or
3. To prevent access to land abutting a street of the partition or subdivision, but not within the partition or subdivision itself; or
4. To prevent access to land unsuitable for building development.

Reserve strips have been required of the applicant in order to facilitate movement between Phase I of Fairway Estates, Phase II of Fairway Estates, and the separately-owned Phase III.

11-5-2: LOTS AND PARCELS:

A. Size and Frontage:

1. **General Requirements:** Each lot shall have a minimum width and depth consistent with the lot width and depth standards for the appropriate zoning district.
2. **Area:** Minimum lot size shall be in conformance with the provisions of the Florence Zoning Ordinance. Where either a community water supply or sewer system are not presently provided, the lot area shall be sufficient to meet State and County health standards and the lot area shall be at least twice the number of square feet normally required in the zoning district where the lot is located. Where an oversize lot as described above is required due to lack of services, the Planning Commission may require the developer to submit a plan for later division of said lot(s) into standard six thousand five hundred (6,500) or nine thousand (9,000) square foot lots.
3. **Frontage:** Each lot shall have frontage of not less than fifty feet (50') upon a street, except that a lot on the outer radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than thirty five feet (35') upon a street, measured on the arc. Where either a public water supply or public sewers are not presently provided, the lot frontage shall be sufficient to insure an adequate sized lot to meet State and County requirements.

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.

The applicant has proposed a Planned Unit Development with several lots which do not meet the minimum lot size or frontage. Planned Unit Developments are granted exception from these standards and may be approved of any size or configuration as approved by the Planning Commission.

11-5-3: PUBLIC FACILITIES: All utilities shall comply with applicable development standards of Title 10 Chapter 36 and Title 9.

The application has been reviewed against the criteria contained within FCC 10-36 and FCC Title 9.

11-5-4: PARTIAL DEVELOPMENT: Where the subdivision or partition includes only part of the tract owned by the applicant, the Planning Commission may require a sketch of a tentative layout of streets in the remainder of said ownership.

Layout of the streets in adjacent developments will likely follow the course of streets previously laid out as part of Sandpines West Shore. The Planning Commission may require more information regarding these layouts, but one property is currently under different ownership than this proposed development.

11-5-5: UNSUITABLE AREAS: Areas identified in the Florence Comprehensive Plan as having designated or protected natural areas or potential hazards due to erosion, landslides, stream flooding, ocean flooding or other natural hazards shall not be divided in a manner that would be dangerous to the health and safety of those who would live in said areas, the general public, or natural values which have been protected.

- A. All major partition and subdivision applications shall be reviewed by the City, using the Phase I checklist contained in Site Investigation Reports by Wilbur E. Ternyik, published by OCZMA.**
- B. Where problem areas are identified in the Phase I checklist, a full-scale Phase II site investigation will be required covering only those problem areas identified in the Phase I checklist. This site investigation must be prepared and paid for by the applicant. Before approval would be granted the site investigation would have to prove either: 1. That upon specific examination of the site, the condition which was identified in the Comprehensive Plan Inventory did not exist on the subject property; or 2. That harmful effects could be mitigated or eliminated through, for example, foundation or structure engineering, setbacks or dedication of protected natural areas.**
- C. Specifically, areas shown on the Hazards Map and the Soils Map of the Comprehensive Plan will require a Phase II site investigation report. Studies**

which have been adopted or included in the Comprehensive Plan by reference or studies done subsequent to the adoption of the Plan may be used to determine when a site investigation report is needed.

Staff has informed the applicant that a Phase I Site Investigation Report is required, and a Phase I SIR has been submitted and reviewed.

TITLE 11: CHAPTER 7: MODIFICATIONS, SUBDIVISION REGULATIONS

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.**

The applicant has not submitted for modification of their tentative subdivision plan.

TITLE 9: CHAPTER 5: STORMWATER MANAGEMENT

9-5-1-6: PUBLIC STORMWATER SYSTEM:

- C. Storm drainage and management facilities within a Planned Unit Development (PUD) may or may not have a publicly owned and maintained system. Generally, if the City owns and maintains the roads and there is free ingress and egress from the community (not gated), then the City may own and maintain the stormwater system provided the easement and maintenance requirements of this Code are satisfied. Ownership of the PUD stormwater system shall be established prior to the issuance of construction permits.

The applicant has not proposed that the stormwater management facilities on-site are publically owned. The ownership of the PUD stormwater system will be by the PUD developer/homeowners association.

9-5-2: DRAINAGE PLAN SUBMITTAL REQUIREMENTS:**9-5-2-1: GENERAL:**

- A. A Drainage Plan is required for all development, except as provided in FCC 9-5-2-4. Submittal requirements are tailored to the size and impacts of the development. The submittal requirements are specified in the Stormwater Manual.
- B. A registered Professional Engineer licensed by the State of Oregon shall prepare, certify, and seal the Drainage Plan whenever a Professional Engineer is required in the Stormwater Manual or state law. Furthermore, prior to land disturbing activity, the developer for the land disturbing activity shall certify that the proposed activities will be accomplished pursuant to the approved plan.
- C. If a land use approval is required, the Drainage Plan shall be submitted and approved as part of the land use approval process. If no land use approval is required, the Drainage Plan shall be submitted as part of the application for a construction or facility permit.

A drainage plan was required and submitted and prepared by a registered Professional Engineer. Stormwater Management Plans submitted for approval during the tentative subdivision and preliminary PUD process were significantly modified without Planning Department or Public Works approval.

9-5-2-4: EXEMPTION AND MODIFIED REQUIREMENTS:

- A. Exemptions: Projects exempt from the requirements of this Code include:
1. Projects with site development applications submitted for City review and approval prior to the effective date of this Code.

B. Modified Requirements: Projects described below shall follow the requirements contained in the “Erosion Prevention and Sediment Control Practices for Single Family Residences and Small Projects” brochure available from the City:

- 1. Single family residential construction projects that are separate from the development (partitioning or subdividing) of the land.**
- 3. Land clearing and grading activities disturbing less than 10,000 square feet of land and involving less than 50 cubic yards of excavated or fill material.**

The Fairway Estates project does not meet the criteria for an exemption from or modification to the requirements of City Code.

C. In accordance with Section 9-5-2-1 the City Manager or his/her designee will determine if a proposed project meets the criteria defined by Section 9-5-2-4. The City reserves the right to require additional protection measures if a project is deemed to present a risk to the community.

Due to the flooding seen within this area during the 2016/17 rainfall season and other concerns regarding the installed and unapproved sand filters, the applicant will be required to meet several conditions regarding storm water.

9-5-3: STORMWATER DESIGN CRITERIA:

9-5-3-1: GENERAL:

A. The criteria in Section 9-5-3 shall be used in the design of public and private stormwater drainage and management systems. Stormwater management facilities shall be constructed in accordance with the Stormwater Manual: the 2008 Portland Stormwater Management Manual, as superseded by the December 2010 City of Florence Stormwater Design Manual; and the 2008 City of Portland Erosion and Sediment Control Manual.

The applicant has chosen sand filters to infiltrate and channel stormwater through their development. Sand filters, however, are not an approved or listed method of stormwater management in the 2010 City of Florence Stormwater Design Manual or the 2008 City of Portland Erosion and Sediment Control Manual.

9-5-3-2: STORMWATER QUANTITY (FLOW CONTROL):

- A. A 25-year, return period storm shall be used for the design of all private and public stormwater drainage systems.**
- B. Onsite stormwater management facilities shall be required to prevent the post-development runoff rates from a project site from exceeding the pre-**

development runoff rates from the site, based on a 2 through 25-year storm. Exemptions to this requirement may be approved by the City Manager or his/her designee if it is determined that a more effective solution is available and that downstream capacity will accommodate the increase in flow.

- C. Each new development project is responsible for mitigating its impacts on the stormwater system. This mitigation requirement can be satisfied through the use of any of the following techniques, subject to the other limitations identified by this Code:
1. Construction of onsite facilities to limit the flow rate of stormwater runoff leaving the development site, in accordance with the Stormwater Manual.
 2. Enlargement or improvement of the down gradient conveyance system in accordance with the requirements of this Code and the City of Florence Stormwater Management Plan.

The applicant's engineer of record used an assumption of 6 inches per hour for a 25-year rain event. The calculations shown as part of the Branch Engineering Technical Memorandum (Exhibit C – Page 41) show the area for each area of impervious surface within Fairway Estates. The criteria for stormwater quantity are met.

- D. The development of any land requiring a Drainage Plan shall address onsite and off-site drainage concerns, both up gradient and down gradient (a minimum of 1/4-mile) of the project, including:
1. Modifications to the existing onsite stormwater drainage and management facilities and drainage patterns shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition unless approved by the affected offsite property owners and the City. Proof of off-site property owners approval shall be provided by having the affected property owner(s) sign an easement identifying the location of the backwater storage or impoundment area. This area shall be clearly shown on the submitted Drainage Plan site sheet(s). The easement shall be in a form approved by the City and recorded with the Lane County Deeds and Records Office.
 2. Stormwater facilities shall be designed and constructed to accommodate all flows generated from the project property in accordance with the land use zoning as shown in the most recent approved City Code.
 3. Capacity of the downstream drainage system to determine if increases in peak flow rates resulting from the proposed development can be accommodated.

The applicant has not submitted documentation of off-site drainage concerns. The applicant's engineer has considered impervious surface constructed for common areas

and roadways. Lot stormwater is proposed to be the responsibility of the individual lot owners.

~~The applicant shall submit information regarding stormwater quantity impacts, effects on City facilities downstream, and all off-site drainage issues within one-quarter mile, meeting the criteria of FCC 9-5-3-2-D. (Condition 8.1)~~

9-5-3-3: STORMWATER QUALITY:

- A. Stormwater management facilities to treat stormwater are required for certain types of projects. These water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan and for other projects as required by this section. Stormwater management facilities required for development shall be designed, installed and maintained in accordance with the Stormwater Manual, which is based on achieving at least 70% removal of the Total Suspended Solids (TSS) from the flow entering the facility for the design storm specified in the Stormwater Manual.**
- B. Water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan.**

The project required a drainage plan. The drainage plan proposes sand filters for use within Fairway Estates (see Page 15 – Exhibit C). The original approved proposal included planted swales (see Page 37 – Exhibit C) which is an approved method to address stormwater quality. The current proposal does not address stormwater quality for runoff from a street, leading to pollutants entering the soils within Fairway Estates, and because the system is connected to the City's stormwater system for overflow, into the estuary.

~~The applicant shall design, install, and maintain an approved (planted) stormwater management facility as required in FCC 9-5-3-1-A, which achieves at least 70% removal of total suspended solids. (Condition 8.2)~~

- D. The water quality design storm shall be based on an intensity of 0.25 inches per hour, or 0.83 inches for a 24-hour SCS Type 1A rainfall return event.**

While the proposed facilities are appropriate for accepting the *quantity* of flow required for a 25-year rain event, they are not appropriate for treating this flow for water *quality*.

~~The applicant shall design a stormwater management facility which can treat 0.25 inches per hour, or 0.83 inches for a 24-hour SCS Type 1A rainfall return event. (Condition 8.3)~~

- E. Water quality facilities must be designed to prevent damage to the facility for flows exceeding the water quality design storm and to ensure no re-suspension of pollutants, consistent with the Stormwater Manual.**

~~The applicant shall design a water quality facility which prevents damage to the facility for flows exceeding the designed storm and which also ensure that pollutants are not re-suspended. (Condition 8.4)~~

- G. The types of stormwater management facilities presented in the Stormwater Manual are available for owners and developers to use in satisfying the**

stormwater quality requirement. More than one of these types of facilities may be required to satisfy this requirement.

The applicant may need to combine approaches in order to achieve the desired stormwater management for quality and quantity. The current approach does not address quality or information has not been provided which demonstrates that the approach addresses quality.

Because the applicant has already completed installation of the City-approved stormwater management sand filter system, the Planning Commission has deleted Conditions of Approval 8.1 through 8.4. No stormwater improvements other than those approved by the Public Works Director will be required. New stormwater improvements, other than those already constructed, will need to be approved by both the Planning Department and the Public Works Department. All infrastructure for Phase II must meet current code standards.

9-5-4: MAINTENANCE RESPONSIBILITY:

9-5-4-2: PRIVATE FACILITIES:

- A. Private stormwater facilities must be maintained in accordance with the Operations and Maintenance Plan approved as part of the Drainage Plan. The Operations and Maintenance Agreement will be recorded with the Lane County Deeds and Records Office. The Stormwater Manual contains the Operations and Maintenance Agreement Form to be used. A log of all maintenance activity shall be kept by the owner and made available to the City upon request. The City may, at its option, inspect the facilities for compliance with the requirements. If a property owner fails to maintain their facilities, the City may issue a written notice specifying the required actions. If corrective actions are not completed in a timely manner, the City may pursue legal remedies to enforce the provisions of the Operations and Maintenance Plan. The City will only enter the property to perform the required corrections if the public's health and public property are in imminent danger. In this situation, reasonable attempts will be made to contact the property owner(s), but a written notice may not be required. The property owner(s) will be billed for City incurred expense.**
- B. The Maintenance Agreement shall provide that upon notification by the City of any violation, deficiency or failure to comply with the agreement or this Code, corrections shall be completed within ten (10) days after notice thereof. Thereafter the City may pursue legal action to enforce the provisions of the agreement. In an emergency situation, the City may provide for all necessary work to place the facility in proper working conditions. The persons specified as responsible for maintenance in the Maintenance Agreement shall be charged the costs of the work performed by the City or its agents.**

The applicant has not submitted an Operations and Maintenance Plan for their stormwater systems. Sand filters require regular maintenance in order to remove trapped sand and ensure that the system operates as designed. The applicant has not submitted this information.

The applicant shall submit and abide by an Operations and Maintenance Plan as well as an Operations and Maintenance Agreement. (Condition 8.5)

9-5-5: EASEMENTS:

9-5-5-2: PRIVATE FACILITIES:

- A. Private facilities must be placed in an easement, tract, or right-of-way that allows for the maintenance of these facilities in accordance with the Operations and Maintenance Agreement.**
- B. The City may determine that certain privately owned facilities are critical components of the overall stormwater system. In these situations, the City shall be granted perpetual, non-exclusive access that allows for public inspection. The access shall be defined in accordance with the requirements for a public easement, tract, or right-of-way.**

These private stormwater systems are located within a private right-of-way and public utility easement. This location will allow for their private HOA maintenance once a submitted Operations and Maintenance Agreement is received and implemented.

Because of the eventual connection of these stormwater systems to a public stormwater system within the Rhododendron Drive right-of-way, the City shall be granted a perpetual, non-exclusive access in order to perform public inspection. Public utility easements proposed for this subdivision shall address the City's need to inspect these stormwater facilities. (Condition 8.6)

FLORENCE REALIZATION 2020 COMPREHENSIVE PLAN

CHAPTER 2: LAND USE

POLICY 7. The City shall determine estimated additional usage and the impacts of proposed development upon maximum capability for sewer, water and stormwater systems. This information is to be included in subdivision and design review staff reports.

As utilities for the subdivision have already been installed, the additional usage has been calculated and found to be within the capacity of the sewer and water systems.

RESIDENTIAL

POLICY 1. The City shall encourage the use of residential planned unit development subdivisions and may trade off some conventional zoning requirements and density limitations in order to achieve:

- high quality, innovative residential lot and building design,**
- incorporation of unique land forms into the final subdivision design,**
- significant open space,**

- **on-site amenities reflecting the value for both active and passive recreational facilities,**
- **natural resource protection, where identified as part of a preliminary site investigation report,**
- **a mix of dwelling unit types and densities, and a mix of residential, commercial, and recreational uses, where appropriate.**

The applicant has proposed a 40-lot PUD largely meeting the requirements of zoning code, but with significant open space areas. The application also proposes to make use of a previously approved and abandoned subdivision, maximizing the use of land within the UGB designated for residential uses.

POLICY 4. Residential developers shall, in order to obtain subdivision approval, to provide streets of a suitable width and cross-section, sidewalks, other transportation facilities consistent with the Transportation System Plan, conveyance of natural drainage flows through the site, stormwater management systems, appropriate traffic safety signs and street lights, and normal and incidental public and quasi-public utilities including water, sanitary sewer, stormwater, and underground electric, cable, telephone and potentially fiber optic cable.

Street width and other transportation facilities have been addressed as part of staff review of FCC 10-35 and 10-36. Stormwater management systems will not be public, but will be private.

Most utilities have already been installed under-street prior to this application. Some upgrade or repair of these systems may be needed and are the responsibility of the property owner to provide to future residents.

POLICY 11. New residential subdivisions shall dedicate rights-of-way and construct pedestrian and bicycle trails in accordance with the City's Transportation System Plan or where the extension of an existing pedestrian and bicycle facility is warranted as a logical extension of that city wide transportation system.

The applicant has proposed interior sidewalks and trails through open space areas. Fairway Estates is not included within the City's Transportation System Plan, but the applicant will be responsible for a percentage of costs of extension of a planned pedestrian and bicycle facility which will serve the community.

REC. 1. During construction of residential infrastructure for new subdivisions, clearing and grading activities should be limited to that work required to build streets, water and sewer lines, electric, cable and phone, and stormwater management improvements, leaving residential lots, common areas and other open space undisturbed until subsequent City approvals are obtained for housing development.

Because some improvements have been previously made, there should be very little clearing and grading that should be needed. Any clearing or grading requires the proper

authorizations from the City, either with a Vegetation Clearing Permit or Grading Permit unless the work is accompanied by a building permit. Refraining from clearing of residential lots also prevents the spread of invasive species such as scotch broom.

OTHER PLAN DESIGNATION CATEGORIES AND BACKGROUND

Private Open Space

The Private Open Space designation is intended to identify areas where the predominant character is a less intense development pattern consisting of natural uses or open areas. Uses may include crop production, recreation, animal grazing, fish and wildlife habitat, and other similar uses. If development occurs in these areas, it shall be in such a manner that maintains the natural features of the site. Natural features include but are not limited to drainage ways, wetlands, scenic vistas, historic areas, groundwater resources, beaches and dunes, and habitat for sensitive species. Development within a Private Open Space area may occur subject to the Planned Unit Development process.

Fairway Estates is located in a Private Open Space designated area, therefore, development may only occur through a Planned Unit Development. The applicant shall submit a Comprehensive Plan Amendment application with application for preliminary PUD and tentative subdivision for Phase II of Fairway Estates to change the designation of this area from Private Open Space to Medium Density Residential, in keeping with the proposed character of the PUD and surrounding areas and per Condition 4.17.

CHAPTER 7: DEVELOPMENT HAZARDS AND CONSTRAINTS

POLICY 1. The City shall restrict or prohibit development in known areas of natural hazard or disaster in order to minimize risk to citizens, reduce the hazard of loss of life and economic investments, the costs of expensive protection works, and public and private expenditures for disaster relief

POLICY 2. Prior to development taking place in known areas of potential natural hazard, applicants shall provide a Site Investigation Report which clearly determines the degree of hazard present and receive City approval for the measures to be taken to reduce the hazard.

The applicant has proposed development in an area with a reported flooding problem according to the Florence Stormwater Management Plan. The SMP recommended for this area that a concrete-lined channel (Project CEN-C) extending from Project CEN-A eastward in order to intercept flows before they cause flooding along Royal St. Georges Drive. The Stormwater Management Plan recommends these improvements only after those recommended for CEN-A are completed.

The proposed development is also in an area of Yaquina Soils as identified by Map C, Appendix 7 of the Comprehensive Plan. This type of soil requires the submission of a Phase I Site Investigation Report. The applicant submitted the SIR September 9, 2015.

CHAPTER 11: UTILITIES, FACILITIES, AND SERVICES

STORMWATER MANAGEMENT**Water Quality**

- POLICY 1.** Protect water quality in ground and surface waters from the effects of urbanization through land use and development policies and procedures.
- POLICY 2.** Protect the quality of water in surface waters, i.e., the estuary, significant wetlands and riparian corridors, lakes, and ocean/beach, from contamination threats that could impair the quality of the water for fish and wildlife habitat and human recreation.
- POLICY 3.** Manage or enhance waterways and open stormwater systems to reduce water quality impacts from runoff and to improve stormwater conveyance.
- POLICY 4.** Include measures in local land development regulations that minimize the amount of impervious surface in new development in a manner that reduces stormwater pollution, reduces the negative affects from increases in runoff, and is compatible with Comprehensive Plan policies.
- POLICY 5.** Stormwater shall be managed in as close proximity to the development site as is practicable, and stormwater management shall avoid a net negative impact on nearby streams, wetlands, groundwater, and other water bodies. The quality of stormwater leaving a site after development shall be equal to or better than the quality of stormwater leaving the site before development, as much as is practicable.
- POLICY 6.** Land use activities of particular concern as pollution sources shall be required to implement additional pollution controls, including but not limited to, those management practices specified in Florence City Code Title 9 Chapter 5.
- POLICY 7.** Use natural and simple mechanical treatment systems to provide treatment for potentially contaminated runoff waters.
- POLICY 8.** Require containment and/or pretreatment of toxic substances.
- POLICY 9.** Require containment to minimize the effects of chemical and petroleum spills.

Water Quantity (Flow Control)

- POLICY 10.** Prevent adverse flooding conditions through natural storage and slow release of surface water and runoff.
- POLICY 11.** Development shall mitigate all project impervious surfaces through retention and on-site infiltration to the maximum extent practicable. Where on-site retention is not possible, development shall detain stormwater through a combination of provisions that prevent an increased rate of flow leaving a site during a range of storm frequencies as specified in Florence City Code. Surface water discharges from onsite facilities shall be discharged to an approved drainage facility.
- POLICY 12.** The quantity and flow rate of stormwater leaving the site after development shall be equal to or less than the quantity and flow rate of stormwater leaving the site before development, as much as is practicable.
- POLICY 13.** Maintain flood storage capacity within the floodplain, to the maximum extent practical, through measures that may include reducing impervious surface in the floodplain and adjacent areas.

Stormwater Management Facilities and Design

- POLICY 14.** Stormwater management facilities are required for public and private development and shall be designed, installed and maintained in accordance with Florence City Code Title 9 Chapter 5 and the policies of the Comprehensive Plan.
- POLICY 15.** Foster and support the design and use of innovative stormwater management practices, including the incorporation of properly-designed constructed wetlands into public and private stormwater systems.
- POLICY 16.** Tailor stormwater management plans and practices for new development and redevelopment to the Oregon coastal environment in a manner that can adapt to changes in temperature and precipitation, and other notable climate change impacts.**
- POLICY 17.** Promote water conservation through efficient landscape and irrigation, including water reuse and recycling, and other strategies to reduce water consumption, to reduce the need for new drinking water sources and/or expanded water storage.**
- POLICY 18.** Implement changes to stormwater facilities and management practices to reduce the presence of pollutants regulated under the Clean Water Act and to address the requirements of the Endangered Species Act.

- POLICY 19.** All local, state, and federal permit requirements related to implementation of stormwater management facilities must be met by the owner/operator prior to facility use.
- POLICY 20.** Regulate site planning for new development and construction to better manage pre- and post-construction storm runoff, including erosion, velocity, pollutant loading, and drainage.
- POLICY 21.** Increase storage and retention and natural filtration of storm runoff to lower and delay peak storm flows and to settle out pollutants prior to discharge into waterways.
- POLICY 22.** Reduce street-related water quality and quantity problems caused by stormwater run-off;

Maintenance

- POLICY 27.** Maintenance of stormwater facilities is critical to their functioning, especially with natural systems. The City shall ensure that adequate measures are available to provide, or to require developers and homeowners to provide, on-going maintenance.

The applicant has submitted a storm water management plan to be reviewed by the Public Works Director. Stormwater Management is addressed within staff review of FCC 9-5.

CHAPTER 12: TRANSPORTATION

- POLICY 6.** The City shall continue to require new development to pay its share of costs of development of, or improvements to, transportation facilities which will serve the proposed development.
- POLICY 8.** The City shall protect the function of existing and planned transportation systems as identified in the TSP through application of appropriate land use and access management techniques.
- Pursuant to the State Transportation Planning rule, any land use decisions which significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, level of service of the facility.
- POLICY 9.** Land development shall not encroach within setbacks required for future expansion of transportation facilities. At the time of land development or land division, the City shall require dedication of adequate right-of-way or easements consistent with the adopted TSP in order to achieve connectivity; maintain adequate street widths, bikeways and walkways; and to accommodate transit facilities.

- **New development and redevelopment shall accommodate on-site traffic circulation on the site. For new development and redevelopment, “backing out” maneuvers onto all streets shall be avoided for uses other than single-family and duplex homes. “Backing out” maneuvers shall also be avoided for new single-family and duplexes accessing arterial and collector streets.**

POLICY 13. Streets, bikeways and walkways shall be designed to meet the needs of pedestrians and cyclists to promote safe and convenient bicycle and pedestrian circulation within the community. To promote bicycling and walking, marked bicycle lanes and sidewalks are required on all arterial and collector streets (other than those collectors identified as scenic drives) when those streets are newly constructed, reconstructed, or widened to provide additional vehicular capacity. For collector streets that are identified as scenic drives, provision shall be made to adequately accommodate bicycles and pedestrians when those streets are newly constructed, reconstructed, or widened to provide additional vehicular capacity.

- **Development shall provide adequate on-site circulation for vehicles, buses, bicycles, and pedestrians and shall provide off-site transportation improvements necessary to ensure that the incremental demands placed on the transportation system by the development are met.**

POLICY 14. Streets shall be designed to efficiently and safely accommodate emergency service vehicles.

POLICY 23. All transportation improvements shall be consistent with the requirements for stormwater in Chapter 11 of the Comprehensive Plan.

Transportation has been discussed previously in these findings.

VI. CONCLUSION

The Planning Commission finds that the proposed application meets the requirements of City Code with conditions, and approves the application based on the findings of compliance with City regulations.

VII. EXHIBITS

"A" <i>Findings of Fact</i>
"B" Land Use Application, Phase I SIR, CC&Rs, Supplemental
"C" Plat Maps, Plans, & Calculations
"D" Traffic Impact Analysis Review by Civil West
"E" Traffic Impact Analysis by Fred Wright
"F" PW Comments



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

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I Type II Type III Type IV
Proposal:

PC 17 26 PUD 01 - Fairway
Estates Final PUD

Applicant Information

Name: PACIFIC GOLF COMMUNITIES, LLC Phone 1: [Redacted]

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

Address: [Redacted]

Signature: [Redacted] Date: 12/12/17

Applicant's Representative (if any): J. MICHAEL PEARSON

Property Owner Information

Name: SAME AS ABOVE Phone 1: _____

E-mail Address: _____ Phone 2: _____

Address: _____

Signature: _____ Date: _____

Applicant's Representative (if any): _____

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

For Office Use Only:

Received
DEC 13 2017
By: VMM

Approved
APPROVED
City of Florence
Community Development
Department
PC 17 26 PUD 01
"B"
Exhibit File Number

Exhibit

Exhibit B

Property Description

Site Address: RHODOBENDRUM & TOURNAMENT DR.

General Description: 10.5 ACRES 40 Lot SUBDIVISION P.V.D.

Assessor's Map No.: 18 - 12 - 1533 Tax lot(s): _____

Zoning District: 4700, 1200, 1300

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

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

Hours of operation: _____ Existing parking spaces: _____

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

Timetable of proposed improvements: 3 MONTHS TO COMPLETE

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

If yes, please describe: _____

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

FAIRWAY ESTATES AT SANDPINES
40 LOT SUBDIVISION

I hereby waive the 45 day ^{approval} period!

Pacific Realty Communities, LLC

For Office Use Only:

Date Submitted: 12/13/2017 Fee: \$2,570.00

Received by: MM

Paid
12/13/2017

MM

**CITY OF FLORENCE
PHASE I SITE INVESTIGATION REPORT**

Applicant: PACIFIC GOLF COMMUNITIES, LLC Date: 9/1/15

Proposal or Project: FAIRWAY ESTATES (PHASE 2)
AT SANDPINES Map No.: 18-12-15-00 Tax Lot: 01200 & 01300
18-12-15-33 04700

Purpose of Proposal or Project (attach additional sheets, as needed): DEVELOP 40 5FD BUILDING LOTS Comprehensive Plan Designation: PRIVATE OPEN SPACE

Street Address: NO. RHODODENDRON DRIVE Zoning District: RESIDENTIAL RESTRICTED

Overlay District: _____

Based on submitted information, zoning and comprehensive plan requirements, and the completed Site Investigation Report, this proposal **does / does not** comply with Title 10 of the City Code and the Comprehensive Plan. The proposal **will / will not** achieve the stated purpose. The site and/or building design **will / will not** have adverse impacts and **will / will not** mitigate any adverse impacts.

The completed Site Investigation Report is available at the Planning Department.

This investigation was done by:

Print: J. MICHAEL PEARSON

Signature: J Michael Pearson

Title: OWNER

**PHASE I SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. <u>LOCAL ZONING REGULATIONS</u>
Does the proposed development site plan conform to City, or County Zoning Regulations regarding setback lines and other code provisions? (Contact the City or County Engineer for details.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. <u>COMPREHENSIVE PLAN SETBACK LINE OR DESIGNATION</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. Has a Coastal Construction Setback line (CCSBL) been adopted for this County or city? (Inquire from the County or City Engineer.) |
| <input type="checkbox"/> | <input type="checkbox"/> | b. If a CCSBL has been adopted for this County or City is the proposed site seaward of the CCSBL? |
| <input type="checkbox"/> | <input type="checkbox"/> | c. If the proposed site is seaward of the adopted CCSBL, has application for a variance or exception been made to the Planning Commission having jurisdiction? |

**PHASE 1 SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
		3. <u>DUNAL FORMS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Does the property contain any of the following dune formations?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Active Dune
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Newer Stablized Dune
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Older Stablized Dune
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Deflation Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. leading Edge of Sand dune
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Foredune
		3. <u>IDENTIFIED HAZARDOUS CONDITIONS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Has any portion of the property been identified as being affected by any potential or existing geological hazard? (Contact County or City Planning Departments for information published by the State Department of Geology and Mineral Industries, US Department of Agriculture-Soil Conservation Service, US Geological Survey, US Army Corps of Engineers and other government agencies.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Are any of the following identified hazards present?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. foredune
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Active Dunes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Water erosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Flooding
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Wind erosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Landslide or sluff activity
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. leading edge of active Sand Dune
		c. Are there records of these hazards ever being present of the site? Describe:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. <u>EXISTING SITE VEGETATION</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Does the vegetation on the site, afford adequate protection against soil erosion from wind and surface water runoff?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Does the condition of vegetation present constitute a possible fire hazard or contributing factor to slide potential? (If answer is Yes, full details and possible remedies will be required.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. <u>FISH AND WILDLIFE HABITAT</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Does the site contain any identified rare or endangered species or unique habitat (feeding, nesting or resting)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Will any significant habitat be adversely affected by the development? (Contact Oregon Department of Fish and Wildlife,)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. <u>HISTORICAL AND ARCHEEOLOGICAL SITES</u> Are there any identified historical or archaeological sites within the area proposed for development? (Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. <u>FLOOD PLAIN ELEVATION</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. If the elevation of the 100 year flood plain or storm tide has been determined, does it exceed the existing ground elevation at the proposed building site? (Contact the Federal Insurance Administration, City or County Planning

**PHASE 1 SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
—	—	Departments for information on 100 year flood plain. Existing site elevations can be identified by local registered surveyor.)
—	—	b. If elevations of the proposed development is subject to flooding during the 100 year flood or storm tide, will the lowest habitable floor be raised above the top of the highest predicted storm-wave cresting on the 100 year flood or storm tide?
		8. <u>CONDITION OF ADJOINING AND NEARBY AREAS</u>
		Are any of the following natural hazards present on the adjoining or nearby properties that would pose a threat to this site?
—	✓	a. Active dunes
—	✓	b. foredune
—	✓	c. Storm runoff erosion
—	✓	d. Wave undercutting or wave overtopping
—	✓	e. Slide areas
—	✓	f. Combustible vegetative cover
		(Contact County and City Planning staffs for local hazard information.)
		9. <u>DEVELOPMENT IMPACTS</u>
—	✓	a. Will there be adverse off-site impacts as a result of this development?
—	✓	b. Identify possible problem type
—	✓	1. Increased wind exposure
—	✓	2. Open sand movement
✓	—	3. Vegetative destruction
—	✓	4. Increased water erosion (storm runoff, driftwood removal, reduction of foredune, etc.)
—	✓	5. Increased slide potential
—	✓	6. Affect on aquifer
✓	—	c. Has landform capability (density, slope failure, groundwater, vegetation, etc) been a consideration in preparing the development proposal?
✓	—	d. Will there be social and economic benefits from the proposed development?
—	—	e. Identified benefits
✓	—	1. New jobs
✓	—	2. Increased tax valuation
—	✓	3. Improved fish and wildlife habitat
—	✓	4. Public access
✓	—	5. Housing needs
✓	—	6. Recreation potential
✓	—	7. Dune stabilization (protection of other features)
✓	—	8. Other <u>20% PERMANENT MAINTAINED OPEN SPACE</u>
		10. <u>PROPOSED DESIGN</u>
✖	✓	a. Has a site map been submitted showing in detail exact location of proposed structures?
—	✓	b. Have detailed plans showing structure foundations been submitted?
—	✓	c. Have detailed plans and specifications for the placement of protective structures been submitted if need is indicated?
—	✓	d. Has a plan for interim stabilization, permanent revegetation and continuing vegetative maintenance been submitted?
—	—	e. Is the area currently being used by the following?

**PHASE 1 SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Off-road vehicles
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. motorcycles
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. horses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f. Has a plan been developed to control or prohibit the uses of off-road vehicles, motorcycles and horses?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. <u>LCDC COASTAL GOAL REQUIREMENTS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Have you read the LCDC Goals affecting the site? (contact LCDC, City or County office for copies of Goals.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Have you identified any possible conflicts between the proposed development and the Goals or acknowledged comprehensive plans? (If so, list them and contact local planning staff for possible resolution.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Have all federal and state agency consistency requirements been met? (Contact local planning office.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Has applicant or investigator determined that the development proposal is compatible with the LCDD Beaches and Dunes Goal and other appropriate statewide land use planning laws?

Rev. 4/09



May 15, 2018

Glen Sutherland
Associate Planner
City of Florence
2675 Kingwood Street
Florence, OR 97439

Re: **Fairway Estates Proposed Areas of Open Space**

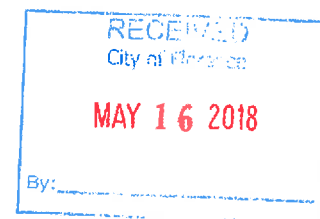
Dear Glen:

Per your request, this letter will serve as notification to the City the subdivision known as Fairway Estates meets the requirements contained in FCC 10-23-5-G-4, as part of the required PUD recreation areas.

If you have any questions, please contact me.

Sincerely,


Michael Pearson
Managing Member



**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
FAIRWAY ESTATES AT SANDPINES**

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FAIRWAY ESTATES AT SANDPINES

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRWAY ESTATES AT SANDPINES (this "Declaration"), to be effective upon its recording in Lane County, Oregon, is made and executed on the date hereinafter set forth by PACIFIC GOLF COMMUNITIES, LLC, an Oregon limited liability company ("PGC") and ROBERTS LAND CO., LLC, an Oregon limited liability company (RLC). PGC and RLC are each referred to herein as the "Declarant" and collectively, "Declarants."

WITNESSETH

Declarants are the owners of certain real property in the City of Florence, Lane County, Oregon, described on Exhibit "A" attached hereto and incorporated herein by reference; and

Declarants desire to create a Class I planned community known as FAIRWAY ESTATES AT SANDPINES on the land described on Exhibit "A" as shown on the duly recorded plat of FAIRWAY ESTATES AT SANDPINES and on such other land as may be added thereto pursuant to the terms and provisions of this Declaration. The community shall be subject to ORS 94.550 to 94.783.

NOW THEREFORE, the Declarants declare that the real property described on attached Exhibit "A" shall be held, sold, hypothecated, and conveyed subject to the covenants, conditions, and restrictions declared below, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a community of high standards. Such covenants shall be binding on all parties having any right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I - DEFINITIONS

Section 1.1 "Association"

"Association" shall mean the Fairway Estates at Sandpines Homeowners' Association, an Oregon nonprofit corporation established for the purposes set forth herein.

Section 1.2 "Board"

"Board" shall mean the Board of Directors of Fairway Estates at Sandpines Homeowners Association.

Section 1.3 "Bylaws"

"Bylaws shall mean the Bylaws of the Association, as amended from time to time. The Bylaws shall be adopted pursuant to ORS 94.625 and recorded in the Deed Records of Lane County, Oregon. A copy of the Bylaws is attached hereto as Exhibit "C."

- whit budge 4/24/2018 12:23 PM
Deleted: , Inc
- whit budge 4/24/2018 12:24 PM
Formatted: Font color: Auto
- whit budge 4/24/2018 12:24 PM
Formatted: Font color: Auto
- whit budge 4/24/2018 12:24 PM
Deleted: NP
- whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 1.4 "City"

"City" shall mean the City of Florence, Oregon.

Section 1.5 "Common Areas"

"Common Areas" as used herein, shall mean only that portion of the Property, if any, that is established for the benefit of FAIRWAY ESTATES AT SANDPINES that is owned by the Association for the use and benefit of the Owners. The Common Areas are legally described in the attached "Exhibit "B."

Section 1.6 "Common Maintenance Areas"

"Common Maintenance Areas" shall mean the Common Areas, and also shall mean any areas within public rights-of-way, Tracts or other property that the Board is required to maintain pursuant to this Declaration or that the Board deems necessary or appropriate to maintain for the common benefit of the members, including without limitation, those areas described in Sections 5.4 and 5.5.

Section 1.7 "Conversion Date"

"Conversion Date" shall be the date upon which Class "B" membership shall cease and be converted to Class "A" membership. Such date shall be the date which is the earlier of (i) the date at which seventy-five percent (75%) of the total Lots anticipated to be created within the subdivision have been conveyed to Class "A" members; (ii) ten (10) years after conveyance of the first Lot to a Class "A" member; or (iii) upon election in writing by Declarant.

Section 1.8 "County"

"County" shall mean Lane County, Oregon.

Section 1.9 "Declarants"

"Declarants" shall mean Pacific Golf Communities, LLC, an Oregon limited liability company, and Roberts Land Co., LLC, an Oregon limited liability company, their successors and assigns if such successor or assign acquires all of either Declarants' rights under this Declaration pursuant to a recorded instrument executed by Declarants. All rights of Declarants hereunder or under the Bylaws shall be joint and several; provided that the parties constituting Declarants must unanimously agree to matters requiring Declarants' consent hereunder or pursuant to the Bylaws.

Section 1.10 "Declaration"

"Declaration" shall mean this Declaration of Covenants, Conditions, and Restrictions for Fairway Estates at Sandpines and any amendments and supplements thereto made in accordance with its terms.

Section 1.11 "Directors"

"Directors" shall mean the Board of Directors of the Association.

whit budge 4/24/2018 12:24 PM
Formatted: Font color: Auto

whit budge 4/24/2018 12:25 PM
Deleted: L
whit budge 4/24/2018 12:25 PM
Deleted: L
whit budge 4/24/2018 12:25 PM
Deleted: C
whit budge 4/24/2018 12:25 PM
Deleted: .

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 1.12 "Improvement"

"Improvement" shall mean every structure or improvement of any kind, including, but not limited to, a Unit, landscaping, fences, wall, driveways, fixtures, shelters, or other product of construction efforts (including painting, alterations, and reconstruction) on or with respect to FAIRWAY ESTATES AT SANDPINES.

Section 1.13 "Lot"

"Lot" shall mean any legal parcels of land indicated upon the recorded subdivision map of the Property or any part thereof creating single-family home sites with the exception of the Common Areas, Tracts and areas deeded to a governmental authority or utility, together with all improvements thereon.

whit budge 4/24/2018 12:25 PM
Deleted: of the plots
whit budge 4/24/2018 12:25 PM
Deleted: (Senate Bill 1051).

Section 1.14 "Owner"

"Owner" shall mean the record owner, whether one or more persons or entities, of a fee simple title to any Lot, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

Section 1.15 "Plat"

"Plat" shall mean the duly recorded plat of Fairway Estates at Sandpines, recorded in the Plat Records of Lane County, Oregon contemporaneously herewith.

Section 1.16 "Private Utilities"

"Private Utilities" shall mean utilities including but not limited to gas, electric, water, sewer, storm water, cable, and telecommunication service lines that are not public utilities.

Section 1.17 "Property"

"Property" shall mean the real property described on the attached Exhibit "A," and such additions thereto as may be brought within the jurisdiction of the Association and be made subject to this Declaration.

whit budge 4/24/2018 12:26 PM
Formatted: Underline, Font color: Auto

Section 1.18 "Tract"

"Tract" shall mean a parcel of land, if any, shown on the Plat and denoted by the word "Tract."

Section 1.19 "Turnover Meeting"

"Turnover Meeting" shall be the meeting of the Owners called by the Declarants pursuant to the Bylaws, to turn over control of the association to the Class A members.

Section 1.20 "Unit"

"Unit" shall mean the main residential dwelling situated upon any Lot.

whit budge 4/24/2018 12:26 PM
Deleted: any
whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

ARTICLE II – FAIRWAY ESTATES AT SANDPINES HOMEOWNERS ASSOCIATION

Section 2.1 Membership

The Declarants and every Owner of a Lot by virtue of ownership of such Lot shall be a member of the Association. Membership shall be appurtenant to and shall not be separated from ownership of any Lot. There shall be two (2) classes of membership, Class A and Class B as described in Section 2.2

Section 2.2 Voting Rights

The Association shall have two (2) classes of voting membership:

2.2.1 Class A

Class A members shall be all Owners with the exception of Declarants (except that beginning on the date on which Class B membership is converted to Class A membership, and thereafter, Class A members shall be all Owners, including Declarants) and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members, but the vote for such Lot shall be exercised as they among themselves determine, and in no event shall more than one (1) vote be cast with respect to any Lot. If the co-Owners of a Lot cannot agree upon the vote, the vote of the Lot shall be disregarded in determining the proportion of votes with respect to the particular matter at issue.

2.2.2 Class B

The Class B member shall be the Declarants, who shall be entitled jointly to three (3) votes for each Lot they own. The Class B membership shall cease and be converted to Class A membership within 90 days following the Conversion Date.

Section 2.2.3 Suspension

All voting rights of an Owner shall be suspended during any period in which such Owner is delinquent in the payment of any assessment duly established pursuant to Article III or is otherwise in default under this Declaration, the Bylaws or the Rules and Regulations of the Association.

whit budge 4/24/2018 12:30 PM
Deleted: 4

Section 2.4 The Association Board of Directors

The Association's Board of Directors shall be elected as provided in the Bylaws.

Section 2.5 Turnover Meeting

The Declarants shall call the Turnover Meeting within ninety (90) days following the Conversion Date for the purposes of turning over control of the Association to the Owners. The Turnover Meeting shall be conducted in accordance with the Bylaws.

Section 2.6 Immunity of the Board

No individual member of the Board shall have any personal liability to any Owner or any other person for the acts or omissions of the Board if such acts or omissions were committed in good faith and without malice. The Association shall defend any action brought against the Association, the Board or any member thereof arising from such acts or omissions.

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 2.7 Clarification of Role of Association

The Association shall have the general powers and duties of a nonprofit corporation pursuant to the Oregon Nonprofit Corporations Act, and of a homeowners' association pursuant to the Oregon Planned Community Act, as well as the specific powers and duties set forth in the provisions of this Article and the other provisions of this Declaration that expressly relate to the Association, as well as pursuant to the Articles of Incorporation of the Association ("Articles") and the Bylaws. However, unless expressly set forth herein or in the Articles or the Bylaws, the Association shall not act in the capacity of settling disputes between Owners or resolving problems that Owners may experience. Disputes or problems experienced by Owners to which the Association has no express authority or role as set forth in this Declaration shall be resolved by private, lawful means chosen by the affected Owners and there shall be no recourse to the Association.

Section 2.8 Liability

To the fullest extent permitted by law, neither the Association nor any officer or member of the Board or the Architectural Control Committee nor Declarants or any officers, members, employees or agents shall be liable to any Member for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act by the Association, any of its officers, or any member of the Board or the Design Review Committee or Declarants or any of Declarants' officers, members, employees or agents, provided only that the officer or Board or Architectural Control Committee member or Declarants or any of Declarants' officers, members, employees or agents has acted in good faith in accordance with the actual knowledge possessed by such person.

Section 2.9 Indemnification

The Association shall indemnify every officer, director, Architectural Control Committee member, or another member of a committee established under or pursuant to the Bylaws against all expenses, including counsel fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board) to which he or she may be a party by reason of being or having been an officer, director, or committee member, so long as the officer, director or committee member acted or failed to act in good faith with regard to the act or omission at issue. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any present or former officer, director, or committee member may be entitled. The Community Association shall, as a common expense, maintain adequate officers' and directors' liability insurance to fund this obligation.

Section 2.10 Association Rules and Regulations

The Board from time to time may adopt, modify, or revoke such rules and regulations governing the conduct of persons and the operation and use of the Lots, Units and the Common Maintenance Area as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property; provided that the Board may not adopt rules or regulations prohibiting lawful activities within the Property if such activities are not otherwise prohibited in this Declaration. A copy of the rules and regulations, upon adoption, and a copy of each amendment, modification, or revocation thereof, shall be delivered by the Board promptly to each Member and shall be binding upon all Members and occupants of all Lots upon the date of delivery. The method of adoption of such rules shall be as provided in the Bylaws.

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

ARTICLE III – COMMON MAINTENANCE AREAS/ASSESSMENTS

Section 3.1 Funding

Subject to the terms of this Article III, the Declarants for each Lot owned within the Property hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association: (i) annual or periodic assessments or charges; and (ii) special assessments for capital improvements to the Common Areas and Common Maintenance Areas, such assessments to be established and collected as hereinafter provided. The annual or periodic assessments shall include any reserve assessments necessary to establish and maintain any reserve funds created under Section 3.5. Such assessments will remain effective for the full term (an extended term, if applicable) of the within covenants. The annual and special and other assessments, together with interest, costs, and reasonable attorney’s fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each assessment is made. Each such assessment, together with interest, costs and reasonable attorney’s fees shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to the successors in title of such Owner unless expressly assumed by them, in writing, provided however, that (i) delinquent assessments shall continue as a lien on the property and be subject to all rights and remedies of the Association; and (ii) any new Owner will be subject to suspension of voting rights pursuant to Section 2.2.3 notwithstanding that the existence of the delinquent assessments arose prior to transfer,

Section 3.2 Annual Assessment or Charge on Lots Owned by Class A Members

Subject to the terms of this Article, each improved Lot is hereby subject to an initial assessment in an amount not to exceed an amount determined by the Board (until such assessment charge shall be modified as provided in the Bylaws of the Association), for the purpose of creating a fund to be designated and known as the “maintenance fund” for matters described under Section 3.4, the “Reserve Fund” for matters described under Section 3.5, as well as any other funds contemplated under this Declaration, such as funds for assessments and charges: (i) on public access areas, as well as (ii) a fund established to hold funds from Limited Assessments (defined below), or any other fund called for by this Declaration or a Declaration of Annexation. Charges and assessments for funding such funds will be paid by the Owner or Owners of each such Lot in advance in monthly, quarterly or annual installments, commencing as to all Lots upon conveyance of the first Lot from Declarants to an Owner. The rate at which each Lot will be assessed, and whether such assessment shall be payable monthly, quarterly or annually, will be determined by the Board at least thirty (30) days in advance of each assessment period. Said rate may be adjusted within the limit permitted by the Bylaws from time to time by the Board as the needs of the Association may, in the judgment of the Board, require. Assessments shall be assessed equally as between Lots that benefit from the services or Improvements giving rise to the assessment, except where expressly provided in this Declaration or any Declaration of Annexation for FAIRWAY ESTATES AT SANDPINES. The Association shall, upon written demand and for a reasonable charge, furnish, a certificate signed by an officer of the Association setting forth whether or not the assessment has been paid for the assessment period.

Section 3.3 Units on Lots Owned by Declarants

whit budge 4/24/2018 12:27 PM Deleted: .

whit budge 4/24/2018 12:24 PM Deleted: NP

whit budge 4/24/2018 12:24 PM Deleted: 19

[The Declarants owning unimproved Lots or Units that are not occupied shall pay assessments at the same rate as the annual assessment charged to Owners so long as there is a Class B membership as set forth in Section 2.2] ~~[TO BE DETERMINED]~~

whit budge 4/24/2018 1:08 PM
Comment [1]: I don't understand this - seems that the Declarant should pay assessments even after there is no Class B membership.

Section 3.4 Purposes of Maintenance Fund

The Association shall establish a maintenance fund composed of annual maintenance assessments and shall use the proceeds of such fund in providing for normal, recurring maintenance charges for the Common Maintenance Areas for the benefit of all members of the Association. Such uses and benefits to be provided by the Association may include, by way of clarification and not limitation, any and all of the following: (i) normal, recurring maintenance of the Common Maintenance Areas (including, but not limited to, mowing, edging, watering, clipping, sweeping, pruning, raking, and otherwise caring for landscaping) and the improvements to such Common Maintenance Areas, such as sprinkler systems, provided that the Association shall have no obligation (except as expressly provided hereinafter) to make capital improvements to the Common Maintenance Areas; (ii) perpetual maintenance, repair, and enhancement for any roadways, walkways, entryways, fences, columns, walls, grounds, landscaping, lights, irrigation systems, and entry monuments in the Common Maintenance Areas; (iii) payment of all legal and other expenses incurred in connection with the enforcement of all recorded covenants, restrictions and conditions affecting the property to which the maintenance fund applies; (iv) payment of all reasonable and necessary expenses in connection with the collection and administration of the maintenance charge and assessment; and (v) all other activities necessary or desirable in the opinion of the Board to keep the Property neat and in good order, or which is considered of general benefit to the Owners or occupants of the Property, it being understood that the judgment of the Board in the expenditure of said funds and the determination of what constitutes normal, recurring maintenance shall be final and conclusive so long as such judgment is exercised in good faith.

Section 3.5 Reserve Funds

3.5.1 Reserve Fund for Replacing Common Maintenance Areas

Declarants shall in addition establish a reserve fund account in the name of the Association for replacement, in whole or in part, of the Common Maintenance Area and any improvements located in, on, or under the Common Maintenance Area for which the Association is responsible pursuant to this Declaration, that will normally require replacement in more than three (3) and fewer than thirty (30) years ("Reserve Fund"). The Reserve Fund need not include those items that could reasonably be funded from the maintenance fund or for which one or more Owners are responsible for maintenance and replacement under this Declaration or the Bylaws. Assessments for the Reserve Fund under this Section shall begin accruing from the date the first Lot is conveyed by Declarants to an Owner. Declarants may elect to defer payment of the amounts due for the Reserve Fund on Lots they own until the date of the conveyance of the Lot to an Owner. However, the Declarants may not defer such payment beyond the date of the Turnover Meeting, or if no Turnover Meeting is held, the date on which administration of the Association is turned over to the Class A Members. The book and records of the Association shall reflect the amount owing from the Declarants for all Reserve Fund assessments.

For purposes of funding the Reserve Fund, Declarants initially, and thereafter the Association, shall impose an assessment to be called the "Reserve Fund Assessment" against each Lot, which assessment shall be spread equally over the Lots. The Reserve Fund Assessment determined by Declarants shall be based upon a periodic reserve study to be performed by the Board of Directors, and other sources of reliable information. Nothing in this

whit budge 4/24/2018 12:35 PM
Deleted: the
whit budge 4/24/2018 12:35 PM
Deleted: described below,
whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 3.5 shall limit the authority of Declarants or the Association to establish other separate or unrelated reserve funds that are funded by assessments. The Reserve Fund shall be kept separate from other funds and may be used only for the purposes for which reserves have been established as specified in this Section. However, after the Turnover Meeting, the Board may borrow funds from the Reserve Fund to meet high seasonal demands on the regular operating funds or to meet other unexpected increases in expenses. Funds borrowed under this Section shall be repaid from regular annual or special assessments if the Board has adopted a resolution, which may be an annual continuing resolution, authorizing the borrowing of funds. Not later than the adoption of the budget for the following year, the Board shall adopt by resolution a written payment plan providing for repayment of the borrowed funds within a reasonable period. The Association shall administer the Reserve Fund and may adjust the amount of the periodic payments into it to reflect changes in current replacement costs over time as indicated by the reserve study or any updates thereto, and may provide for other reserve items that the Board, in its discretion, deems appropriate. Following the second year after the Turnover Meeting, future assessments for the Reserve Fund may be reduced or increased by an affirmative vote of Owners of at least seventy-five percent (75%) of the Lots. Any funds established for any of the purposes mentioned in this Section shall be deemed to be for the Reserve Fund notwithstanding that it may not be so designated by the Board. The amount of the Reserve Fund shall constitute an asset of the Association and shall not be refunded or distributed to any Owner.

whit budge 4/24/2018 12:36 PM
Deleted: (as discussed in Section 3.5.2 below).

Section 3.6 Limited Assessments

In addition to the other assessments set forth herein, the Association shall have the authority to levy assessments to satisfy the common expenses of a particular project or effort undertaken by the Association that benefits some, but less than all, of the Lots (such assessments, "Limited Assessments"). Limited Assessments shall be levied against the Owners of those Lots that benefit from the project or effort undertaken by the Association. An example for illustrative purposes only and not as a limitation, of a project or effort giving rise to a Limited Assessment, is maintenance or repair of a tract of property that benefits and serves certain Lots, but not other Lots.

Section 3.7 Additional Assessments

In addition to the periodic assessments described in this Article III, the Association shall have the authority to assess an Owner for costs and expenses incurred by the Association for corrective action, which is required as a result of the willful or negligent actions or omissions of such Owner or such Owner's family members, tenants, guests, contractors or invitees. Each such additional assessment, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land, a continuing lien upon the Lot, and the personal obligation of the Owner in the manner described in Section 3.1 for annual and special assessments.

Section 3.8 Non-payment of Assessments: Remedies of the Association

Any assessment not paid within ten (10) days after the due date shall bear interest from the due date at the rate of 12% per annum, or highest rate of interest allowed by Oregon law at the time of the non-payment, whichever is less. The association shall have the authority to impose late charges to compensate for the administrative and processing costs of late payments on such terms as it may establish by duly adopted resolutions and the Association may bring an action at law against the Owner personally obligated to pay the same. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Maintenance Area or abandonment of Owner's property.

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 3.9 Subordinated Lien to Secure Payment

To secure the payment of the maintenance charge and assessment established hereby and to be levied on individual Lots as provided in this Article III and the payment of interest, late charges, attorney fees or other charges against Owners provided for in this Declaration or the Bylaws, there is hereby reserved a lien for the benefit of the Association, said lien to be enforceable through appropriate proceedings at law or in equity by such beneficiary; provided, however, that each such lien shall be specifically made secondary, subordinate and inferior to all first mortgage liens, present and future, given, or granted by the Owner of any such Lot to secure the payment of monies advanced or to be advanced on account of the purchase price and/or the improvement of any such Lot; and further provided that as a condition precedent to any proceeding to enforce such lien upon any Lot upon which there is an outstanding valid and subsisting first mortgage lien, the Association shall give the holder of such first mortgage lien sixty (60) days written notice of such proposed action, such notice, which shall be sent to the nearest office of such first mortgage lienholder by prepaid U.S. registered mail, to contain the statement of the delinquent maintenance charges upon which the proposed action is based. Upon the request of any such first mortgage lienholder, the Association shall acknowledge in writing its obligation to give the foregoing notice with respect to the particular property covered by such first mortgage lien to the holder thereof. The provisions regarding the attachment, notice, recordation, and duration of liens established on real property under ORS 94.709 shall apply to the Associations' lien. Sale or transfer of a Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure shall extinguish the lien of such assessment as to payments, which became due before such sale or transfer. No sale, foreclosure or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. The Association shall have the right to file notices of license in favor of such Association in the Official Public Records of Lane County, Oregon.

whit budge 4/24/2018 12:38 PM
Deleted: , and created by or at the insistence and request of

Section 3.10 Reallocation Upon Annexation of Property

When additional property is annexed to the Property, the Association shall, within sixty (60) days after the annexation, recompute the budget based upon the additional Lots and Common Areas and Common Maintenance Areas and recompute all applicable assessments for each Lot. Newly annexed Lots shall be subject to assessment from the time of annexation of such Lots to the Property. The Association shall send notice of any applicable assessment to the Owners of newly annexed Lots not later than sixty (60) days after the annexation or with the next occurring annual assessment, whichever is sooner. Assessments shall be due and payable on or before a date set forth in the notice which shall be not less than thirty (30) days after the date notice is mailed or at such other time or times as the Association may specify in the notice in accordance with this Declaration or the Bylaws. If additional property is annexed to the Property during the Association's fiscal year, the Association shall send notice of and shall collect adjustments to assessments for Lots, which were within the Property prior to the annexation. Notice of the adjustment in the assessments shall be sent to such Owners not later than sixty (60) days after the annexation or with the next occurring annual assessment, whichever is sooner. To the extent that any adjustment results in a credit with respect to assessments payable by an Owner, such credit shall be applied toward the next occurring payment or payments of the applicable assessment.

ARTICLE IV – GENERAL POWERS AND DUTIES OF BOARD OF DIRECTORS

Section 4.1 Interim Board

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

Declarants shall have the right to appoint an interim board of from one (1) to three (3) directors, who shall serve as the Board until replaced by Declarants or until their successors have been elected by the Owners at the Turnover Meeting.

Section 4.2 Purpose of Maintenance Fund

The Board, for the benefit of the Owners, shall provide and shall pay for out of the maintenance fund provided for in Article III above the following:

4.2.1 Taxes and assessments and other liens and encumbrances, which shall properly be assessed or charged against the Common Areas rather than against the individual Owners, if any.

4.2.2 Maintenance, repairs, and enhancement of the Common Maintenance Areas and any improvements therein.

4.2.3 The services of a professional person or management firm to manage the Association or any separate portion thereof to the extent deemed advisable by the Board, and the services of such other personnel as the Board shall determine to be necessary or proper for the operation of the Association, whether such personnel are employed directly by the Board or by the manager; provided that a management agreement entered into prior to the Turnover Meeting shall not have a term in excess of two (2) years and shall be terminable without penalty if the Board gives not less than thirty (30) days written notice of termination to the other party not later than sixty (60) days after the Turnover Meeting.

4.2.4 Legal and accounting services.

4.2.5 A policy or policies of insurance insuring the Association and/or its Board and officers against any liability to the public or to the Owners (and/or invitees or tenants) incident to the operation of the Association in any amount or amounts as determined by the Board, including a policy or policies of insurance as provided herein in Article V.

4.2.6 Workers compensation insurance to the extent necessary to comply with any applicable laws.

4.2.7 Such fidelity bonds as may be required by the Bylaws or as the Board may determine to be advisable.

4.2.8 Any other materials, supplies, insurance, furniture, labor, services, maintenance, repairs, structural alterations, taxes or assessments (including taxes or assessments assessed against an individual Owner) which the Board is required to obtain or pay for pursuant to the terms of this Declaration or by law or which in its opinion shall be necessary or proper for the enforcement of this Declaration.

Section 4.3 Powers and Duties of Board

The Board, on behalf of the Association for the benefit of the Owners, shall have the following general powers and duties, in addition to the specific powers and duties provided for herein and in the Articles of Incorporation (the "Articles") and the Bylaws of the Association and the powers and duties of a nonprofit corporation pursuant to the Oregon Nonprofit Corporation Act and a homeowners' association pursuant to ORS 94.630:

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

4.3.1 To execute all declarations of ownership for tax assessment purposes with regard to the Common Areas, if any, on behalf of all Owners.

4.3.2 To borrow funds to pay costs of operation secured by assignment or pledge of rights against delinquent Owners if the Board sees fit.

4.3.3 To enter into contracts, maintain one (1) or more bank accounts, and generally to have all the power necessary or incidental to the operation and management of the Association.

4.3.4 To protect or defend the Common Areas from loss or damage by suit or otherwise and to provide adequate reserves for replacements.

4.3.5 To make reasonable rules and regulations for the operation of the Property and to amend them from time to time; provided that, any rule or regulation may be amended or repealed by an instrument in writing signed by the majority of the Owners, or with respect to a rule applicable to less than all of the Property, by the Owners in the portions affected.

4.3.6 To make available for inspection by Owners within sixty (60) days after the end of each year an annual report and to make all books and records of the Association available for inspection by Owners at reasonable times and intervals.

4.3.7 To adjust the amount, collect and use any insurance proceeds to repair damage or replace lost property, and if proceeds are insufficient to repair damage or replace lost property, to assess the Owners in proportionate amounts to cover the deficiency.

4.3.8 To enforce the provisions of any rules made hereunder and to enjoin and seek damages from any Owner for violation of such provisions or rules.

4.3.9 To collect all assessments and enforce all penalties for non-payment including the filing of license and institution of legal proceedings.

Section 4.4 Board Powers Exclusive

The Board shall have the exclusive right to contract for all goods, services and insurance, payment of which is to be made from the maintenance fund and Reserve Fund and the exclusive right and obligation to perform the functions of the Board except as otherwise provided herein.

Section 4.5 Maintenance Contracts

The Board, on behalf of the Association, shall have full power and authority to contract with any Owner or other person or entity for the performance by the Association of services which the Board is not otherwise required to perform pursuant to the terms hereof, such contracts to be upon such terms and conditions and for such consideration as the Board may deem proper, advisable and in the best interest of the Association.

ARTICLE V - COMMON MAINTENANCE AREA

Section 5.1 Conveyance

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

Declarants shall convey the Common Areas, if any, to the Association upon recording of the Plat. The Association shall own all Common Areas in fee simple and assume all maintenance obligations with respect to any Common Areas, which may be hereafter established. Nothing contained herein shall create an obligation on the part of the Declarants to establish any Common Area. Following the conveyance of the Common Areas to the Association, the dedication, mortgage, or conveyance of any Common Areas shall require the affirmative vote of at least seventy five percent (75%) of the outstanding votes.

whit budge 4/24/2018 1:08 PM
Comment [2]: Language is OK, but we should get releases on common areas. No buyer is going to want the Common Areas encumbered by a loan.
whit budge 4/24/2018 12:39 PM
Deleted: free and clear of financial liens and encumbrances

Section 5.2 Liability Insurance; Casualty Insurance

From, on and after the date on which title to or responsibility for any Common Area vests in the Association, the Association shall purchase and carry a general comprehensive public liability insurance policy for the benefit of the Association and its members, covering occurrences on the Common Areas and in the Common Maintenance Areas. The policy limits shall be as determined by the Board of the Association, but shall include public liability insurance of at least One Million Dollars (\$1,000,000.00) per occurrence. The association shall use its best efforts to see that such policy shall contain, if available, cross-liability endorsements or other appropriate provisions for the benefit of the Board, the Owners and other insureds, as their interest may be determined by the Board, ensuring all against liability to each other insured as well as third parties. Any proceeds of insurance policies owned by the Association shall be received, held in a segregated account and distributed to all interested parties, as their interests may be determined. In addition, from and after the date on which the Common Area vests in the Association, the Board shall obtain in the Common Areas and in the Common Maintenance Areas, insurance for all insurable improvements against loss or damage by fire or other hazards, including extended coverage, vandalism and malicious mischief.

whit budge 4/24/2018 1:08 PM
Comment [3]: What about coverage for Officers and Directors? This is a separate policy but very important when Board is volunteer.
whit budge 4/24/2018 12:40 PM
Formatted: Font color: Auto

Section 5.3 Condemnation

If there is a condemnation or a sale in lieu thereof of all or any portion of the Common Areas or Common Maintenance Areas owned by the Owners, the Association shall represent the Owners in negotiations with the condemning authority. The funds payable with respect thereto shall be payable to the Association and shall be used by the Association to purchase additional Common Areas or Common Maintenance Areas to replace that which has been condemned or to take whatever steps it deems reasonably necessary to repair or correct any damage suffered as a result of the condemnation. If the Association determines that the funds cannot be used in such a manner due to the lack of available land for additional Common Areas or Common Maintenance Areas or for whatever reason, any remaining funds may be distributed to each Owner based on an equal amount per Lot.

Section 5.4 Maintenance of Common Maintenance Areas

Without limitation to the Association's overall maintenance and other obligations, the Association will permanently maintain and repair the following Common Maintenance Areas as necessary:

- 5.4.1 The entry gates, entry monument signage and related lighting, landscaping and irrigation;
- 5.4.2 The Tracts;
- 5.4.3 The private roads and private storm drainage facilities located in and serving the Property; and

whit budge 4/24/2018 12:42 PM
Deleted: add entry gates
whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

5.4.4 Any area determined by the Board to be in the interest of the Association to maintain.

Section 5.5 Prohibited Activities

The following activities are expressly prohibited within any Common Maintenance Area or Common Area: (i) the removal of any tree within the Common Area by any Owner, and the removal of any tree greater than six (6) inches diameter breast height by the Association without the written consent of the City (if required), and the written opinion of a certified arborist that the tree is diseased and will not survive, or the tree poses a substantial threat of property damage or personal injury; (ii) the removal, alteration or enhancement of any other vegetation by any Owner, provided that the Association may remove dead, dying, or diseased vegetation, (iii) the disposal or placement of any debris, refuse, soil, rock, landscape debris or other deleterious materials in any portion of the Common Area by anyone; (iv) parking, storage, repair, or disposal of any motor vehicle in any Common Area by anyone; and (v) motor vehicle access (outside of roadways), except as may be necessary for planting, repairs or maintenance approved by the Board or in conjunction with maintenance of public or private utilities.

ARTICLE VI – ARCHITECTURAL REVIEW

Section 6.1 Architectural Control Committee

A committee to be known as the Architectural Control Committee (the “ACC”) shall be established consisting of the number of members as determined by the Board, except that the ACC shall consist of not less than three (3) members. The members of the ACC need not be members of the Association. The Board is encouraged to appoint persons experienced in one of the physical design professions, such as civil engineer, architect, land planner or licensed contractor.

6.1.1 The members of the ACC shall be appointed, terminated and/or replaced by the Declarants so long as there is Class B membership. Thereafter the Board shall appoint the members of the ACC. Members of the ACC may be terminated and/or replaced by the Board without without cause after termination of the Class B membership.

6.1.2 The purpose of the ACC is to enforce the architectural standards of the community and to approve or disapprove plans for improvements proposed for the Lots.

6.1.3 The ACC shall act by simple majority vote, and shall have the authority to delegate its duties or to retain the services of a professional engineer, architect, designer, inspector or other person to assist in the performance of its duties.

Section 6.2 Architectural Manual

The Board may adopt, and from time to time, amend, modify, or revise an Architectural Manual to supplement the terms of this Declaration. Adoption of the Architectural Manual may occur without the consent of anyone prior to conveyance of the first Lot to an Owner other than the Declarants. Amendments, modifications, or revisions to the Architectural Manual may be made by the Declarants, without the consent of anyone prior to conveyance of the first Lot to an Owner other than the Declarants. Thereafter the ACC shall have the right to

whit budge 4/24/2018 12:42 PM

Deleted: the

whit budge 4/24/2018 12:42 PM

Formatted: No underline

whit budge 4/24/2018 12:42 PM

Deleted: s

whit budge 4/24/2018 12:43 PM

Formatted: Font color: Auto

whit budge 4/24/2018 12:43 PM

Formatted: Font color: Auto

whit budge 4/24/2018 12:44 PM

Deleted: such vegetation with the written consent of the City, except that no City consent is required for the Association may remove

whit budge 4/24/2018 12:44 PM

Deleted: that is replaced with like vegetation

whit budge 4/24/2018 1:08 PM

Comment [4]: are you allowing street parking?

whit budge 4/24/2018 12:24 PM

Deleted: NP

whit budge 4/24/2018 12:24 PM

Deleted: 19

amend, modify, or revise the Architectural Manual, subject to the approval of the Board. No such amendments, modifications, or revisions shall affect any prior ACC approval.

Section 6.3 Scope of Review

No building, fence, wall, patio, deck, outbuilding, landscaping, pool, athletic facility or other structure or improvement shall be erected, altered, added onto or repaired upon any portion of the Property without the prior written consent of the ACC, provided however, that improvements erected, altered, added onto or repaired by Declarants shall be exempt from the provisions of this Article VI.

Section 6.4 Submission of Plans

Before the initiation of construction upon any Lot, the Owner thereof shall first submit to the ACC two (2) complete sets of plans and specifications for the proposed improvements, including site plans, grading plans, landscape plans, floor plans depicting room sizes and layouts, exterior elevations, specifications of materials and exterior colors, and any other information deemed necessary by the ACC for the performance of its function pursuant to the procedure outlined in the Architectural Manual (if any). In addition, the Owner shall submit the identity of the individual or company intended to perform the work and projected commencement and completion dates. In the event an Owner submits plans or specifications to the ACC that are not adequate to permit the ACC to make an informed determination under this Article, the Board shall have the authority to require the Owner submitting the inadequate plans or specifications to retain, at the Owner's expense, the services of a professional engineer, architect, designer, inspector or other person to assist in the preparation of a sufficient submittal to the ACC.

Section 6.5 Plan Review

Upon receipt by the ACC of all of the information required by this Article VI, it shall have thirty (30) days in which to review said plans. The proposed improvements will be approved if, in the sole opinion of the ACC: (i) the improvements will be of an architectural style and material that are compatible with the other structures in the Property; (ii) the improvements will not violate any restrictive covenant or encroach upon any easement or cross building set back lines; (iii) the improvements will not result in the reduction in property value, use or enjoyment of any of the Property; (iv) the individual or company intended to perform the work is acceptable to the ACC; and (v) the improvements will be substantially completed, including all cleanup, within three (3) months of the date of commencement (six (6) months for the construction of a complete house). If the ACC fails to issue its written approval, or rejection, within thirty (30) days of its receipt of the last of the materials or documents required to complete the Owner's submission, the ACC's approval shall be deemed to have been granted without further action.

Section 6.6 Non-conforming Structures

If there shall be a material deviation from the approved plans in the completed improvements, such improvements shall be in violation of this Article VI to the same extent as if erected without prior approval of the ACC. The ACC, the Association or any Owner may maintain an action at law or in equity for the removal or correction of the non-conforming structure and, if successful, shall recover from the Owner in violation all costs, expenses and fees incurred in the prosecution thereof.

whit budge 4/24/2018 1:08 PM
Comment [5]: No Buyer is going to want to wait 45 days for approval
whit budge 4/24/2018 12:46 PM
Deleted: 45

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 6.7 Immunity of ACC Members

No individual member of the ACC, nor the Declarants, shall have any personal liability to any Owner or any other person for the acts or omissions of the ACC if such acts or omissions were committed in good faith and without malice. The Association shall defend any action brought against the ACC or any member thereof arising from acts or omissions of the ACC committed in good faith and without malice, provided that the Owner whose plans and/or specifications were approved by the ACC and became the subject of any claim by another Owner, shall indemnify, and hold the ACC, its members, and Declarants harmless from any and all liability, including reasonable attorney fees, and costs of defense.

whit budge 4/24/2018 12:52 PM
Deleted: 9

Section 6.8 Limited Review

Any review and approval made by the ACC is limited to compliance with the intent of the architectural standards of the neighborhood as may from time to time be established by the Board, this Declaration and/or the Architectural Manual. The review and approval made by the ACC is not to be construed as superseding, replacing, or modifying any review, approval, or permit required by any local, state or federal jurisdictional agencies. It is the applicant's responsibility to obtain and comply with any permits that may be required by any local, state, or federal jurisdictional agency.

Section 6.9 Variances and Waivers

The ACC may, in its sole discretion, grant reasonable variances or waivers from the provisions set forth herein, where: (i) literal application thereof results in unnecessary hardship; and (ii) where the granting thereof will not be materially detrimental or injurious to any other Owners. All variances or waivers shall contain findings of fact by the ACC setting forth each criterion for variance or waiver considered, shall be in writing, and shall be signed by the ACC, in order to be valid.

Section 6.10 Address for Notice

Requests for ACC approval or correspondence with the ACC shall be addressed to Fairway Estates at Sandpines Architectural Control Committee, _____ or such other address as may be designated from time to time by the ACC. No correspondence or request for approval shall be deemed to have been received until actually received by the ACC in a form satisfactory to the ACC.

whit budge 4/24/2018 1:07 PM
Deleted: 9

whit budge 4/24/2018 1:08 PM
Comment [6]: Do we have an address?

whit budge 4/24/2018 12:55 PM
Deleted: New PO for HOAn

ARTICLE VII – EASEMENTS

Section 7.1 Utility Easements

As long as the Declarants own a Lot, the Declarants hereby reserve the right to grant perpetual, nonexclusive easements for the benefit of Declarants or their designees, upon, across, over, through and under any portion of the Common Area for ingress, egress, installation, replacement, repair, maintenance, use and operation of all utility and service lines and service systems, public and private, including, without limitation, cable television. Declarants, for themselves and their designees, reserves the right to retain title to any and all pipes, lines, cables, or other improvements installed on or in such easements. The Association shall also have the right to grant the easements described herein, subject to the approval of the Declarants so long as Declarants own a Lot.

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 7.2 Declarants' Easement to Correct Drainage

Declarants hereby reserve for the benefit of Declarants a blanket easement on, over and under the ground within the Property to maintain and correct drainage of surface waters and other erosion controls in order to maintain reasonable standards of health, safety and appearance and shall be entitled to remove trees or vegetation, without liability for replacement or damages, as may be necessary to provide adequate drainage facilities. Notwithstanding the foregoing, nothing herein shall be interpreted to impose any duty upon Declarants to correct or maintain any drainage facilities within the Property.

Section 7.3 Entry Easement

If the Owner of any Lot fails to maintain the Lot as required herein, or if there is an emergency, the Association shall have the right to enter upon the Lot to make emergency repairs and to do other work reasonably necessary for the property maintenance and operation of the Property. Entry upon the Lot as provide herein shall not be deemed a trespass, and the Association shall not be liable for any damage so created unless such damage is caused by the Association's willful misconduct or gross negligence.

Section 7.4 Reserved Easements

Easements for installation and maintenance of utility and storm water retention/detention ponds are reserved as may be shown on the recorded Plat. Within these easement areas, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may hinder or change the direction of flow of drainage channels or slopes in the easements. The easement area of each Lot and all improvements contained therein shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority, utility company or the Association is responsible.

Section 7.5 Temporary Completion Easement

All Lots shall be subject to an easement of ingress and egress for the benefit of the Declarants, their employees, subcontractors, successors and assigns, over and upon the front, side and rear yards of the Lots as may be expedient or necessary for the construction, servicing and completion of dwellings and landscaping upon adjacent Lots within the Property, provided that such easement shall terminate twenty-four (24) months after the date such Lot is conveyed to the Owner by the Declarants.

Section 7.6 Perimeter Fence Easement

An easement is hereby declared for the benefit of the Declarants, their employees, subcontractors, successors, and assigns as may be expedient or necessary for the construction of fencing along the perimeter of the Property. Declarants are not obligated to construct any perimeter fencing.

Section 7.7 Maintenance Easements

An easement is hereby granted and reserved in favor of the Association and its successors, assigns, contractors, property managers, agents and employees over, across, upon, and under the Common Areas and any Common Maintenance Areas or other areas of the Property necessary or appropriate for purposes of accomplishing the maintenance, repair, and

whit: budge 4/24/2018 12:24 PM
Deleted: NP
whit: budge 4/24/2018 12:24 PM
Deleted: 19

replacement by the Association of Improvements or the other obligations of the Association hereunder.

Section 7.8 Plat Easements

The Property shall be subject to all easements delineated on the Plat, including but not limited to:

7.8.1 Access easement across all roadways (excepting Ballybunion Court) for the benefit of the property to the north, subject to reserve strips) for future development; and

7.8.2 Cart path easement affecting the very eastern portion of Lot 25 and a portion of Tournament Drive,

ARTICLE VIII – USE OCCUPANCY, CASUALTY, AND INSURANCE

Section 8.1 Residential Use

All Lots and Units shall be kept and maintained primarily for single-family residential purposes.

Section 8.2 Commercial, Institutional, or Other Non-Residential Uses

No commercial, institutional, or other non-residential use (including residential day care facilities) shall be conducted on any Lot without the written approval of the Board. The Board shall not unreasonably withhold consent to a non-residential use if only normal residential activities would be observable outside of the Unit and the activities would not be in violation of applicable ordinances nor create additional traffic or the need for additional parking. The Board shall not allow a use that diminishes the residential character of the Lot or neighborhood or imposes a nuisance on the neighborhood. Any such use must comply with all the use restrictions of this Declaration and all applicable law, including, without limitation, zoning requirements. Any owner wishing to conduct any commercial, institutional, or other non-residential uses on any Lot shall first apply to the Board for approval of such use and shall provide to the Board any information deemed necessary by the Board to evaluate the impacts of such use on the neighborhood. The decision of the Board shall be final and conclusive. The Board may review, and repeal, any such approval from time to time at the discretion of the Board if, in the opinion of the Board, the use has changed or increased to a level not consistent with the original approval. In no event shall the decision of the Board as to permissibility of a requested non-residential use be construed as a representation of the legal permissibility of such use. This Section 8.2 does not restrict the right of an Owner to maintain Owner’s professional personal library, keep Owner’s personal business or professional records or accounts or handle Owner’s personal business, professional telephone calls, or other electronic communication in Owner’s Unit.

Section 8.3 Garage Sales

The provisions of this Article shall not apply to garage sales conducted entirely on an Owner’s Lot in accordance with the guidelines (if any) established by the Association, provided that no Owner shall conduct more than one (1) garage sale of no more than three (3) days duration any six (6) month period.

Section 8.4 Declarants Use

whit budge 4/24/2018 1:21 PM
Deleted: .

whit budge 4/24/2018 1:24 PM
Deleted: or

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

The provisions of this Article shall not apply to the use of any Lot or Unit by the Declarants as: i) a model home, sales office, or construction office; or ii) the use of any Lot as a site for a sales office trailer or construction office trailer.

Section 8.5 Owner Insurance

Each Owner of a Lot is encouraged to obtain, and maintain in effect, from a reputable insurance company authorized to do business in the State of Oregon, public liability and property damage insurance with respect to such Lot, fire and extended coverage casualty insurance with respect to the Owner's Unit in an amount equal to one hundred (100) percent of the replacement cost thereof. Each Owner shall also be responsible for obtaining fire and extended coverage casualty insurance with respect to that Owner's personal property. No Owner shall be obligated to obtain any of the insurance coverages described herein or in Section 5.2, nor shall any insurance coverage obtained by an Owner (or such Owner's mortgagee) be brought into contribution with insurance obtained by the Association.

Section 8.6 Casualty

In the event of damage to or destruction of a Unit, the Owner of the Unit shall repair, reconstruct, and rebuild the damaged or destroyed portions of the Unit to substantially the same condition that existed prior to the damage or destruction. All repair, reconstruction, or rebuilding shall begin with six (6) months following the damage or destruction, and shall be diligently pursued to completion within twelve (12) months following the damage or destruction, unless work is delayed by causes beyond the reasonable control of the Owner.

ARTICLE IX – PROPERTY RIGHTS

Section 9.1 Owner's Use and Occupancy

The Owner of the Lot shall be entitled to the exclusive use and benefit of such Lot subject to this Declaration, the Plat and any other encumbrances of records. As such rights of an Owner of a Lot with respect to the Unit on such Owner's Lot is subject to the rights of the Association under this Declaration, Declarants, the ACC and any representative of the Association authorized by the Association may at any reasonable time, and from time to time at reasonable intervals, enter upon any Lot for the purpose of determining whether or not the use of and/or Improvements on such Lot are then in compliance with this Declaration. No such entry shall be deemed to constitute a trespass, conversion, or otherwise create any right of action in the Owner of such Lot.

Section 9.2 Common Areas; Rights of Association

Every Owner shall have a right and easement in and to the Common Areas and a right and easement of ingress and egress to, from and through said Common Areas, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

9.2.1 The right of the Association to establish and publish rules and regulations governing the use of the Common Areas affecting the welfare of Association members.

9.2.2 The right of the Association to suspend the right of use of the Common Areas (other than use of the roadways) and voting rights of an Owner for any period during

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

9.2.3 The right of the Association, subject to the provisions hereof, to dedicate or transfer all or any part of the Common Areas, if any, to any public agency, authority or utility for public right-of-way purposes. Any other transfer or mortgage of Common Areas requires the consent of at least seventy-five percent (75%) of the votes outstanding, and the consent of the Declarants so long as Declarants own a Lot.

9.2.4 All easements herein described are easements appurtenant to and running with the land; they shall at all times inure to the benefit of and be binding upon the undersigned, all of their grantees, and their respective heirs, successors, personal representatives and assigns, perpetually and in full force.

Section 9.3 Effect of Declaration

Reference in any deed, mortgage, trust deed or any other recorded documents to the easements, restrictions and covenants herein described or to this Declaration shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees, or trustees of said parcels as fully and completely as if those easements, restrictions and covenants were fully related and set forth in their entirety in said documents.

Section 9.4 Rezoning Prohibited

No Lot shall be rezoned to any classification allowing commercial, institutional or other non-residential use without the prior written consent of the Board and Declarants so long as Declarants own a Lot, which may be withheld in the Board's or Declarants' sole discretion, as applicable. Declarants or the Board may enforce this covenant by obtaining an injunction against any non-approved rezoning at the expense of the enjoined party.

Section 9.5 Lot Consolidation and Division

Lots shall not be consolidated with another Lot and no Lot may be subdivided.

Section 9.6 Drainage Alteration Prohibited

The surface water drainage contours of each Lot shall conform to the approved grading plan established by the Declarants. No Owner shall fill or alter any drainage swale established by the Declarants, nor shall any Owner install landscaping or other improvements that divert surface water runoff from the drainage patterns, swales and easements established by the Declarants without the prior, written approval of the ACC.

Section 9.7 Damage or Destruction By Owner

If damage to any Common Area or Common Maintenance Area is directly attributable to an Owner or the family members, invitees, licensee, or guest of an Owner, then that Owner shall repair such damage or destruction as soon as reasonably practicable, but in no event later than fifteen (15) days after the date the damage occurred, at his or her sole expense and without a right of reimbursement. If an Owner fails to repair such damage timely, the Association shall have all rights of enforcement and remedies set forth under this Declaration. Nothing in this Section 9.7 shall relieve an Owner of the responsibility to repair damage or

whit budge 4/24/2018 1:28 PM
Comment [7]: We do not want legally consolidated. Owners can own adjacent lots to develop as one, but they need to pay assessments for each lot, and they get a vote for each lot

whit budge 4/24/2018 1:25 PM
Deleted: No

whit budge 4/24/2018 1:26 PM
Deleted: may

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

destruction by the Owner or the family members, invitees, licensees, or guests of an Owner to Improvements that constitute common elements required by the state building code as defined in ORS 455.010.

ARTICLE X – USE RESTRICTIONS

Section 10.1 Nuisances

No noxious or offensive activity shall be carried out upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The Board shall have the sole authority to determine nuisances and their decision shall be final and conclusive.

Section 10.2 Development Activity

Notwithstanding any other provision herein, Declarants and their successors and assigns, shall be entitled to conduct on the Property all activities normally associated with and convenient to the development of the Property and the construction and sale of dwelling units on the Property.

Section 10.3 Temporary Structures

No structure of a temporary character, including, without limiting the generality thereof, any trailer, tent, shack, garage, barn, motor home or mobile home or other outbuilding, and no prefabricated or relocated structure shall be used on any Lot at any time as a residence, either temporarily or permanently. This restriction shall not be interpreted to limit the right of Declarants to use trailers or outbuildings as sales offices, construction offices, material storage facilities, or sanitation facilities.

Section 10.4 Signs

No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Unit, fence or other improvement upon such Lot so as to be visible from public view or mounted on any vehicle or trailer parked or driven in the subdivision or carried by any person or by any other means displayed within the subdivision except as provided below:

10.4.1 "For Sale" Signs

An Owner may erect one (1) sign not exceeding two (2) feet by three (3) feet in dimension, fastened only to a stake in the ground and extending not more than three (3) feet above the surface of the ground advertising the property for sale.

10.4.2 "For Rent" Signs

An Owner may erect one (1) sign not exceeding three (3) square feet in area advertising the property for rent. Such signs shall be visible from the front of the Unit only, and shall be displayed from within the Unit. No such sign shall be erected within a lawn or landscape area on any Lot, or attached to the outside of the Unit. Lots adjacent to golf course fairways may also have a for sale sign at the back of their property.

10.4.3 Declarants' Signs

whit budge 4/24/2018 1:28 PM
 Deleted: Fairway

whit budge 4/24/2018 1:29 PM
 Comment [8]: I assume this is what is meant, but Fairway Lots are not defined anywhere.

whit budge 4/24/2018 12:24 PM
 Deleted: NP

whit budge 4/24/2018 12:24 PM
 Deleted: 19

Signs or billboards may be erected by the Declarants and are exempt from the provisions of this Section.

10.4.4 Political Signs

Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and are removed within fifteen (15) days after the election.

10.4.5 Subdivision Identification Signs

Signs, monumentation or billboards may be erected by the Declarants or the Association to identify the subdivision, with approval from the local jurisdictional authority, if applicable.

10.4.6 Commercial Vehicle Emblems

Vehicles displaying commercial emblems shall not be kept or parked on any Lot except as provided in Section 10.5. The foregoing restrictions shall not be deemed to prohibit the display of the flag of the United States by an Owner or occupant of a Lot if the flag is displayed in a manner consistent with federal flag display law, 4 U.S.C. § 1 *et seq.* The Board may adopt reasonable rules and regulations consistent with federal flag display law regarding the placement and manner of display of such flag and the location and size of the flagpole.

Section 10.5 Campers, Boats, Recreational Vehicles, Commercial Vehicles, and other Non-Passenger Vehicles

No campers, boats, boat trailers, recreational vehicles, commercial vehicles, or other types of non-passenger vehicles, equipment, implements, or accessories shall be kept or stored on any Lot except (i) with the Board's approval, and (ii) as provided below:

10.5.1 Campers, boats, boat trailers, recreational vehicles, recreational trailers, and other non-passenger vehicles, equipment, implements, or accessories shall not be stored or kept on any Lot unless the same are fully enclosed within the garage located on such Lot and/or said vehicles and accessories are in an operable condition and are screened from view by a screening structure approved by the Board.

10.5.2 No commercial vehicle bearing commercial insignia or names shall be kept or stored on any Lot unless approval of the Board is granted. Commercial vehicles bearing commercial insignia or names that are (i) temporarily parked on any Lot for the sole purpose of serving such Lot, or (ii) kept within an Owner's garage at all times are exempt from this restriction. The Board, as designated in this Declaration, shall have the absolute authority to grant approval for storing or keeping a commercial vehicle on a Lot. Notwithstanding the foregoing, the Board shall not unreasonably withhold consent to keep a commercial vehicle bearing insignia or names where such vehicle is driven by an Owner pursuant to Owner's primary job. Any Owner wishing to keep a commercial vehicle on any Lot shall apply for approval to the Board, and shall provide such information as the Board, in their sole authority, may require. The Board may from time to time in their sole discretion review the approval to keep a commercial vehicle on any Lot to determine if the vehicle complies with the intent of the

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

original approval. Upon an adverse determination by the Board, any commercial vehicle shall be removed and/or otherwise brought into compliance with the requirements of this section.

10.5.3 No disabled vehicles, campers, boats, boat trailers, recreational vehicles, recreational trailers, or other types of non-passenger vehicles equipment, implements, or accessories may be kept or stored on any street within the Property for any period in excess of forty-eight (48) hours.

10.5.4 The Board, as designated in this Declaration, shall have the absolute authority to determine from time to time whether a vehicle and/or accessory is operable and adequately screened from public view. Upon an adverse determination by said Board, the vehicle and/or accessory shall be removed and/or otherwise brought into compliance with this section.

10.5.5 No dismantling or assembling of motor vehicles, boats, trailers, recreational vehicles, or other machinery or equipment shall be permitted in the streets within the Property, or in any driveway or yard adjacent to a street, or that is not screened from view.

Section 10.6 Pets, Livestock and Poultry

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except for cats, dogs or other generally recognized household pets of a reasonable number, provided that they are not kept, bred, or maintained for any commercial purpose; and provided further, than no more than two (2) adult animals may be kept on a single Lot. All such animals shall be kept in strict accordance with all local laws and ordinances (including leash laws) and in accordance with all rules established by the Association. Owners shall be responsible for cleaning up their pets' waste in FAIRWAY ESTATES AT SANDPINES. No animal shall be allowed to run at large, and all animals shall be kept within enclosed areas which must be clean, sanitary, and reasonably free of refuse, insects and waste at all times. Such enclosed area shall be constructed in accordance with plans approved by the Board, shall be of reasonable design and construction to adequately contain such animals in accordance with the provisions hereof, and shall be screened so as not to be visible from any other portion of the Property.

- whit budge 4/24/2018 1:31 PM
Comment [9]: I think 4 is too many, but 3 might be OK
- whit budge 4/24/2018 1:30 PM
Deleted: four (4)
- whit budge 4/24/2018 1:31 PM
Deleted: after

10.6.1 Under no circumstances will chickens or other poultry be kept on any Lot.

Section 10.7 Garbage and Refuse Disposal

No Lot, Tract, or Common Area shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, or disposed of, on any Lot or Common Area except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No cans, bags, containers or receptacles for the storing or disposal of trash, garbage, refuse, rubble, debris, or recyclable materials shall be stored, kept, placed or maintained on any Lot where visible from any street except solely on a day designated for removal of garbage, rubbish, or recyclable materials, and on which days only such cans, bags, containers, and receptacles may be placed in front of a residence and beside a street for removal, but shall be removed from view before the following day.

Section 10.8 Parking

No vehicles, trailers, implements or apparatus may be driven or parked in the Common Areas and/or Common Maintenance Areas, or on any easement unless in use for maintaining such Common Maintenance Areas. This restriction shall not apply to driveways, or

- whit budge 4/24/2018 12:24 PM
Deleted: NP
- whit budge 4/24/2018 12:24 PM
Deleted: 19

paved areas intended for parking use. Notwithstanding anything in this Section 10.8, parking of vehicles is prohibited on any public or private street within the Property that is signed or otherwise marked for "No Parking" by a governmental authority. The Owner of each Lot shall maintain off-street parking on its Lot (inclusive of its garage and driveway) able to accommodate at least three automobiles.

Section 10.9 Commercial or Institutional Use

No Lot, and no building erected or maintained on any Lot shall be used for manufacturing, industrial, business, commercial, institutional or other non-residential purposes, except as set forth in Article VIII.

Section 10.10 Detached Buildings

No detached accessory buildings, including, but not limited to, detached garages and storage building, shall be erected, placed or constructed upon any Lot without the prior written approval of the ACC. Every outbuilding, inclusive of such structures as accessory dwelling units, (to the extent permitted under ORS 197.312 and all applicable government agencies), storage buildings, greenhouses, doghouses, or children's playhouses shall be compatible with the dwelling to which it is appurtenant in terms of its design and material composition. Outbuildings shall be of a one (1) story design and not exceed fifteen (15) feet in height measured from existing grade or have total floor area in excess of fifteen percent (15%) of the first floor area of the main dwelling (excluding the area of the garage).

Section 10.11 Fences and Hedges

No fence, wall or hedge shall be erected or maintained on any Lot, with the exception of the rear yards of Lots 8-18, and 32-40. All fences shall be constructed of one of the pre-approved designs specified by the ACC, or as may otherwise be approved by the ACC, except for fences erected by the Declarants in conjunction with model homes, sales offices, subdivision entry walls and fencing, monumentation and landscaping, and except as otherwise provided in this Section. All fences shall be a maximum of six (6) feet in height except fences for sales offices, model homes, subdivision entry walls and fencing, monumentation and landscaping or as otherwise approved by the ACC. No chain-link, metal cloth or agricultural fences may be built or maintained on any Lot, except as required by governmental authority; provided however, that chain link fences may be installed, with the prior approval of the ACC, for domestic pet runs. Notwithstanding the foregoing, the ACC shall have the right and authority to approve variances for reasonable cause or to alleviate hardship as determined in the sole judgment of the ACC; provided however, the ACC may not approve a variance which contradicts the zoning and/or subdivision ordinances of the local governmental jurisdictional authority unless the jurisdictional authority has previously approved the variance. Unless otherwise agreed between Owners, side and rear yard fences that separate adjacent lots shall be owned and maintained by the Owner on whose Lot the fence exists, or if the location is indefinite, such fence will be maintained by the Owners whose Lots are involved jointly, with expenses being shared equally.

Section 10.12 General Landscaping and Exterior Maintenance

Decorative ground cover consisting of bark dust/mulch or rock in the front and side yard may not exceed fifty percent (50%) of the total area of the front, side and rear yards, excluding side yards, decks, patios, or sidewalks, unless otherwise approved by the ACC or designated by the Declarants, the Board or a governmental authority. [The remainder of the yard

whit budge 4/24/2018 1:37 PM
Deleted: Should we add verbiage to include the new ADU Law, Senate Bill 1051?

whit budge 4/24/2018 1:45 PM
Comment [10]: No side fences, or rear fences on other lots??? What about side fences on 5-6, 9-10, 28-29? Rear fences on 3,4,5? There are others as well.

whit budge 4/24/2018 1:38 PM
Deleted: nearer to the street than the building setback lines for the front yard, except for fences erected by the Declarants in conjunction with model homes, or sales offices, or subdivision entry walls and fences, monumentation and landscaping, or by governmental requirement. Except as may be necessary to maintain the vision distances required by Section 10.8, side yard and rear yard fences may be erected along the property line of the Lots.

whit budge 4/24/2018 1:38 PM
Deleted: =====

whit budge 4/24/2018 1:44 PM
Comment [11]: Need to change this if fencing is restricted to above

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

shall be lawn or sod. Owners shall maintain one (1) street tree for each street frontage of his or her Lot. Growth of grasses in lawns must be properly maintained not to exceed four (4) inches in height. All landscaping located on any Lot not maintained by the Association pursuant to this Declaration shall be properly maintained at all times by the Lot Owner. Each Lot Owner shall keep all shrubs, trees, grass, and plantings of every kind on his or her Lot cultivated, pruned, free of trash, and other unsightly material. All improvements upon any Lot not maintained by the Association pursuant to this Declaration shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Lot Owner. Declarants, the Association, and the ACC shall have the right at any reasonable time to enter upon any Lot to replace, maintain, and cultivate shrubs, trees, grass, or other plantings as deemed necessary; and to paint, repair, or otherwise maintain any improvements in need thereof, and to charge the cost thereof to the Lot Owner.

whit budge 4/24/2018 1:46 PM
Comment [12]: Some buyers might not like this (too much maintenance) - what about adding ground cover.

Section 10.13 Antennae, Satellite Dishes and Solar Collectors

No Owner may erect or maintain a television or radio receiving or transmitting antenna, satellite dish or similar implement or apparatus, or solar collector panels or equipment upon any Lot unless such apparatus is erected and maintained in such a way that it is screened from public view along the public street right-of-way directly in front (and side, in the case of a corner Lot) of the house erected on such Lot; and no such apparatus shall be erected without the absolute authority to determine whether an accessory is adequately screened from public view. The foregoing restriction and the authority of the ACC in this matter shall be subject to any regulations issued by the Federal Communications Commission ("FCC") or any other applicable governmental authority.

Section 10.14 Clothes Hanging Devices

Clothes hanging devices exterior to a dwelling shall be temporary, unaffixed structures not to exceed six (6) feet in height and shall not be placed nearer to any street abutting the Lot than the side yard setback line or the back of the Unit constructed on the Lot. Clothes hanging devices shall be screened from public view by a fence approved by the ACC.

Section 10.15 Window Treatment

No aluminum foil, reflective film, newspaper or similar treatment shall be placed on windows or glass doors.

Section 10.16 Oil and Mining Operations

No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot. No tank for the storage of oil or other fluids may be maintained on any of the Lots above the surface of the ground.

Section 10.17 Mailboxes

Mailboxes shall be erected and maintained upon areas determined by the U.S. Postal Service in accordance with the current postal authority standards. Street access to mail boxes shall be continuously maintained between 8:00 a.m. and 5:00 p.m.

whit budge 4/24/2018 1:47 PM
Comment [13]: Don't understand this - if you work normal hours, looks like you do not have access to your mail.

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 10.18 Garages

Lots must have an enclosed garage able to accommodate at least two (2) automobiles. The openings of such garages must be situated within the setback lines set out in Section 10.19 below. Garages may be used as Declarants' sales offices before permanent occupancy of the main structure; however, sales offices must be converted to garages before permanent occupancy. With the exception of periods when garages are used by the Declarants as sales offices, a garage shall be maintained solely for the storage of automobiles, and no garage may be enclosed or otherwise used for habitation, nor may any garage door be removed except when necessary to repair or replace a garage door with the same type of garage door. Residences constructed with garage space greater than two automobiles in size providing storage space and/or parking of a third automobile may be enclosed or otherwise used for habitation in all or part of this additional garage space only with the approval of the ACC pursuant to Article VI. In no case shall a doorway, other than overhead garage door, be located in such space, which faces a front yard.

Section 10.19 Setback Lines

All buildings or other structures (including fences), permanent or temporary, habitable or uninhabitable, must be constructed, placed and maintained in conformity with setback standards imposed by the local governmental jurisdictional authority.

Section 10.20 Athletic and Recreational Facilities

Outdoor athletic and recreational facilities such as basketball goals, swing sets and sport courts of a permanent nature shall not be placed on any Lot in the subdivision between the street right-of-way and the front of a Unit; placement of these facilities in a permanent nature elsewhere on the Lot shall be approved by the ACC pursuant to Article VI. Temporary facilities including outdoor athletic recreational facilities such as basketball goals, hockey goals, etc. shall not be placed within any street within the subdivision.

Section 10.21 Security

Neighborhood security patrols may be provided by independent contractors through the Association, from time to time; however the Association is not responsible for security of the neighborhood or any Unit and the Owners are exclusively responsible for security of their home and property.

Section 10.22 Water and Sewage Systems

No individual water supply system or sewage disposal system shall be permitted on any Lot, including but not limited to water wells, cesspools or septic tanks.

Section 10.23 Exterior Holiday Decorations

Lights or decorations may be erected on the exterior of Units in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners by illuminating bedrooms, creating noise or attracting sight-seers. Holiday decorations or lights for any publicly observed holiday between December 1 and December 31 of any year, may not be displayed before November 15th of any year. For other holidays, decorations or lights may not be displayed more than two (2) weeks in advance of the holiday.

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

All lights and decorations that are not permanent fixtures of the Unit which are part of the original construction or have been properly approved as permanent improvements by the ACC shall be removed within thirty (30) days after the holiday has ended. The Board shall have the right, but not the obligation, upon thirty (30) days prior written notice to designate a party to enter upon any Lot and summarily remove exterior lights or decorations displayed in violation of this provision. The Board, and the individuals removing the lights and decorations, shall not be liable to the Owner for trespass, conversion, or damages of any kind except intentional misdeeds and gross negligence.

Section 10.24 Construction Activities

This Declaration shall not be construed so as to unreasonably interfere with or prevent normal construction activities during the construction or remodeling of or making of additions to improvements by a Lot Owner (including Declarants) upon any Lot within the Property. Specifically, no such construction activities shall be deemed to constitute a nuisance or a violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery, posting of signs or similar activities, provided that such construction is pursued to completion with diligence and conforms to usual construction practices in the area and any rules promulgated by the ACC. The ACC shall have the right to promulgate reasonable rules and restrictions regulating such construction activities; provided that Declarants shall be exempt therefrom. In the event that construction upon any Lots does not conform to any ACC rule or the usual construction practices in the area as determined by the ACC in its sole good faith judgment, the ACC shall have the authority to obtain an injunction to stop such construction. In addition, if during the course of construction upon any Lot: (i) there is excessive accumulation of debris of any kind which is offensive, or detrimental to it or any other portion of the property; or (ii) the roadways are not kept clean from mud, dirt, or rock, then the ACC may contract for or cause such debris to be removed or such roadways to be cleaned, and the Lot Owner shall be liable for all expenses incurred in connection herewith.

whit budge 4/24/2018 1:49 PM
Deleted: .

Section 10.25 Unit Height

All residential building units shall be limited to two (2) stories in height and the highest point of any structure shall not violate any height restrictions imposed by the zoning ordinances of the local governmental jurisdictional authority. The ACC, in its sole discretion, shall determine whether a Unit meets the criteria of a two-story building. Units built by Declarants shall be exempt from this Section.

whit budge 4/24/2018 1:54 PM
Comment [14]: Using stories for height restrictions have become a legal problem (high pitched roofs, ground floor levels, etc.) - suggest maybe using a number of feet from the median ground level of the foundation - maybe 33-35 feet excluding chimneys

Section 10.26 Retaining Walls

No retaining wall may be constructed on a Lot unless otherwise approved in advance by the ACC. Retaining walls may extend into the required front, side or rear setback lines of a Lot. The ACC may require any retaining wall, which exceeds two (2) feet in height be designed by a qualified Professional Engineer licensed to practice engineering in the State of Oregon. Retaining walls constructed by the Declarants shall be exempt from this Section.

whit budge 4/24/2018 1:56 PM
Comment [15]: What about paint colors, roofing materials, roof pitch etc - would we put this in the architectural manual?

Section 10.27 Exterior Finish

All exterior walls of all dwellings, garages and approved accessory buildings shall be completely finished with wood, vinyl, stucco, brick, stone, paneling or other material acceptable to the Board. Notwithstanding the foregoing, the Board is empowered to waive this restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

advanced building concept, design, or material, and the resulting structure will not detract from the general appearance of the neighborhood.

Section 10.28 Limitation on Square Feet

The minimum square footage area of Units erected on the Lots, exclusive of open porches and/or garages, shall be not less than one thousand six hundred (1,650) square feet.

Section 10.29 Prohibited Plants

Owners shall be prohibited from planting the following species of plants on the Lots:

- (a) Cystisus scoparius, commonly known as Scotch broom;
- (b) Hedera helix, commonly known as English ivy;
- (c) Lythrum salicaria, commonly known as purple loosestrife;
- (d) Phalaris arundinacea, commonly know as reed canary grass; and
- (e) Rubus discolor, commonly known as Himalayan blackberry
- (f) Gaultheria shallon, commonly known as Salal.

Section 10.30 Household Chemicals

Owners shall be prohibited from dumping or otherwise disposing of household chemicals within the Property, including, but not limited to cleaning agents, automotive fluids, paint, solvents and other toxic chemicals.

ARTICLE XI – PICKETING AND DEMONSTRATIONS

Section 11.1 Prohibitions

By acceptance of the deed to any Lot covered by this Declaration, the Owner covenants and agrees with the Owners of all other Lots within the subdivision, that no Owner or resident of any Lot shall engage in picketing, protest marches, sit-in demonstrations, protest speeches or other forms of public protest, including without limitation, displaying signs or placards within public view, upon any Lot or within any Common Area, easement or street right-of-way adjacent to any Lot, or affixed to any vehicle or apparatus upon or adjacent to any Lot. This prohibition shall not affect the right of any person to participate in any other form of public protest conducted outside the area depicted on the recorded subdivision Plat. No Owner or resident of any Lot shall engage in conduct that tends to vilify, ridicule, denigrate, or impugn the character of any other Owner or resident if such conduct occurs on any Lot, Common Area, easement or street depicted on the subdivision Plat.

Section 11.2 Acceptance of Prohibitions

Each Owner, by acceptance of the deed to any Lot, shall be deemed to have accepted the foregoing prohibitions as reasonable limitations in his or her constitutional right of free speech and to recognize and agree that all Owners have the right to the peaceful enjoyment

whit budge 4/24/2018 12:24 PM
 Deleted: NP
 whit budge 4/24/2018 12:24 PM
 Deleted: 19

of their property; the right of privacy; the right to practice their own religion; the freedom of association; the right to engage in a profession, business or life-style of their own choosing provided that the conduct of such profession, business or life-style is not illegal and does not otherwise violate any provision of this Declaration.

ARTICLE XII – ANNEXATION

Section 12.1 Annexation by Declarants

At any time during the initial term of this Declaration, the Declarants may, at its sole option, annex additional property into the Association to be subject to the terms hereof to the same extent as if originally included herein and subject to such other terms, covenants, conditions, easements and restrictions as may be imposed thereon by Declarants. Declarants currently anticipate that there will be a total of approximately 129 Lots in the subdivision, including the Lots shown on the Plat, and Lots expected to be created in property to be annexed to the subdivision, but this number may be adjusted at the sole discretion of Declarants. Declarants shall have no obligation of any kind to annex any additional property to the Property.

whit budge 4/24/2018 1:57 PM
Comment [16]: Is this still the case?

12.1.1 Eligible Property

Any or all of certain real property in Lane County included on the Plat or located adjacent to (“adjacent” property shall include property on the other side of a street) or contiguous with the Property shall be eligible for annexation. There is no limitation on the number of Lots, which Declarants may annex to the Property, or the right of Declarants to annex common property, except as may be established by applicable ordinances, agreements, or land use approvals.

12.1.2 Consent or Joinder Not Required

No consent or joinder of any Class A member or other party except the record owner of the land being annexed shall be necessary to effect any annexation made pursuant to this Section.

12.1.3 Declaration of Annexation

Annexation shall be evidenced by a written Declaration of Annexation executed by the Declarants, or (in the case of an annexation by action of members) by the Board and the owners of the property being annexed, setting forth the legal description of the property being annexed and any additional covenants, conditions and restrictions to be applied to such annexed property. Notwithstanding any provision apparently to the contrary, a declaration with respect to any annexed property may:

- (a) establish such new land classifications and such limitations, uses, restrictions, covenants and conditions with respect thereto as Declarants may deem to be appropriate for the development of the annexed property;
- (b) with respect to existing land classifications, establish additional or different limitations, uses, restrictions, covenants and conditions with respect thereto as Declarants may deem to be appropriate for the development of such annexed property; and/or

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

- (c) contain provisions necessary or appropriate to comply with any condition, requirement, or imposition of any governmental or regulatory authority.

12.1.4 Voting Rights

Upon annexation, additional Lots so annexed shall be entitled to the voting rights as set forth in Section 2.2, and assessments shall be reallocated and reapportioned in the manner set forth in Section 3.10.

Section 12.2 Annexation by Action of Members

At any time the Board may request approval of the membership for the annexation of additional property into the Association to be subject to all of the terms of this Declaration to the same extent as if originally included herein. No such annexation shall be effective unless approved by at least seventy-five percent (75%) of the outstanding votes and by Declarants so long as Declarants own at least one (1) Lot. Any property that is contiguous to existing property subject to this Declaration may be annexed hereto according to the foregoing requirements, provided however, that no such annexation shall be effective without the consent and joinder of the owners of the property to be annexed. Such annexation must be evidenced by a Declaration of Annexation as set forth in Subsection 12.1.3 above executed by the parties herein described.

Section 12.3 No Duty to Annex

Nothing herein contained shall establish any duty or obligation on the part of the Declarants or any member to annex any property into the Association and no owner of property excluded from the Association shall have any right to have such property annexed thereto.

ARTICLE XIII – GENERAL

Section 13.1 Remedies

If any default by any Owner under the provisions of the Declaration, Bylaws or rules and regulations of the Association shall occur, the Association and any Owner shall have each and all of the rights and remedies which may be provided for in this Declaration, the Bylaws and said rules and regulations, and those which may be available at law or in equity, and may prosecute any action or other proceedings against such defaulting Owner and/or others for enforcement of any lien, statutory or otherwise, including foreclosure of such lien and the appointment of a receiver for the Lot and ownership interest of such Owner, or for damages or injunction, or specific performance, or for judgment for payment of money and collection thereof, or for any combination of remedies, or for any other relief, but in all cases subject to the limitations and requirements of the Oregon Planned Community Act. To the extent allowed by law, notwithstanding any other provision of this Declaration or the Bylaws, the Association shall not expend in excess of \$5,000 for attorney fees and costs for any reason unless such expenditure is first approved by at least 75% of the outstanding votes of the Owners. The foregoing limitation shall not apply to actions for delinquent assessments or other charges under this Declaration, the Bylaws or Rules and Regulations, actions to appoint a receiver; actions to summarily abate, enjoin and remove a structure or condition that violates this Declaration or the Bylaws; or for the defense of the Association of an action or proceeding brought against the Association (except for non-mandatory counterclaims). No remedies herein provided or available at law or in equity shall be deemed mutually exclusive of any other such remedy. All

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

expenses of the Association in connection with any such actions or proceedings, including court costs and attorneys' fees and other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the maximum rate permitted by law but, with reference to any Lots financed by FHA insured loans, not in excess of the maximum rate of FHA loans at the time of delinquency, from the due date until paid, shall be charged to and assessed against such defaulting Owner, and shall be added to and deemed part of his respective maintenance assessment (to the same extent as the lien provided herein for unpaid assessments), upon the Lot and upon all of his additions and improvements thereto, and upon all of his personal property upon the Lot. Any and all of such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Association or any Owner.

Section 13.2 Fines Imposed by the Association

In addition to any other remedies available to the Association hereunder and subject to the requirements of ORS 94.630(1)(n), the Association shall have the right to impose reasonable fines upon an Owner who violates the Declaration, Bylaws and any rules or regulations of the Association, in the manner and amount the Board deems appropriate in relation to the violation.

Section 13.3 Term and Amendments

The covenants and restrictions of this Declaration shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years each, unless a signed petition containing the signatures of at least seventy-five percent (75%) of the votes outstanding is presented to the Board or other duly appointed and authorized persons, which shall authorize the Board, or other duly appointed and authorized persons, to execute and properly record a notice of termination of this Declaration in the Deed Records of Lane County, Oregon. This Declaration may be amended at any time during the first thirty (30) year period or any extension thereof, by a signed petition containing the signatures of at least seventy-five percent (75%) of the votes outstanding, and the consent of the Declarants so long as the Declarants own a Lot in the Property or have the right to annex additional property to FAIRWAY ESTATES AT SANDPINES. Notwithstanding the foregoing, no amendment to this Declaration shall change the boundaries of any Lot or any uses to which any Lot or Unit is restricted or change the method of determining liability for common expenses, the method of determining the right to common profits or the method of determining voting rights of any Lot unless the Owners of affected Lots or Units unanimously consent to the amendment. Upon approval of an amendment as provided herein, the president and secretary shall execute an instrument amending this Declaration and certifying that the amendment was adopted in accordance with this Declaration and ORS 94.590, which certification shall be properly acknowledged in the manner of acknowledgement of deeds, and the Board, or other duly appointed and authorized persons, shall record the instrument amending this Declaration. For purposes of voting on an amendment to this Declaration pursuant to this Section 13.3, Declarants shall be treated as Class A members with one (1) vote per Lot owned, except as otherwise provided by ORS 94.585. Subject to the provisions of Section 13.4, notwithstanding any provisions hereof to the contrary, the Declarants may, at their sole discretion and without consent being required of anyone, modify, amend or repeal this Declaration at any time before the closing of the sale on the first Lot, provided said amendment, modification, or repeal is in writing and properly recorded in the Deed Records of Lane County, Oregon. In no event shall an amendment pursuant to this Section create, limit, or diminish Declarants' special rights without Declarants' written consent or change the boundaries of any Lot or any use to which any Lot is restricted unless the Owners of the affected Lots consent to the amendment.

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

Section 13.4 Regulatory Amendments

Notwithstanding the provisions of Section 13.3, until the Turnover Meeting described in the Bylaws and subject to applicable laws, Declarants shall have the right to amend this Declaration or the Bylaws in order to comply with the requirements of any applicable statute, ordinance, regulation or guideline of the Federal Housing Administration, the Veterans Administration, the Farmers Home Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, any department, bureau, board, commission or agency of the United States or the State of Oregon, or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon that insures, guarantees or provides financing for a planned community or lots in a planned community or to comply with the Oregon Planned Community Act.

Section 13.5 Severability

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions that shall remain in full force and effect.

Section 13.6 Rights and Obligations

The provisions of this Declaration and the Articles of Incorporation and Bylaws and the rights and obligations established thereby shall be deemed to be covenants running with the land and shall inure to the benefit of, and be binding upon, each and all of the Owners and their respective heirs, representatives, successors, assigns, purchasers, grantees and mortgagees. By the recording or the acceptance of a deed conveying a Lot or any ownership interest in the Lot whatsoever, the person to whom such Lot or interest is conveyed shall be deemed to accept and agree to be bound by the subject to all of the provisions of this Declaration and the Articles of Incorporation and Bylaws, whether or not mention thereof is made in said deed.

Section 13.7 Miscellaneous Provisions

Any provision of the within Declaration or of the Articles of Incorporation and Bylaws to the contrary notwithstanding, the following provisions shall control:

13.7.1 Notice to Institutional Holders of First Mortgage Liens

The following actions will require notice to all institutional holders of first mortgage liens: (i) abandonment or termination of the Association; or (ii) material amendment to the Declaration.

13.7.2 Notice to Institutional Holders of First Mortgage of Default or Liens

Upon the request of any first mortgagee of a dwelling on a Lot, the Association shall furnish to such mortgagee a written notice of any default by the Owner of such dwelling in the performance of such Owner's obligations under the within Declaration or they Bylaws or Association rules or regulations which is not cured within thirty (30) days. Any first mortgagee of a dwelling who comes into possession of the said dwelling pursuant to the remedies provided in the mortgage, a foreclosure of the mortgage, or deed (or assignment) in lieu of foreclosure, shall take such property free of any claims for unpaid assessments or charges in favor of the

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

Association against the mortgaged dwelling which accrued before the time such holder comes into possession of the dwelling.

13.7.3 Consent of Institutional Holders of First Mortgage Liens

Unless at least seventy-five percent (75%) of the first mortgagees (based upon one (1) vote per Lot for each mortgage) have given their prior written approval, neither the Association nor the Owners shall be entitled to:

- (a) by act or omission seek to abandon, partition, encumber, or transfer the Common Areas, if any, or any portion thereof or interest therein except for the purpose of dedication for the public right of way. (The granting of easements for public utilities or other public purposes consistent with the intended use of such property shall not be deemed a transfer within the meaning of this clause.);
- (b) substantially change the method of determining the obligations, assessments, dues or other charges which may be levied against an Owner by the Association;
- (c) by act or omission change, waive, or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance of the Units or maintenance of the Units or Lots;
- (d) fail to maintain liability and extended coverage insurance on insurable property comprising a part of the Common Areas on a current replacement cost basis in an amount not less than one hundred (100) percent of the insurable value (based on current replacement costs).

Section 13.8 Personal Pronouns

All personal pronouns used in this Declaration, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural, and vice versa.

Section 13.9 Headings

The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation of this Declaration.

Section 13.10 Conflicts

If there is a conflict between the terms of this Declaration and any Bylaws, rules, regulations or Articles of Incorporation of the Association, this Declaration shall control.

Section 13.11 Partial Invalidity

The invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

whit budge 4/24/2018 12:24 PM
Deleted: NP

whit budge 4/24/2018 12:24 PM
Deleted: 19

IN WITNESS WHEREOF, the Declarants have caused this instrument to be executed on its behalf, attested and its corporate seal to be hereunto affixed as of this ____ day of _____, 20__.

DECLARANTS:

PACIFIC GOLF COMMUNITIES, LLC,
an Oregon limited liability company

By: _____

Its: _____

ROBERTS LAND CO., LLC,
an Oregon limited liability company

By: _____

Its: _____

STATE OF OREGON)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me the _____ day of _____, 20__, by _____ of Pacific Golf Communities, LLC, an Oregon limited liability company, on behalf of the company.

Notary Public, State of Oregon
My Commission Expires: _____

STATE OF OREGON)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me the _____ day of _____, 20__, by _____ of Roberts Land Co., LLC, an Oregon limited liability company, on behalf of the company.

Notary Public, State of Oregon
My Commission Expires: _____

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

EXHIBIT "A"

PROPERTY SUBJECT TO DECLARATION

Lots 1-40, FAIRWAY ESTATES AT SANDPINES, as platted and recorded on
, 20 , at Instrument No. , Official Records of Lane
County, in Lane County, Oregon.

whit budge 4/24/2018 1:59 PM

Comment [17]: This is what I think it will look like.

whit budge 4/24/2018 1:57 PM

Deleted: The property known as FAIRWAY ESTATES AT SANDPINES is Lots 1 through 40 and Tracts _____, as shown on the duly recorded plat of FAIRWAY ESTATES AT SANDPINES, located in the City of Florence, Lane County, Oregon, according to the plat recorded in the Plat Records of Lane County, Oregon, contemporaneously herewith.

whit budge 4/24/2018 1:57 PM

Deleted: .

whit budge 4/24/2018 12:24 PM

Deleted: NP

whit budge 4/24/2018 12:24 PM

Deleted: 19

EXHIBIT "B"
COMMON AREAS
TO BE PROVIDED BY GENE WOBBE

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

EXHIBIT "C"
BYLAWS OF FAIRWAY ESTATES AT SANDPINES
HOMEOWNERS' ASSOCIATION

whit budge 4/24/2018 12:24 PM
Deleted: NP
whit budge 4/24/2018 12:24 PM
Deleted: 19

SURVEYORS CERTIFICATE:

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

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "WOBBE ASSOC" MARKING THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15, NORTH 0°20'50" EAST FOR 542.96 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 89°39'10" EAST FOR 100.00 FEET; THENCE NORTH 83°13'20" EAST FOR 40.31 FEET; THENCE SOUTH 89°38'42" EAST FOR 87.13 FEET; THENCE NORTH 86°03'55" EAST FOR 79.74 FEET; THENCE NORTH 47°49'17" EAST FOR 50.93 FEET; THENCE NORTH 86°03'41" EAST FOR 100 FEET; THENCE SOUTH 3°56'19" EAST FOR 187.29 FEET; THENCE SOUTH 8°09'47" EAST FOR 56.42 FEET; THENCE SOUTH 13°36'10" EAST FOR 208.34 FEET; THENCE SOUTH 17°19'22" EAST FOR 159.39 FEET; THENCE SOUTH 0°53'58" EAST FOR 96.79 FEET; THENCE ALONG A 1350.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 81°59'38" WEST 109.32 FEET) A DISTANCE OF 109.35 FEET; THENCE SOUTH 65°53'18" WEST FOR 68.37 FEET; THENCE SOUTH 43°21'41" WEST FOR 98.77 FEET; THENCE SOUTH 3°08'14" EAST FOR 208.32 FEET TO AN IRON ROD; THENCE SOUTH 89°53'46" WEST FOR 311.85 FEET TO AN IRON ROD; THENCE NORTH 15°29'14" WEST FOR 58.84 FEET; THENCE SOUTH 89°56'08" WEST FOR 132.39 FEET TO THE EASTERN RIGHT OF WAY LINE OF ROYAL ST. GEORGES DRIVE; THENCE NORTHEASTERLY ALONG SAID EASTERN RIGHT OF WAY LINE ALONG A 129.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 7°37'59" EAST 27.84 FEET) A DISTANCE OF 27.89 FEET TO THE NORTHERN RIGHT OF WAY LINE OF ROYAL ST. GEORGES DRIVE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE NORTH 82°38'35" WEST FOR 237.12 FEET TO THE EASTERN RIGHT OF WAY RHODODENDRON DRIVE; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE ALONG A 746.20 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 10°39'38" WEST 242.62 FEET) A DISTANCE OF 243.71 FEET; THENCE NORTH 19°54'46" WEST FOR 44.95 FEET; THENCE LEAVING SAID EASTERN RIGHT OF WAY LINE SOUTH 89°50'58" EAST FOR 412.34 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

FAIRWAY ESTATES

PHASE 1

SW 1/4, SEC. 15, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON

MAY 12, 2018

DRAFT COPY

RECORDED

DATE: _____
COUNTY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILING DATE _____

ENCUMBRANCES:

1. ELECTRIC TRANSMISSION EASEMENT, TO WEST COAST POWER COMPANY, RECORDED APRIL 18, 1938, BOOK 194, PAGE 567, LANE COUNTY DEEDS AND RECORDS, LANE CO., OREGON. (BLANKET EASEMENT-EXACT LOCATION NOT GIVEN)
2. ELECTRIC TRANSMISSION EASEMENT, TO WEST COAST POWER COMPANY, RECORDED APRIL 9, 1938, BOOK 195, PAGE 176, LANE COUNTY DEEDS AND RECORDS, LANE CO., OREGON. (BLANKET EASEMENT-EXACT LOCATION NOT GIVEN)
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF FLORENCE AND SUNSET DUNES DEV. CORP. RECORDED AUGUST 28, 1990, DOC# 90-41488.
4. ORDINANCE NO 8 SERIES 1991 RECORDED AUGUST 28, 1991, DOC# 91-41166.
5. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN SANDPINES WEST H.O.A. AND ARIKI-OREGON LTD AND TROST & CO. RECORDED AUGUST 30, 2004, DOC# 2004-068149.
6. GRANT OF EASEMENTS, CONSTRUCTION AND MAINTENANCE AGREEMENT INCLUDING TERMS AND PROVISIONS THEREOF RECORDED OCTOBER 13, 2014, DOC# 2014-040374.
7. GRANT OF EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, INCLUDING TERMS AND PROVISIONS THEREOF RECORDED APRIL 22, 2015, DOC# 2015-016804 AND RE-RECORDED MAY 6, 2015, DOC# 2015-019286.

CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01

PLANNING DIRECTOR _____ DATE _____

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

LANE COUNTY APPROVALS:

COUNTY ASSESSOR _____ DATE _____

COUNTY SURVEYOR _____ DATE _____

LANE COUNTY BOARD OF COMMISSIONERS _____ DATE _____

SHEET INDEX:

- SHEET 1 OF 3 SURVEYORS CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, LANE COUNTY APPROVALS, CITY OF FLORENCE APPROVALS, PLAT BOUNDARY, NOTES, NARRATIVE, ENCUMBRANCES, POST MONUMENTATION CERTIFICATE AND COMPLETION NOTICE.
- SHEET 2 OF 3 LOTS 1 THRU 10, LOTS 24 THRU 33, LOT 40 AND COMMON OPEN SPACE 1, 3, 4 AND A PORTION OF 2.
- SHEET 3 OF 3 LOTS 11 THRU 23, LOTS 34 THRU 39 AND A PORTION OF COMMON OPEN SPACE 2.

DECLARATION:

KNOW ALL MEN THAT PACIFIC GOLF COMMUNITIES, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, AS TO A (50%) UNDIVIDED TENANCY-IN-COMMON INTEREST AND ROBERTS LAND CO., L.L.C., AN OREGON LIMITED LIABILITY COMPANY, AS TO A (50%) UNDIVIDED TENANCY-IN-COMMON INTEREST DO HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THE PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND DOES CREATE THE COMMON PROPERTY OPEN SPACES AND THE PRIVATE ROADS AND DOES DEDICATE TO THE PUBLIC THE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS AND CREATE BY SEPARATE DOCUMENT THE CART PATH EASEMENT AND ACCESS EASEMENT AND ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN.

PACIFIC GOLF COMMUNITIES, LLC

BY: JOSEPH MICHAEL PEARSON: MANAGING MEMBER

ROBERTS LAND COMPANY, LLC

BY: JOSEPH MICHAEL PEARSON: MANAGING MEMBER

ACKNOWLEDGMENT: STATE OF OREGON) **SS**
COUNTY OF LANE)

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JOSEPH MICHAEL PEARSON, MANAGING MEMBER OF PACIFIC GOLF COMMUNITIES, LLC AND ROBERTS LAND COMPANY, LLC, WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATIONS BY THE ABOVE NAMED OFFICER AND HE HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2018.

PAMELA S. CARD
NOTARY PUBLIC - OREGON
COMMISSION NO. 398754
COMMISSION EXPIRES: DECEMBER 6, 2021

MAP NO. 18-12-15, TL 1200 AND 1300
MAP NO. 18-12-15-3-3, TL 4700

POST-MONUMENTATION CERTIFICATE:

I, EUGENE M. WOBBE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE CORNERS INDICATED HEREON TO BE POST MONUMENTED WILL BE MONUMENTED WITHIN SIXTY (60) CALENDAR DAYS FOLLOWING THE COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS, BUT NO LATER THAN ONE YEAR FROM THE DATE OF THIS PLAT, WHICH EVER OCCURS FIRST.

EUGENE M. WOBBE, PLS 1093

POST-MONUMENTATION COMPLETION NOTICE:

POST-MONUMENTATION OF THE CORNERS WAS COMPLETED ON THE _____ DAY OF _____ 20____
AS INDICATED AND CERTIFIED ON AN AFFIDAVIT RECORDED ON THE _____ DAY OF _____ 20____
AS DOCUMENT NO. _____ LANE CO DEEDS AND RECORDS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PLAT AS SHOWN. THE INTERIOR MONUMENTS SHOWN AS SET WERE SET AT THE DIRECTION OF THE OWNER AND THE REMAINING INTERIOR MONUMENTS WILL BE POST MONUMENTED. THE EASTERN RIGHT OF WAY LINE OF RHODODENDRON DRIVE WAS ESTABLISHED USING EXISTING COUNTY MONUMENTS FOUND ON THE WESTERN RIGHT OF WAY LINE AND FOUND MONUMENTATION SET IN CSF 32069. THE NORTHWESTERN AND WESTERN LINES WERE ESTABLISHED BASED ON CSF 32069. THE NORTHERN LINE WAS ESTABLISHED BASED ON THE DIRECTION OF THE OWNER. THE EASTERN LINE WAS ESTABLISHED BASED ON DOCUMENT NUMBER 2013-016717. THE SOUTHERN LINES WERE ESTABLISHED BASED ON DOCUMENT NUMBER 2013-016717 AND CSF 30833.

NOTES:

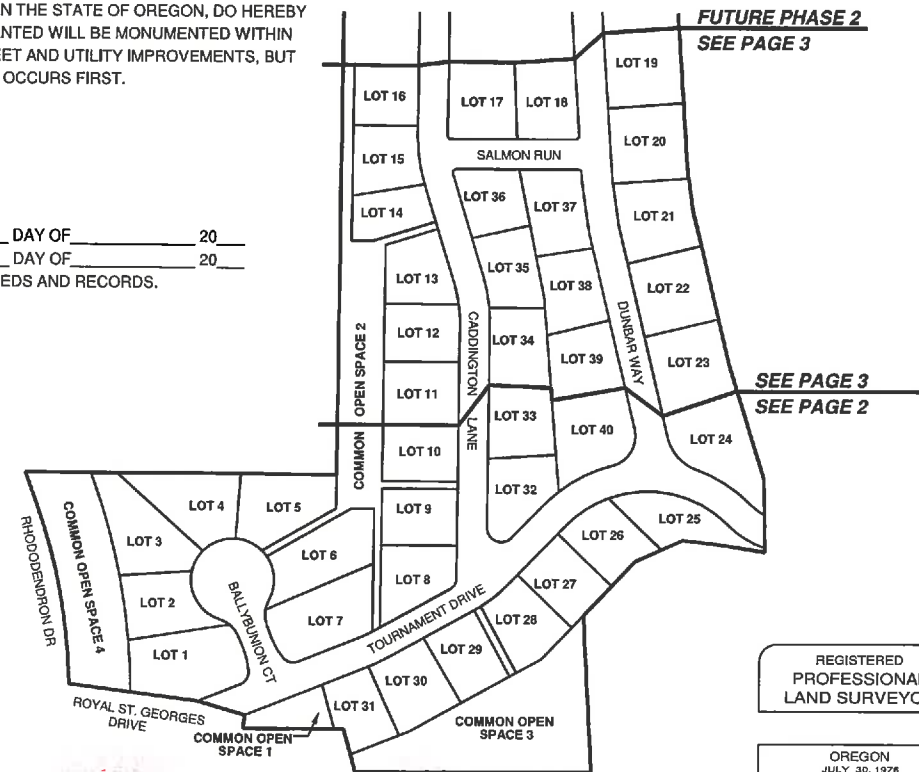
THIS PLAT IS AFFECTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED _____, 2018, DOCUMENT NO. 2018-_____, LANE COUNTY DEEDS AND RECORDS, LANE COUNTY, OREGON.

A VISION CLEARANCE TRIANGLE OF 10' SHALL BE MAINTAINED AT EACH DRIVEWAY INTERSECTION.

CONCURRENCE RECORDED _____, 2018, DOCUMENT NO. 2018-_____, LANE COUNTY DEEDS AND RECORDS, LANE COUNTY, OREGON.

CONCURRENCE RECORDED _____, 2018, DOCUMENT NO. 2018-_____, LANE COUNTY DEEDS AND RECORDS, LANE COUNTY, OREGON.

CONCURRENCE RECORDED _____, 2018, DOCUMENT NO. 2018-_____, LANE COUNTY DEEDS AND RECORDS, LANE COUNTY, OREGON.



APPROVED
City of Florence
Community Development
Department
"C"
Exhibit
PC 17 26 PUD 01
File Number

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1978
EUGENE M. WOBBE
1093

P.L.S. EXPIRATION DATE: 6-30-2018

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

PLOTTER - HP DESIGNJET 500
PAPER - PIXELLE RIJ24-36
INK - HP C4844A

PAGE 1 OF 3

DC20180843YA FAIRWAY ESTATES PHASE 1 P1 PLAT.DCD

Exhibit C

CURVE DATA CHART

Table with 6 columns: CURVE, BEARING, HORIZ DIST, ARC, DELTA, RADIUS. Contains data for curves C1 through C50.

CURVE DATA CHART

Table with 6 columns: CURVE, BEARING, HORIZ DIST, ARC, DELTA, RADIUS. Contains data for curves C51 through C63.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 30, 1978 EUGENE M. WOBBE 1093

P.L.S. EXPIRATION DATE: 6-30-2018

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

COMMON AREA "C" MARINERS VILLAGE P.U.D. PHASE 1 FILE 75, SLIDES 37-38

FAIRWAY ESTATES

PHASE 1

SW 1/4, SEC. 15, T18S, R12W, W.M. FLORENCE, LANE COUNTY, OREGON

MAY 12, 2018

DRAFT COPY

RECORDED

DATE: COUNTY CLERK

BY:

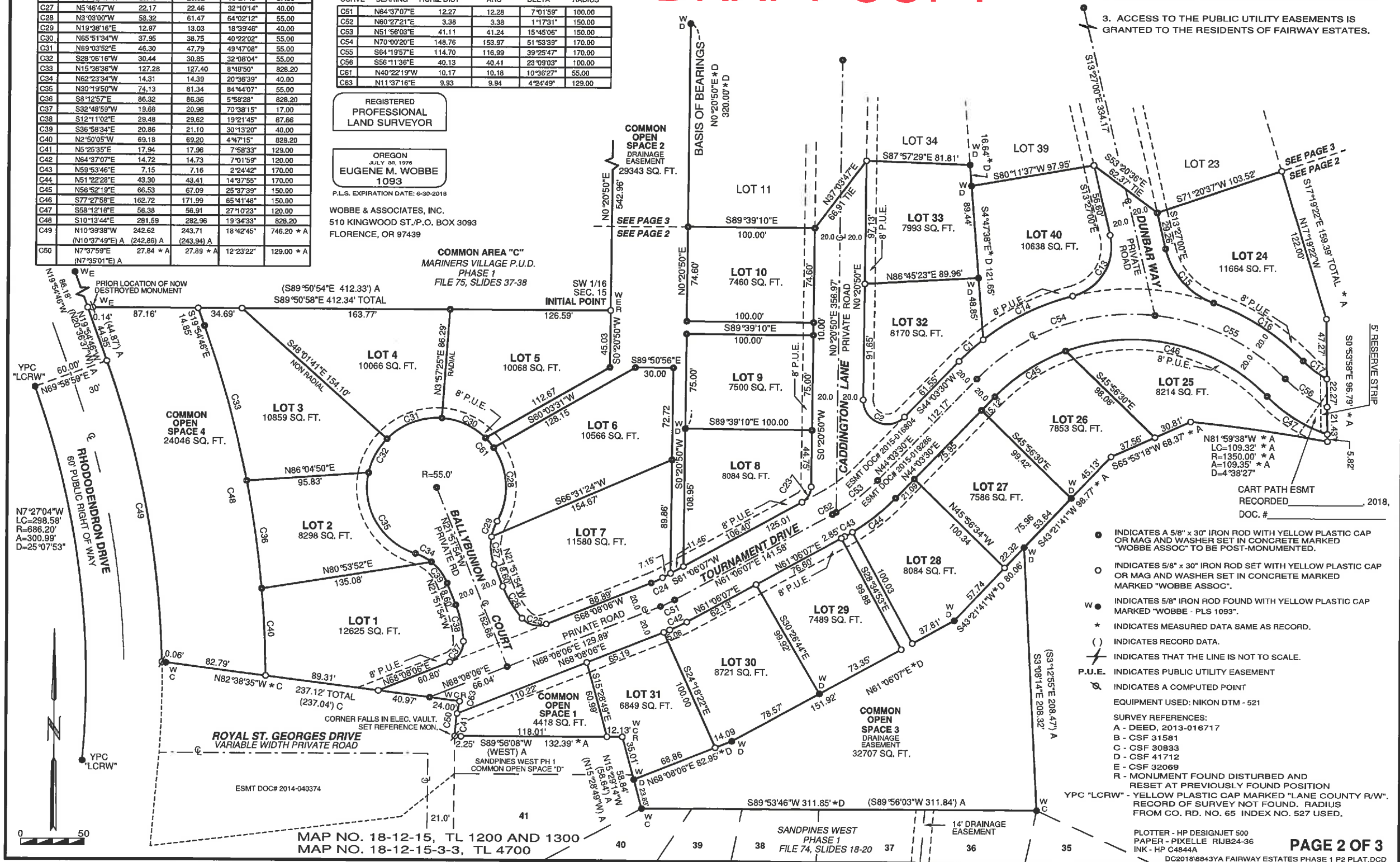
LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO.

FILING DATE

NOTE:

- 1. ALL INTERIOR ROADS ARE PRIVATE ROADS. ALL PRIVATE ROADS ARE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS. ALL PRIVATE ROADS ARE COMMON AREA.
2. RESERVE STRIP IS DEFINED IN C.O.F. CODE 11-5-1-C.
3. ACCESS TO THE PUBLIC UTILITY EASEMENTS IS GRANTED TO THE RESIDENTS OF FAIRWAY ESTATES.



- INDICATES A 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP OR MAG AND WASHER SET IN CONCRETE MARKED "WOBBE ASSOC" TO BE POST-MONUMENTED.
INDICATES 5/8" x 30" IRON ROD SET WITH YELLOW PLASTIC CAP OR MAG AND WASHER SET IN CONCRETE MARKED "WOBBE ASSOC".
INDICATES 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093".
INDICATES MEASURED DATA SAME AS RECORD.
INDICATES RECORD DATA.
INDICATES THAT THE LINE IS NOT TO SCALE.
P.U.E. INDICATES PUBLIC UTILITY EASEMENT
INDICATES A COMPUTED POINT
EQUIPMENT USED: NIKON DTM - 521
SURVEY REFERENCES:
A - DEED, 2013-016717
B - CSF 31581
C - CSF 30833
D - CSF 41712
E - CSF 32069
R - MONUMENT FOUND DISTURBED AND RESET AT PREVIOUSLY FOUND POSITION
YPC "LCRW" - YELLOW PLASTIC CAP MARKED "LANE COUNTY R/W". RECORD OF SURVEY NOT FOUND. RADIUS FROM CO. RD. NO. 65 INDEX NO. 527 USED.

MAP NO. 18-12-15, TL 1200 AND 1300 MAP NO. 18-12-15-3-3, TL 4700

PLOTTER - HP DESIGNJET 500 PAPER - PIXELLE RMB24-36 INK - HP C4844A PAGE 2 OF 3 DC201808843YA FAIRWAY ESTATES PHASE 1 P2 PLAT.DCD

FAIRWAY ESTATES

PHASE 1

SW 1/4, SEC. 15, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON

MAY 12, 2018

DRAFT COPY

RECORDED

DATE: _____
COUNTY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILING DATE _____

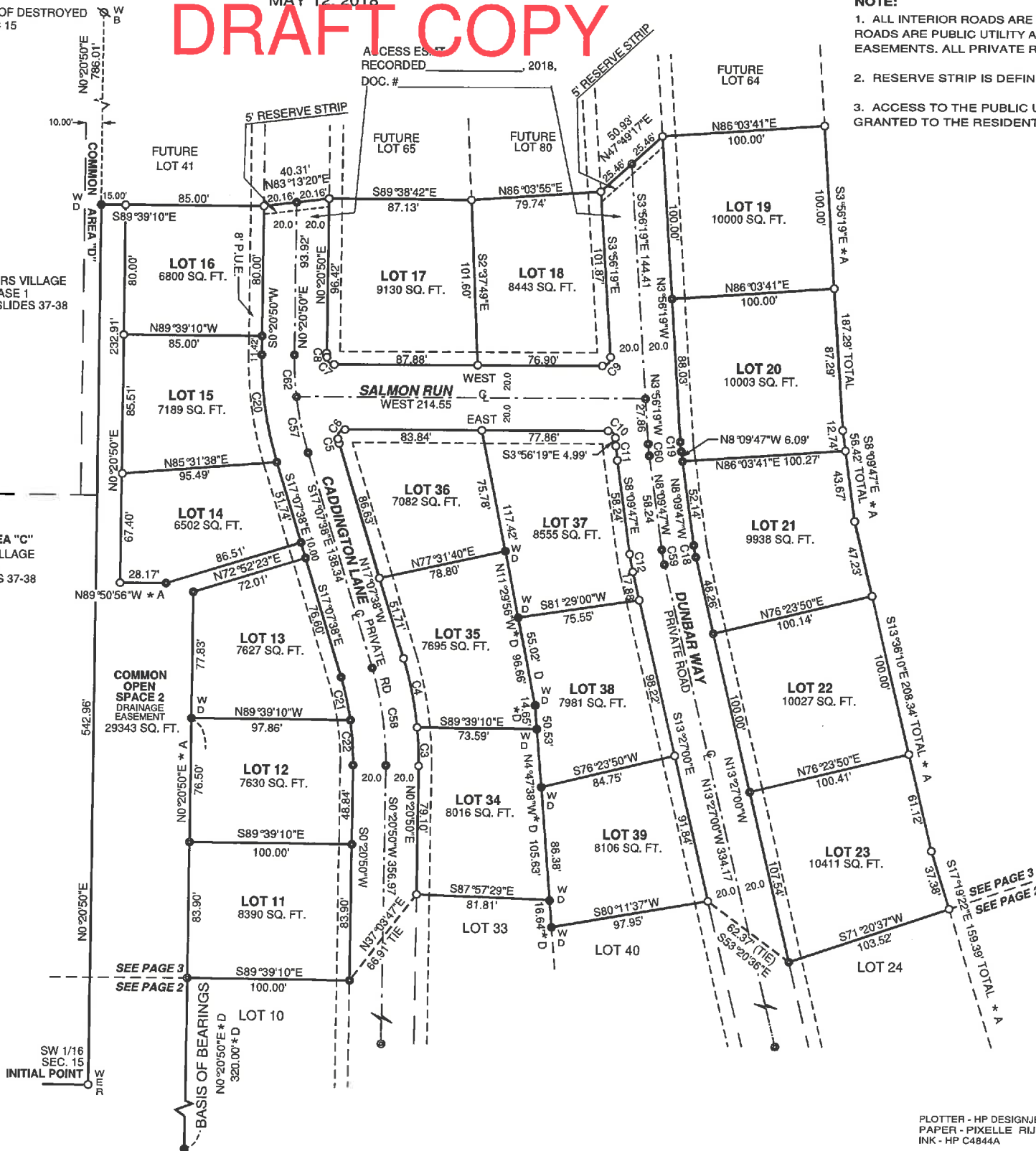
CURVE DATA CHART

CURVE	BEARING	HORIZ DIST	ARC	DELTA	RADIUS
C3	N2°44'33"W	23.71	23.73	8°10'45"	220.00
C4	N11°28'46"W	43.30	43.37	11°17'43"	220.00
C5	N16°40'28"W	2.85	2.85	0°54'22"	180.00
C6	N36°53'22"E	7.20	8.34	106°13'16"	4.50
C7	N45°00'15"W	6.38	7.07	89°59'31"	4.50
C8	N0°10'09"E	1.12	1.12	0°21'19"	180.00
C9	S43°01'50"W	7.31	8.20	93°56'19"	5.00
C10	S46°58'09"E	6.14	6.76	86°03'41"	4.50
C11	S6°03'03"E	8.85	8.85	4°13'28"	120.00
C12	S10°48'23"E	11.07	11.07	5°17'12"	120.00
C18	N10°48'23"W	7.38	7.38	5°17'12"	80.00
C19	N6°03'03"W	5.90	5.90	4°13'28"	80.00
C20	S8°23'24"E	66.84	67.10	17°28'27"	220.00
C21	S12°48'37"E	27.10	27.12	8°38'02"	180.00
C22	S4°04'23"E	27.75	27.77	8°50'26"	180.00
C57	S12°05'07"E	35.15	35.20	10°05'01"	200.00
C58	S8°23'24"E	60.76	61.00	17°28'28"	200.00
C59	N10°48'23"W	9.22	9.23	5°17'12"	100.00
C60	N6°03'03"W	7.37	7.37	4°13'28"	100.00
C62	N3°20'54"W	25.78	25.80	7°23'26"	200.00

PREVIOUS LOCATION OF DESTROYED
CW 1/16 OF SEC 15

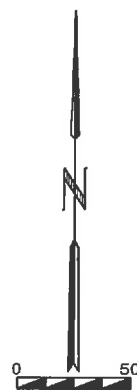
- INDICATES A 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP OR MAG AND WASHER SET IN CONCRETE MARKED "WOBBE ASSOC" TO BE POST-MONUMENTED.
 - INDICATES 5/8" x 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC".
 - W ● INDICATES 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093".
 - * INDICATES MEASURED DATA SAME AS RECORD.
 - () INDICATES RECORD DATA.
 - + INDICATES THAT THE LINE IS NOT TO SCALE.
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - ⊗ INDICATES A COMPUTED POINT
- EQUIPMENT USED: NIKON DTM - 521
- SURVEY REFERENCES:
 A - DEED, 2013-018717
 B - CSF 31581
 C - CSF 30833
 D - CSF 41712
 E - CSF 32069
 R - MONUMENT FOUND DISTURBED AND RESET AT PREVIOUSLY FOUND POSITION

COMMON AREA "C"
MARINERS VILLAGE
PHASE 1
FILE 75 SLIDES 37-38



NOTE:

1. ALL INTERIOR ROADS ARE PRIVATE ROADS. ALL PRIVATE ROADS ARE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS. ALL PRIVATE ROADS ARE COMMON AREA.
2. RESERVE STRIP IS DEFINED IN C.O.F. CODE 11-5-1-C.
3. ACCESS TO THE PUBLIC UTILITY EASEMENTS IS GRANTED TO THE RESIDENTS OF FAIRWAY ESTATES.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1976
EUGENE M. WOBBE
1093

P.L.S. EXPIRATION DATE: 6-30-2018

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

MAP NO. 18-12-15, TL 1200 AND 1300
MAP NO. 18-12-15-3-3, TL 4700

PLOTTER - HP DESIGNJET 500
PAPER - PIXELLE R1B24-36
INK - HP C4844A

PAGE 3 OF 3

DC201808843YA FAIRWAY ESTATES PHASE 1 P3 PLAT.DCD

CURVE DATA CHART

CURVE	BEARING	HORIZ DIST	ARC	DELTA	RADIUS
C1	S47°55'19"W	25.01	25.93	7°43'39"	190.00
C2	N67°47'50"W	35.27	45.20	136°17'20"	19.00
C13	S31°08'39"W	58.13	62.22	89°07'18"	40.00
C14	S83°43'44"W	78.84	79.21	23°53'09"	190.00
C15	S41°54'25"E	57.18	59.80	56°54'50"	60.00
C16	S57°29'27"E	84.88	85.38	25°44'48"	190.00
C17	S83°03'18"E	23.47	23.59	18°52'22"	80.00
C23	S30°43'28"W	14.10	14.85	89°45'17"	14.00
C24	S84°37'07"W	9.81	9.82	7°01'50"	90.00
C25	N78°32'47"W	19.86	20.98	70°38'15"	17.00
C26	N31°32'47"W	29.48	29.82	19°21'45"	87.86
C27	N5°46'47"W	22.17	22.48	32°10'14"	49.00
C28	N3°03'00"W	58.32	61.47	84°02'12"	58.00
C29	N19°38'18"E	12.97	13.03	18°39'48"	40.00
C30	N85°51'34"W	37.95	38.75	40°22'02"	55.00
C31	N89°03'52"E	48.30	47.79	49°47'06"	55.00
C32	S28°06'16"W	30.44	30.85	32°06'04"	55.00
C33	N15°36'36"W	127.28	127.40	8°48'50"	828.20
C34	N82°23'34"W	14.31	14.39	20°36'39"	40.00
C35	N30°19'50"W	74.13	81.34	84°44'07"	58.00
C36	S8°12'57"E	86.32	88.36	5°58'29"	828.20
C37	S32°48'50"W	19.89	20.98	70°38'15"	17.00
C38	S12°11'02"E	29.48	29.82	19°21'45"	87.86
C39	S38°58'34"E	20.86	21.10	30°13'20"	40.00
C40	N2°50'05"W	89.18	89.20	4°47'15"	828.20
C41	N5°25'35"E	17.84	17.86	7°58'33"	129.00
C42	N84°37'07"E	14.72	14.73	7°01'59"	129.00
C43	N59°53'46"E	7.15	7.16	2°24'42"	170.00
C44	N51°22'28"E	43.30	43.41	14°37'56"	170.00
C45	N58°52'19"E	86.53	87.09	25°37'39"	150.00
C46	S77°27'58"E	182.72	171.99	85°41'48"	150.00
C47	S58°12'18"E	59.38	59.91	27°10'23"	120.00
C48	S10°13'44"E	291.59	282.96	19°34'33"	828.20
C49	N10°39'38"W	242.82	248.71	18°42'45"	748.20 *A
C50	N7°37'59"E	27.84 *A	27.89 *A	12°23'22"	129.00 *A
C51	N7°35'01"E				

FAIRWAY ESTATES

PHASE 1

SW 1/4, SEC. 15, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON
OCTOBER 16, 2017

RECORDED

DATE: _____
COUNTY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____
FILING DATE _____

- NOTE:
- ALL INTERIOR ROADS ARE PRIVATE ROADS. ALL PRIVATE ROADS ARE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS. ALL PRIVATE ROADS ARE COMMON AREA.
 - RESERVE STRIP IS DEFINED IN C.O.F. CODE 11-5-1-C.
 - PUBLIC UTILITY EASEMENTS ARE GRANTED PUBLIC ACCESS TO THE RESIDENTS OF FAIRWAY ESTATES.

CURVE DATA CHART

CURVE	BEARING	HORIZ DIST	ARC	DELTA	RADIUS
C51	N84°37'07"E	12.27	12.28	7°01'59"	100.00
C52	N80°27'21"E	3.38	3.38	1°17'31"	150.00
C53	N51°58'03"E	41.11	41.24	15°45'08"	150.00
C54	N70°00'20"E	148.76	153.97	51°53'39"	178.00
C55	S54°18'57"E	114.70	118.99	39°29'47"	170.00
C56	S58°11'36"E	40.13	40.41	22°09'03"	100.00
C61	N40°22'19"W	10.17	10.18	10°38'27"	85.00
C63	N11°37'16"E	9.93	9.94	4°24'49"	129.00

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 30, 1978
EUGENE M. WOBBE
1093
P.L.S. EXPIRATION DATE: 6-30-2019

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



- INDICATES 5/8" x 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC."
 - INDICATES 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093"
 - * INDICATES MEASURED DATA SAME AS RECORD.
 - () INDICATES RECORD DATA.
 - INDICATES THAT THE LINE IS NOT TO SCALE.
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - ⊙ INDICATES A COMPUTED POINT
- EQUIPMENT USED: NIKON DTM - 521
- SURVEY REFERENCES:
 A - DEED, 2006-085650
 B - CSF 31581
 C - CSF 30633
 D - CSF 41712
 E - CSF 32069
 R - MONUMENT FOUND DISTURBED AND RESET AT PREVIOUSLY FOUND POSITION

RECEIVED
City of Florence
MAY 16 2018
By: _____

MAP NO. 18-12-15, TL 1200 AND 1300
MAP NO. 18-12-15-3-3, TL 4700

PLOTTER - HP DESIGNJET 500
PAPER - PIXELLE RIJ24-36
INK - HP C4844A

PAGE 2 OF 3

DC20170843YA FAIRWAY ESTATES PHASE 1 P2 PLAT DCD

FAIRWAY ESTATES

PHASE 1

SW 1/4, SEC. 15, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON
OCTOBER 16, 2017

RECORDED

DATE: _____
COUNTY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILING DATE _____

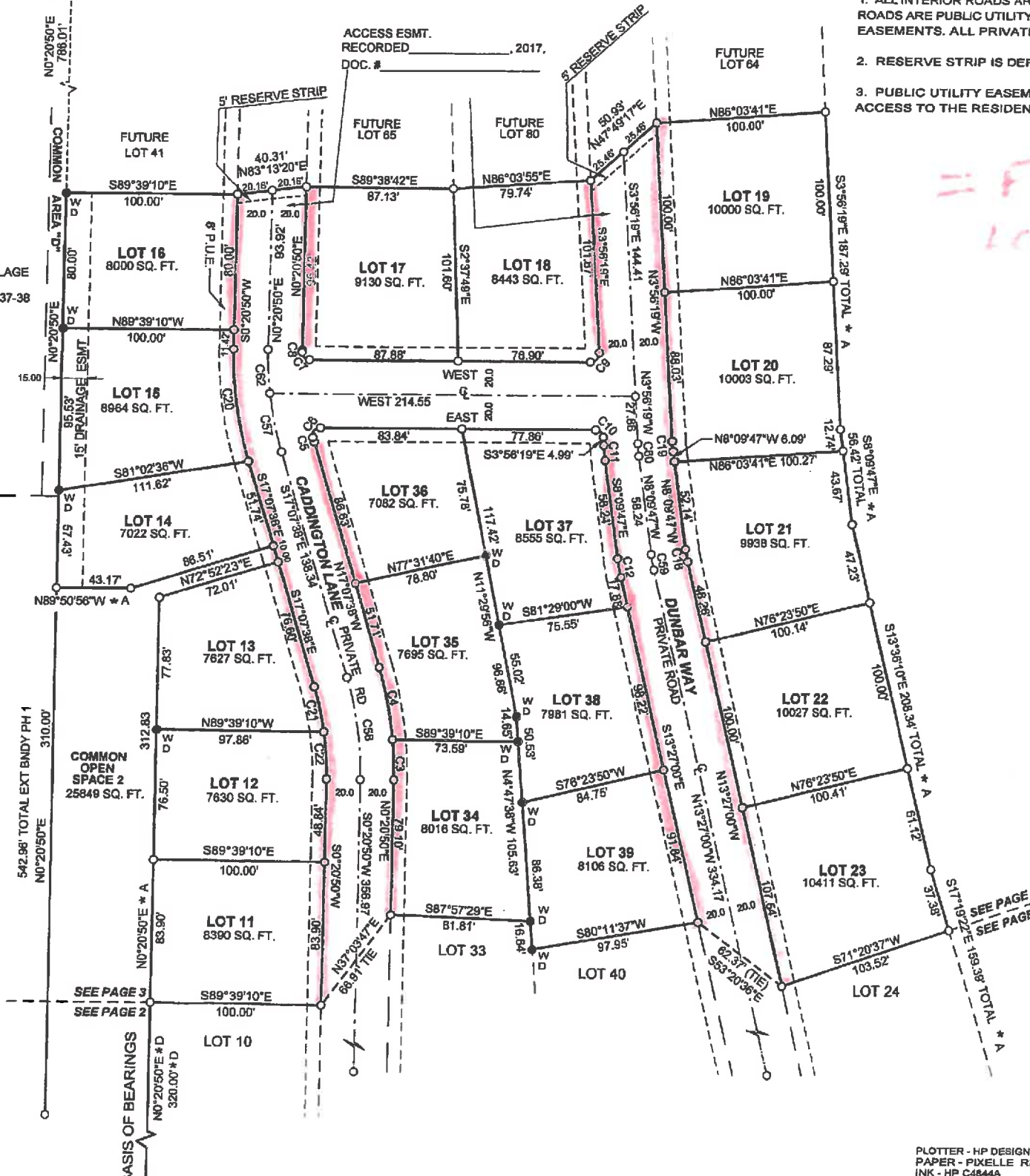
CURVE	BEARING	HORIZ DIST	ARC	DELTA	RADIUS
C3	N2°44'33"W	23.71	23.73	6°10'45"	220.00
C4	N11°28'46"W	43.30	43.37	11°17'43"	220.00
C5	N19°40'26"W	2.85	2.85	0°54'22"	180.00
C6	N38°53'22"E	7.20	8.34	108°13'18"	4.50
C7	N45°00'15"W	6.38	7.07	89°58'31"	4.50
C8	N0°10'09"E	1.12	1.12	0°21'16"	180.00
C9	S43°01'50"W	7.31	8.20	93°56'18"	3.00
C10	S48°58'09"E	6.14	6.78	86°03'41"	4.50
C11	S6°03'03"E	8.85	8.85	4°13'26"	120.00
C12	S10°48'23"E	11.07	11.07	5°17'12"	120.00
C18	N10°48'23"W	7.38	7.38	5°17'12"	80.00
C19	N8°03'03"W	5.90	5.90	4°13'28"	80.00
C20	S8°23'24"E	66.84	67.10	17°28'27"	220.00
C21	S12°48'37"E	27.10	27.12	6°38'02"	180.00
C22	S4°04'23"E	27.75	27.77	6°50'26"	180.00
C57	S12°05'07"E	35.15	35.20	10°05'01"	200.00
C58	S8°23'24"E	80.78	81.00	17°28'28"	200.00
C59	N10°48'23"W	9.22	9.23	5°17'12"	100.00
C60	N8°03'03"W	7.37	7.37	4°13'28"	100.00
C62	N3°20'54"W	26.78	26.80	7°22'26"	200.00

PREVIOUS LOCATION OF DESTROYED
CW 1/16 OF SEC 15

- INDICATES 5/8" x 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC".
 - INDICATES 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093"
 - * INDICATES MEASURED DATA SAME AS RECORD.
 - () INDICATES RECORD DATA.
 - ⊥ INDICATES THAT THE LINE IS NOT TO SCALE.
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - ⊕ INDICATES A COMPUTED POINT
- EQUIPMENT USED: NIKON DTM - 521
- SURVEY REFERENCES:
 A - DEED, 2006-085650
 B - CSF 31581
 C - CSF 30833
 D - CSF 41712
 E - CSF 32069
 R - MONUMENT FOUND DISTURBED AND RESET AT PREVIOUSLY FOUND POSITION

COMMON AREA "C"
MARINERS VILLAGE
PHASE 1
FILE 75 SLIDES 37-38

COMMON OPEN
SPACE 2
25849 SQ. FT.



- NOTE:
1. ALL INTERIOR ROADS ARE PRIVATE ROADS. ALL PRIVATE ROADS ARE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS. ALL PRIVATE ROADS ARE COMMON AREA.
 2. RESERVE STRIP IS DEFINED IN C.O.F. CODE 11-5-1-C.
 3. PUBLIC UTILITY EASEMENTS ARE GRANTED PUBLIC ACCESS TO THE RESIDENTS OF FAIRWAY ESTATES.

= FRONT
LOT LINE

RECEIVED
City of Florence
MAY 16 2018

By: _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1979
EUGENE M. WOBBE
1093
P.L.S. EXPIRATION DATE: 8-30-2018

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

MAP NO. 18-12-15, TL 1200 AND 1300
MAP NO. 18-12-15-3-3, TL 4700

PLOTTER - HP DESIGNJET 500
PAPER - PIXELLE RIJB24-38
INK - HP C4844A

PAGE 3 OF 3

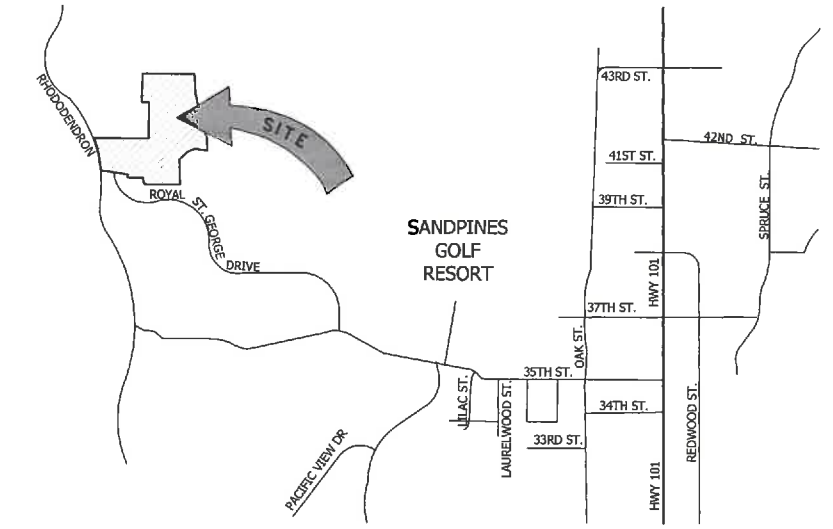
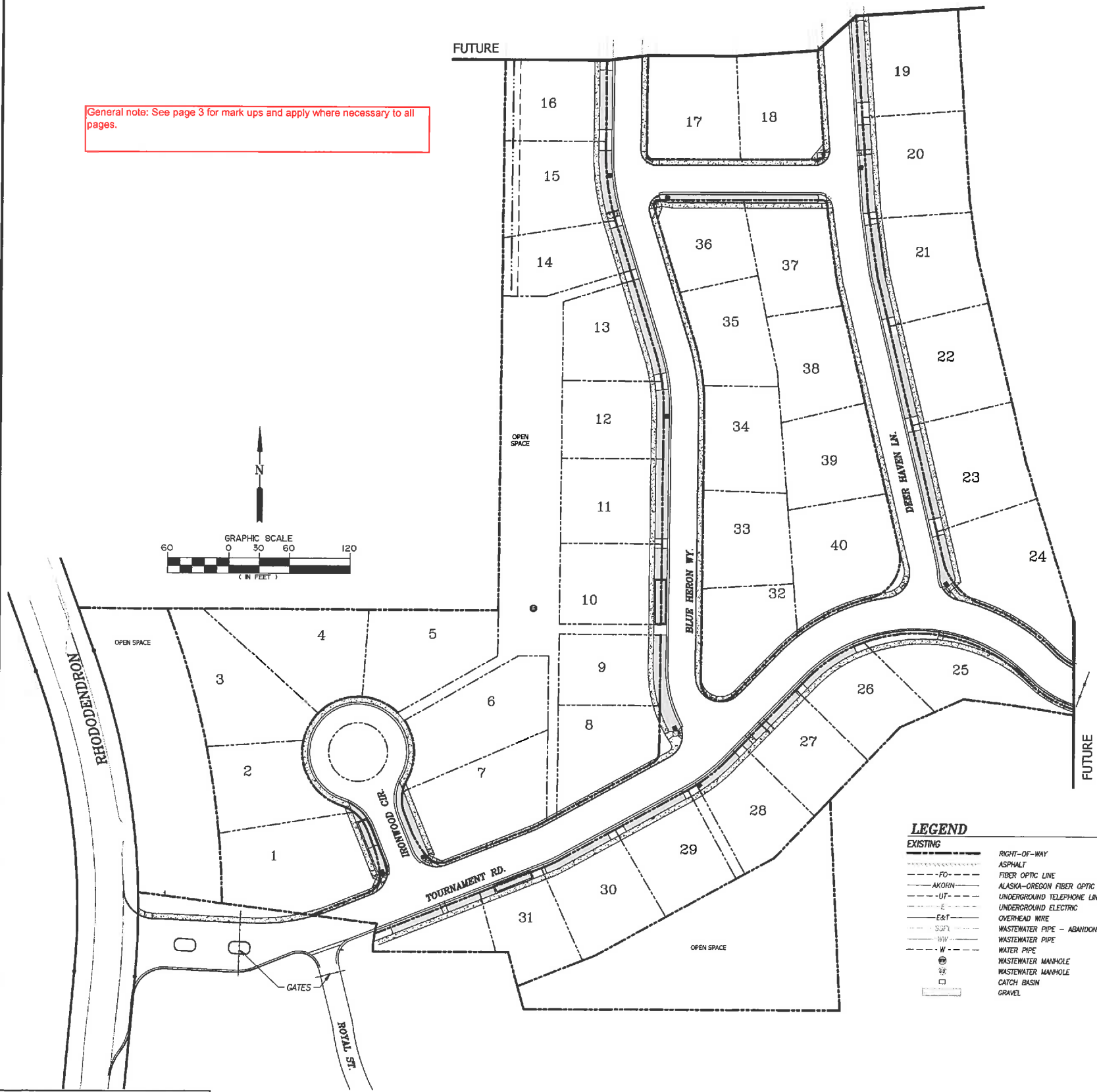
DC20178843YA FAIRWAY ESTATES PHASE 1 P3 PLAT.DCC

FAIRWAY ESTATES PHASE 1

PACIFIC GOLF COMMUNITIES, LLC

FLORENCE, LANE COUNTY, OREGON

General note: See page 3 for mark ups and apply where necessary to all pages.



VICINITY MAP
NOT TO SCALE
IMAGE COURTESY OF GOOGLE EARTH

DESIGN TEAM

OWNER/APPLICANT
PACIFIC GOLF COMMUNITIES, LLC
CONTACT: J. MICHAEL PEARSON
P.O. BOX 3094
FLORENCE, OR
PHONE: (541) 902-9222
EMAIL: jmichael313@gmail.com

CIVIL ENGINEER
BRANCH ENGINEERING, INC.
CONTACT: LANE BRANCH, P.E.
310 5TH STREET
SPRINGFIELD, OR 97477
PHONE: (541) 746-0637
E-MAIL: lane@branchengineering.com

SURVEYOR
WOBBE & ASSOCIATES, INC.
510 KINGWOOD STREET, P.O. BOX 3093
FLORENCE, OR 97439
PHONE: (541) 997-8411
E-MAIL: wobbe_ossoc@msn.com

PROPERTY DESCRIPTION

LANE COUNTY TAX MAP 18-12-15, TAX LOTS 1200 & 1300
LANE COUNTY TAX MAP 18-12-15-3-3, TAX LOT 4700

LEGEND

EXISTING	PROPOSED
--- RIGHT-OF-WAY	--- ASPHALT
--- FIBER OPTIC LINE	--- ALASKA-OREGON FIBER OPTIC NETWORK
--- AKORN	--- UNDERGROUND TELEPHONE LINE
--- UT	--- UNDERGROUND ELECTRIC
--- E&T	--- OVERHEAD WIRE
--- S&P	--- WASTEWATER PIPE - ABANDONED
--- WW	--- WASTEWATER PIPE
--- W	--- WATER PIPE
⊙	⊙ WASTEWATER MANHOLE
⊙	⊙ WASTEWATER MANHOLE
□	□ CATCH BASIN
□	□ GRAVEL
	--- CURB
	--- FUTURE CONCRETE SIDEWALK
	--- STORMWATER TREATMENT FACILITY
	--- STORM PIPE
	--- PERFORATED PIPE
	--- CATCH BASIN
	--- AREA DRAIN

GENERAL CONSTRUCTION NOTES

- ALL MATERIALS AND WORKMANSHIP OF ITEMS TO BE MAINTAINED BY THE CITY OF FLORENCE WITHIN PUBLIC EASEMENTS OR STREET RIGHT-OF-WAYS SHALL MEET CITY OF FLORENCE PUBLIC WORKS SPECIFICATIONS "2015 OREGON STANDARD SPECIFICATIONS AND DRAWINGS". ALL MATERIALS AND WORKMANSHIP OF IMPROVEMENTS THAT WILL BE PRIVATELY OWNED AND MAINTAINED WILL BE BOUND BY THE CURRENT REQUIREMENTS OF THE STATE OF OREGON AMENDMENTS TO THE UNIFORM PLUMBING CODE CURRENT EDITION, OR CITY OF FLORENCE BUILDING DIVISION REQUIREMENTS.
- THE LOCATION OF WATER LINES AND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL CALL THE "ONE-CALL" UTILITY LOCATION NUMBER, 1-800-332-2344, FOR FIELD LOCATION AND DEPTH BEFORE EXCAVATING.
- OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0090. THE CONTRACTOR MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).
- CONTRACTOR SHALL FIELD VERIFY UNDERGROUND FACILITIES DURING THE CONSTRUCTION PERIOD. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CORRECTION OF ANY UNDERGROUND UTILITY FACILITIES DAMAGED BY CONTRACTOR'S WORK.
- THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES NECESSARY TO PROTECT AND SAFEGUARD THE PUBLIC AND WORKERS AGAINST INJURY AND PROTECT THE WORK AGAINST DAMAGE. ALL TEMPORARY TRAFFIC CONTROL SIGNING AND DEVICES SHALL BE IN PLACE PRIOR TO BEGINNING WORK. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), CURRENT EDITION, AS SUPPLEMENTED AND AMENDED BY THE OREGON SUPPLEMENTS. FLAGGING SHALL BE PERFORMED AS SHOWN IN THE OREGON TEMPORARY TRAFFIC CONTROL - HANDBOOK, MAY, 2011 EDITION, BY THE OREGON DEPARTMENT OF TRANSPORTATION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED TRAFFIC CONTROL AS FIELD CONDITIONS WARRANT. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN AT THE PRE-CONSTRUCTION CONFERENCE FOR CITY REVIEW AND APPROVAL.
- ALL ELEVATIONS SHOWN ARE ON NGVD29 VERTICAL DATUM, SURVEY PROVIDED BY WOBBE & ASSOCIATES, INC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY ENCROACHMENT PERMITS NECESSARY WITH CITY OF FLORENCE FOR WORK WITHIN RHODODENDRON DRIVE RIGHT OF WAY.

SHEET INDEX

NO	DESCRIPTION
C0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	STREET PLAN
C2.1	STREET PLAN & PROFILE - TOURNAMENT RD.
C2.2	STREET PLAN & PROFILE - BLUE HERON WY.
C2.3	STREET PLAN & PROFILE - DEER HAVEN LN.
C2.4	STREET PLAN & PROFILE - INTERNAL ACCESS RD.
C2.5	STREET PLAN & PROFILE - ENTRANCE
C3.0	STREET SECTIONS

Branch ENGINEERING
Since 1977
civil • transportation
structural • geotechnical
SURVEYING
310 5th Street
Springfield, OR 97477
p: 541.746.0637
www.BranchEngineering.com
Springfield OR | Salem OR

REGISTERED PROFESSIONAL ENGINEER
M. Lane Branch
OREGON
FEBRUARY 8, 1988
MICHAEL LANE BRANCH
EXPIRES: DECEMBER 31, 2017

FAIRWAY ESTATES - PHASE 1
PACIFIC GOLF COMMUNITIES, LLC
P.O. BOX 3094
FLORENCE, OREGON

revisions:

date: 7/27/2017
drawn by: MD/NP
designer: MLB/NP
project no: 16-266

COVER SHEET

sheet: **C0**

Z:\2016\16-266 Fairway Estates Ph 1\Branch Drawings\16-266 Phase1.dwg 7/27/2017 4:13 PM MARISSA
TAX MAP: 18-12-15, TAX LOTS 1200 & 1300
TAX MAP: 18-12-15-3-3, TAX LOT 4700
copyright © 2017 Branch Engineering, Inc.

project title:

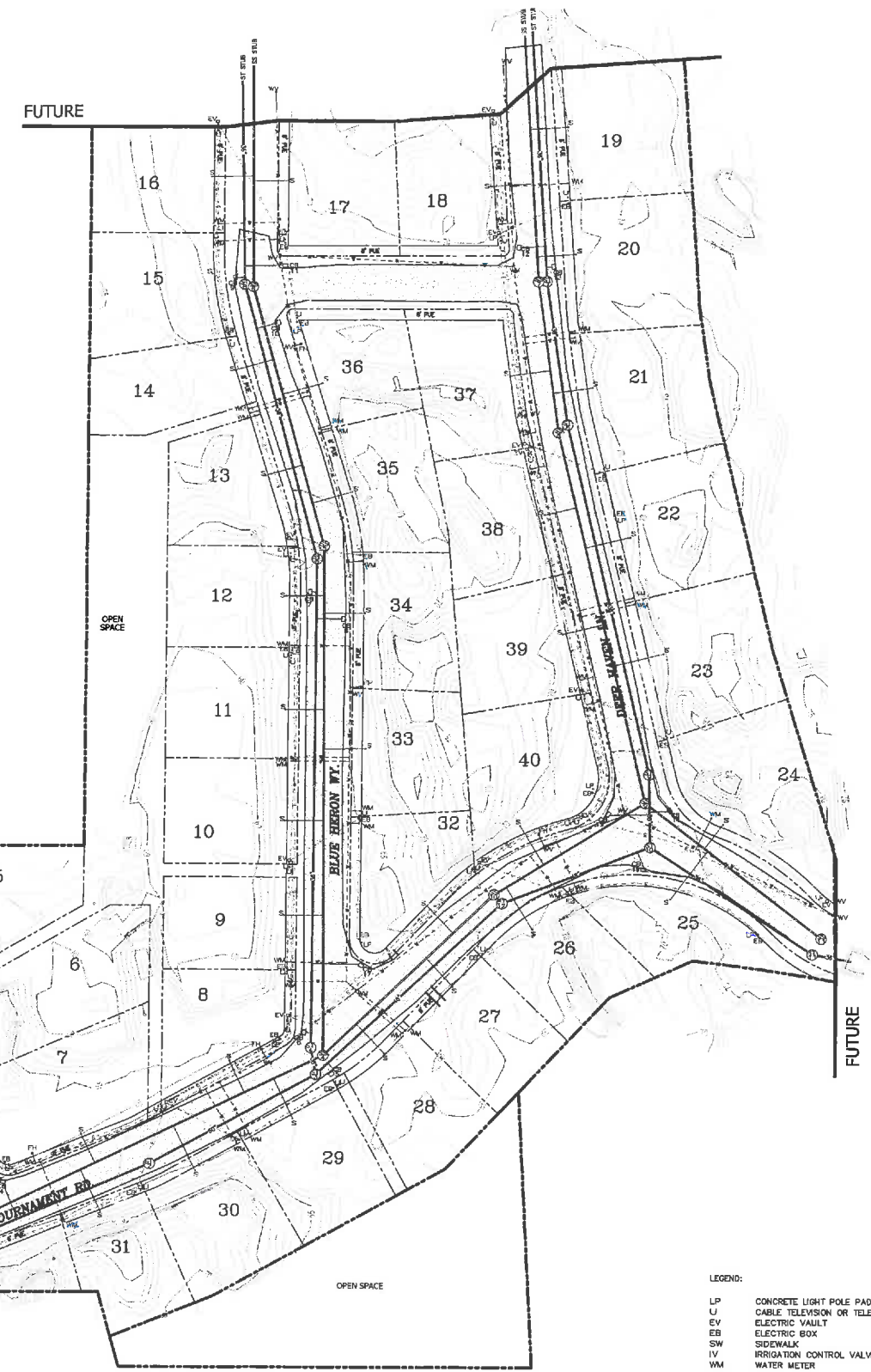
FAIRWAY ESTATES - PHASE 1
 PACIFIC GOLF COMMUNITIES, LLC
 P.O. BOX 3094
 FLORENCE, OREGON

revisions:

date: 7/27/2017
 drawn by: MD/NP
 designer: MLB/NP
 project no: 16-266

**EXISTING
 CONDITIONS**

sheet: **C1.0**



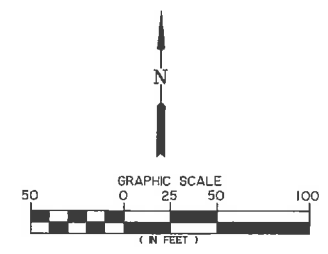
NOTE:
 ONLY VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE LOCATED.
 ACTUAL UNDERGROUND LOCATIONS ARE APPROXIMATE AND
 EXCAVATION MAY BE REQUIRED FOR A MORE PRECISE LOCATION.
 THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT.
 EASEMENTS, BOTH IMPLIED AND OF RECORD, NOT SHOWN ON
 THIS MAP MAY EXIST.

ROW	ROW	ROW	ROW	ROW	ROW
SB1	46.80	N 52.8	E 4-83		
SB2	46.49	N 53.3	E 63.1		
SB3	46.87	E 84.7	N 84.7		
SB4	45.30	E 86.2	N 86.2		
SB5	46.39	N 86.3	E 86.0		
SB6	46.41	N 86.3	E 86.0		
SB7	46.88	N 86.2	E 86.4		
SB8	46.38	N 86.2	E 86.8		
SB9	46.01	N 87.7	E 87.8		
SB10	44.33	N 87.1	E 86.8		
SB11	46.87	E 86.3	N 86.2		
SB12	46.78	N 86.2	E 86.7		
SB13	46.88	S 83.8	N 83.3		
SB14					
SB15	44.28	E 86.8	N 86.8		
SB16	43.74	N 88.4	E 87.7		
SB17	43.74	N 88.8	E 88.8		
SB18	44.02	N 88.8	E 88.8		
SB19	44.14	N 81.3	E 81.0		
SB20	44.82	N 81.6	E 81.6		
SB21	44.33	N 81.1	E 81.1		
SB22	44.47	N 82.2	E 82.2		
SB23	45.34	E 86.8	N 86.9		
SB24	46.77	E 86.8	N 86.1		
SB25	44.09	E 88.1	N 88.1		
SB26					
SB27					
SB28					
SB29					
SB30					
SB31					
SB32					
SB33					
SB34					
SB35					
SB36					
SB37					
SB38					
SB39					
SB40					
SB41					
SB42					
SB43					
SB44					
SB45					
SB46					
SB47					
SB48					
SB49					
SB50					
SB51					
SB52					
SB53					
SB54					
SB55					
SB56					
SB57					
SB58					
SB59					
SB60					
SB61					
SB62					
SB63					
SB64					
SB65					
SB66					
SB67					
SB68					
SB69					
SB70					
SB71					
SB72					
SB73					
SB74					
SB75					
SB76					
SB77					
SB78					
SB79					
SB80					
SB81					
SB82					
SB83					
SB84					
SB85					
SB86					
SB87					
SB88					
SB89					
SB90					
SB91					
SB92					
SB93					
SB94					
SB95					
SB96					
SB97					
SB98					
SB99					
SB100					

- LEGEND:
- LP CONCRETE LIGHT POLE PAD
 - U CABLE TELEVISION OR TELEPHONE STUBOUT
 - EV ELECTRIC VAULT
 - EB ELECTRIC BOX
 - SW SIDEWALK
 - IV IRRIGATION CONTROL VALVE
 - WM WATER METER
 - CATV CABLE TELEVISION PEDESTAL
 - TEL PED TELEPHONE PEDESTAL
 - S SANITARY SEWER STUBOUT
 - AD AREA DRAIN
 - SS SANITARY SEWER MANHOLE
 - PROPOSED PROPERTY CORNER
 - ST STORM DRAINAGE MANHOLE
 - PH FIRE HYDRANT
 - WV WATER VALVE
 - CB CATCH BASIN
 - CI CURB INLET
 - WL WATER LINE
 - COF CITY OF FLORENCE
 - UE UNDERGROUND ELECTRIC LINE
 - UT UNDERGROUND TELEPHONE LINE

SURVEY DATA PROVIDED BY: WOBEBE & ASSOCIATES, I NC
 510 KINGWOOD ST./P.O. BOX 3093
 FLORENCE, OR 97439

NOTE:
 - ALL SANITARY SEWER PIPE IS 8" PVC UNLESS OTHERWISE NOTED.
 - ALL STORM DRAINAGE MAIN LINE PIPE IS CORRUGATED PLASTIC PIPE UNLESS OTHERWISE NOTED. PIPE SIZE AND AS SHOWN.
 - ALL PIPES CONNECTING TO CATCH BASIN ARE 8" PVC UNLESS OTHERWISE NOTED.
 - ALL SEWER LATERALS ARE 4" PVC UNLESS OTHERWISE NOTED.
 - ALL UNPAVED ROAD IN NEW ERECTION WILL CHANGE AS THEY WILL BE ADJUSTED TO FIT NEW PAVEMENT.



Z:\2016\16-266 Fairway Estates Ph 1\Branch Drawing\16-266 Phase 1\27/2017 4:13 PM MARISSA
 copyright © 2017 Branch Engineering, Inc.

TAX MAP: 18-12-15, TAX LOTS 1200 & 1300
 TAX MAP: 18-12-15-33, TAX LOT 4700



project title:

FAIRWAY ESTATES - PHASE 1

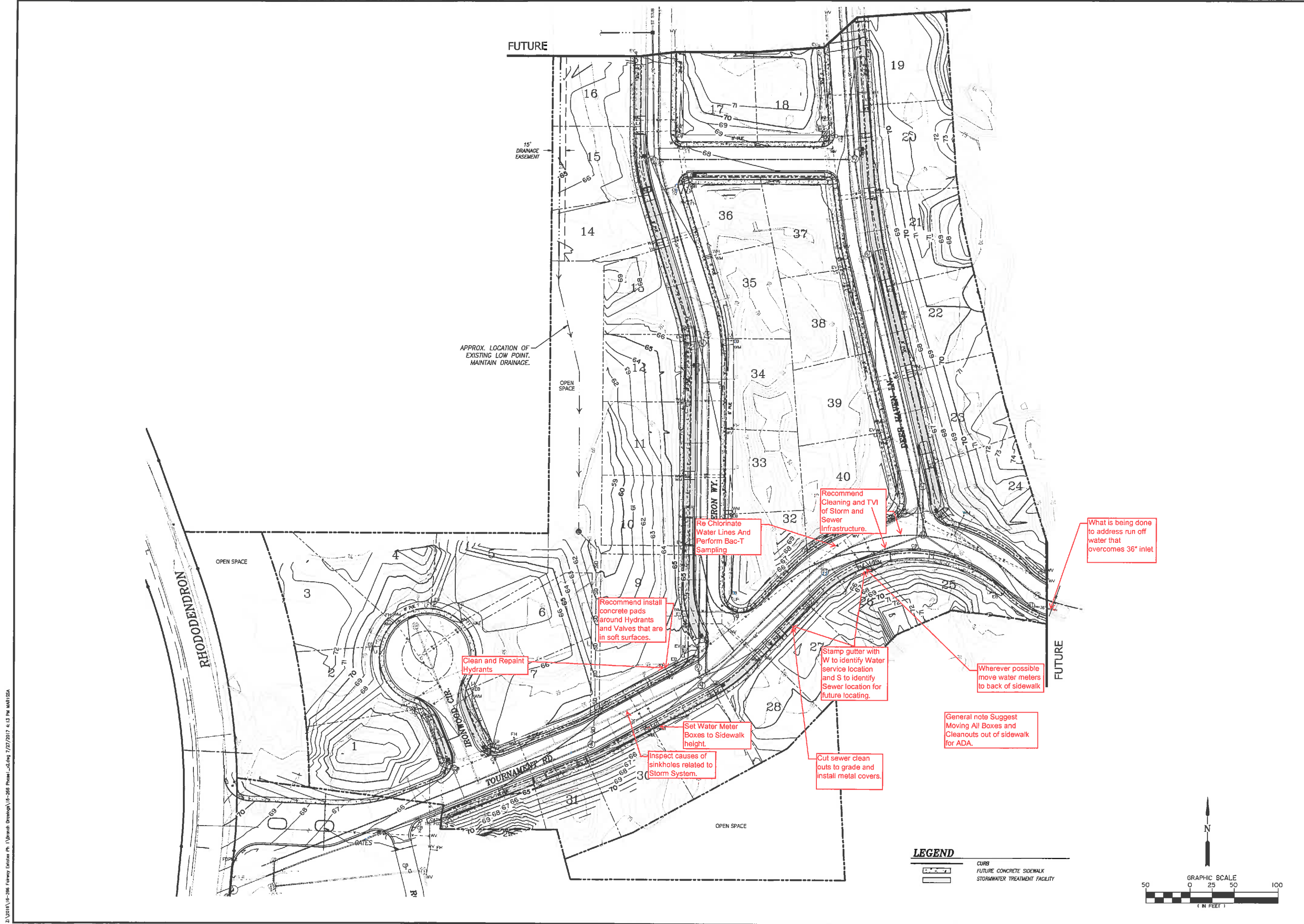
PACIFIC GOLF COMMUNITIES, LLC
P.O. BOX 3094
FLORENCE, OREGON

revisions:

date: 7/27/2017
drawn by: MD/NP
designer: MLB/NP
project no: 16-266

STREET PLAN

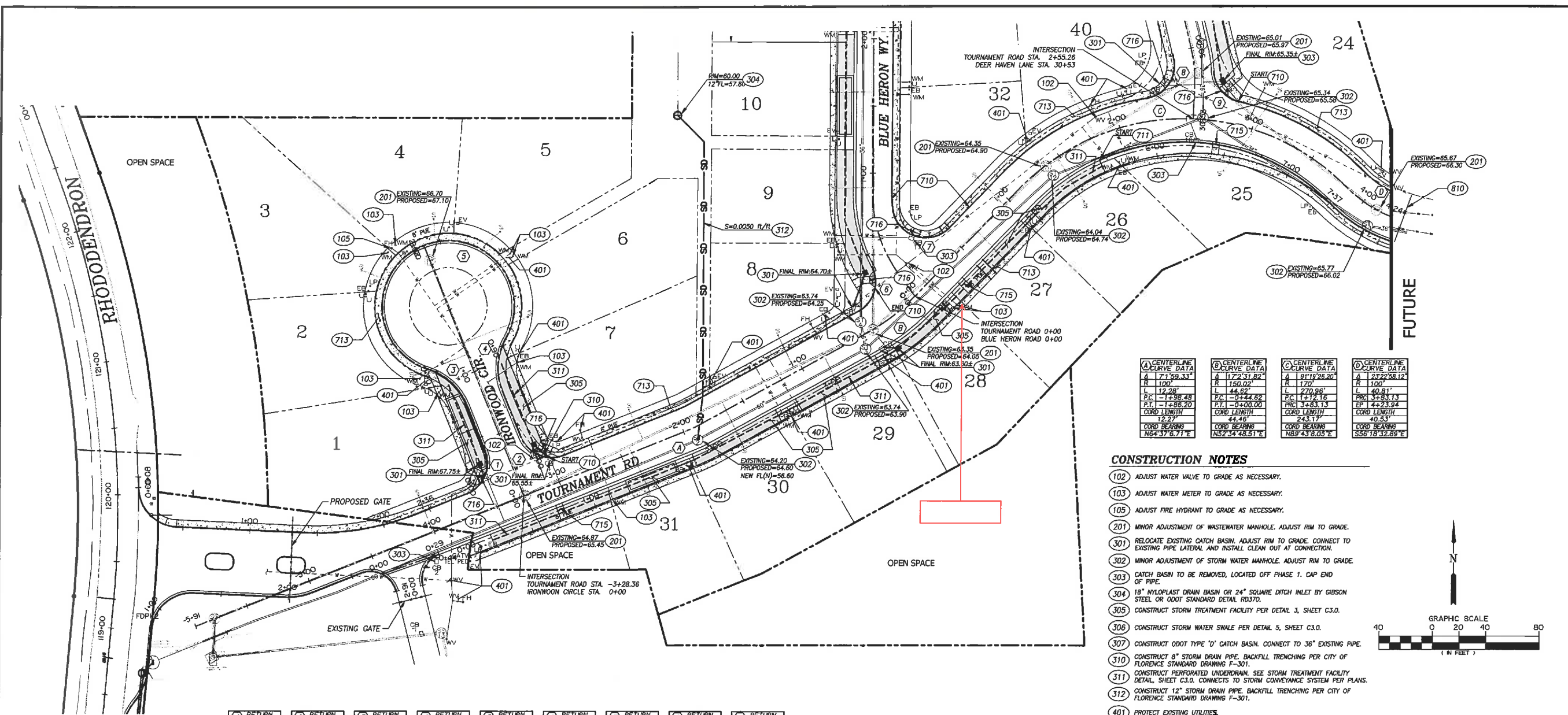
sheet: **C2.0**



Z:\2016\16-266 Fairway Estates Ph. 1\Branch Drainage\16-266 Phase 1.dwg 7/27/2017 4:13 PM MARI SA



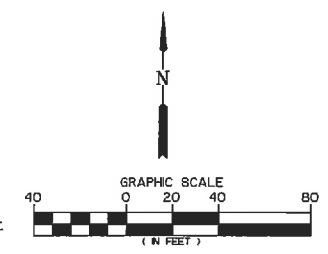
project title:



A	B	C	D
CENTERLINE CURVE DATA	CENTERLINE CURVE DATA	CENTERLINE CURVE DATA	CENTERLINE CURVE DATA
A 171.59.33'	A 172.31.82'	A 91.19.26.20'	A 232.28.12'
R 100'	R 150.02'	R 170'	R 100'
L 12.28'	L 44.82'	L 270.96'	L 40.81'
P.C. -14.98.48'	P.C. -0+44.68'	P.C. 1+12.16'	P.C. 3+28.13'
P.T. -1+28.20'	P.T. -0+00.00'	P.T. 3+28.13'	P.T. 4+23.94'
CORD LENGTH 12.27'	CORD LENGTH 44.48'	CORD LENGTH 243.17'	CORD LENGTH 40.53'
CORD BEARING N64°37.671'E	CORD BEARING N52°34'48.51"E	CORD BEARING N89°43'8.05"E	CORD BEARING S56°15'32.89"E

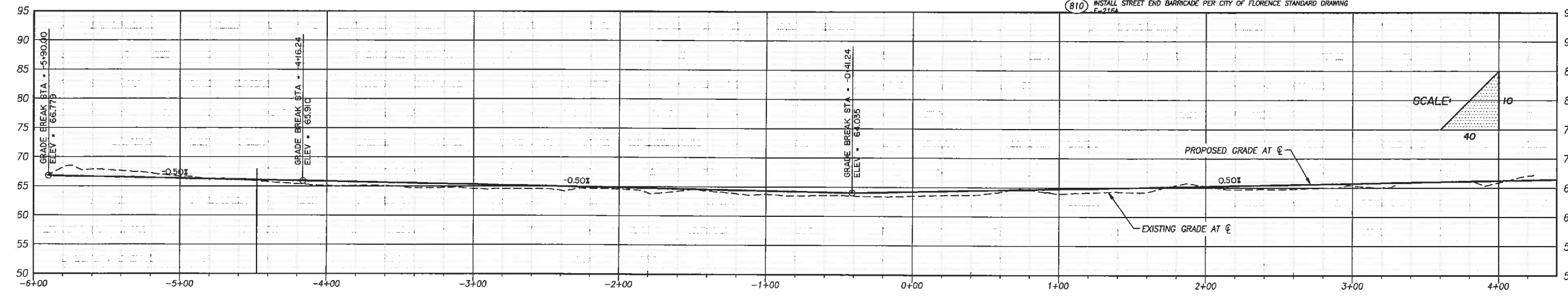
CONSTRUCTION NOTES

- 102 ADJUST WATER VALVE TO GRADE AS NECESSARY.
- 103 ADJUST WATER METER TO GRADE AS NECESSARY.
- 105 ADJUST FIRE HYDRANT TO GRADE AS NECESSARY.
- 201 MINOR ADJUSTMENT OF WASTEWATER MANHOLE. ADJUST RIM TO GRADE.
- 301 RELOCATE EXISTING CATCH BASIN. ADJUST RIM TO GRADE. CONNECT TO EXISTING PIPE LATERAL AND INSTALL CLEAN OUT AT CONNECTION.
- 302 MINOR ADJUSTMENT OF STORM WATER MANHOLE. ADJUST RIM TO GRADE.
- 303 CATCH BASIN TO BE REMOVED, LOCATED OFF PHASE 1. CAP END OF PIPE.
- 304 18" NYLOPLAST DRAIN BASIN OR 24" SQUARE DITCH INLET BY GIBSON STEEL OR ODOT STANDARD DETAIL RD370.
- 305 CONSTRUCT STORM TREATMENT FACILITY PER DETAIL 3, SHEET C3.0.
- 306 CONSTRUCT STORM WATER SWALE PER DETAIL 5, SHEET C3.0.
- 307 CONSTRUCT ODOT TYPE 'D' CATCH BASIN. CONNECT TO 36" EXISTING PIPE.
- 310 CONSTRUCT 8" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- 311 CONSTRUCT PERFORATED UNDERDRAIN. SEE STORM TREATMENT FACILITY DETAIL, SHEET C3.0. CONNECTS TO STORM CONVEYANCE SYSTEM PER PLANS.
- 312 CONSTRUCT 12" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- 401 PROTECT EXISTING UTILITIES.
- 710 CONSTRUCT VERTICAL CURB PER CITY OF FLORENCE STANDARD DETAIL F-203.
- 711 CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-203.
- 712 CONSTRUCT VALLEY GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-204.
- 713 CONCRETE SIDEWALK. CONSTRUCTION BY OTHERS.
- 715 FUTURE PERPENDICULAR SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING RD755. CONSTRUCTION BY OTHERS.
- 716 FUTURE SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING RD757. CONSTRUCTION BY OTHERS.
- 717 FUTURE SIDEWALK ACCESS RAMP PER CITY OF FLORENCE STANDARD DRAWING F-208. CONSTRUCTION BY OTHERS.
- 810 INSTALL STREET END BARRICADE PER CITY OF FLORENCE STANDARD DRAWING F-216A.



NOTE: ALL RETURN DATA IS FOR THE GUTTER ELEVATIONS.

(1) RETURN DATA	(2) RETURN DATA	(3) RETURN DATA	(4) RETURN DATA	(5) RETURN DATA	(6) RETURN DATA	(7) RETURN DATA	(8) RETURN DATA	(9) RETURN DATA
A 19020.000'	A 19020.000'	A 19020.17.58'	A 19024.32.20'	A 19138.44.11'	A 19232.34.67'	A 19238.32.21'	A 19133.13.77'	A 17146.36.16'
R 25.02'	R 25.02'	R 46.00'	R 49.07'	R 49.07'	R 25.00'	R 25.00'	R 25.00'	R 25.00'
L 39.27'	L 39.27'	L 40.81'	L 40.81'	L 240.88'	L 38.60'	L 38.60'	L 40.11'	L 32.19'
EQP ELEV.	EQP ELEV.	EQP ELEV.	EQP ELEV.	EQP ELEV.	EQP ELEV.	EQP ELEV.	EQP ELEV.	EQP ELEV.
P.C. 66.01	P.C. 65.81	P.C. 65.81	P.C. 66.20	P.C. 66.00	P.C. 64.42	P.C. 64.83	P.C. 65.41	P.C. 65.95
1/4 A 66.00	1/4 A 65.69	1/2 A 65.91	1/2 A 65.90	1/8 A 66.14	1/4 A 64.50	1/4 A 64.91	1/4 A 65.91	1/4 A 65.91
1/2 A 66.00	1/2 A 65.72	PT 66.00	PT 65.81	1/4 A 66.37	1/2 A 64.58	1/2 A 64.97	1/2 A 65.11	1/2 A 65.86
3/4 A 65.81	3/4 A 65.67			3/8 A 66.68	3/4 A 64.48	1/2 A 65.03	3/4 A 65.93	3/4 A 65.82
PRC 65.61	PRC 65.62			5/8 A 66.68	PRC 64.38	2/3 A 65.09	3/5 A 65.15	PRC 65.76
				7/8 A 66.38		PRC 65.21		
				PRC 66.00				



revisions:

date: 7/27/2017
 drawn by: MD/NP
 designer: MLB/NP
 project no: 16-266

STREET PLAN & PROFILE TOURNAMENT ROAD

sheet: **C2.1**

Z:\2016\16-266 Fairway Estates Ph. 1\Branch Drawings\16-266 Phase 1\2172017 4.13 PM MAB.LSS



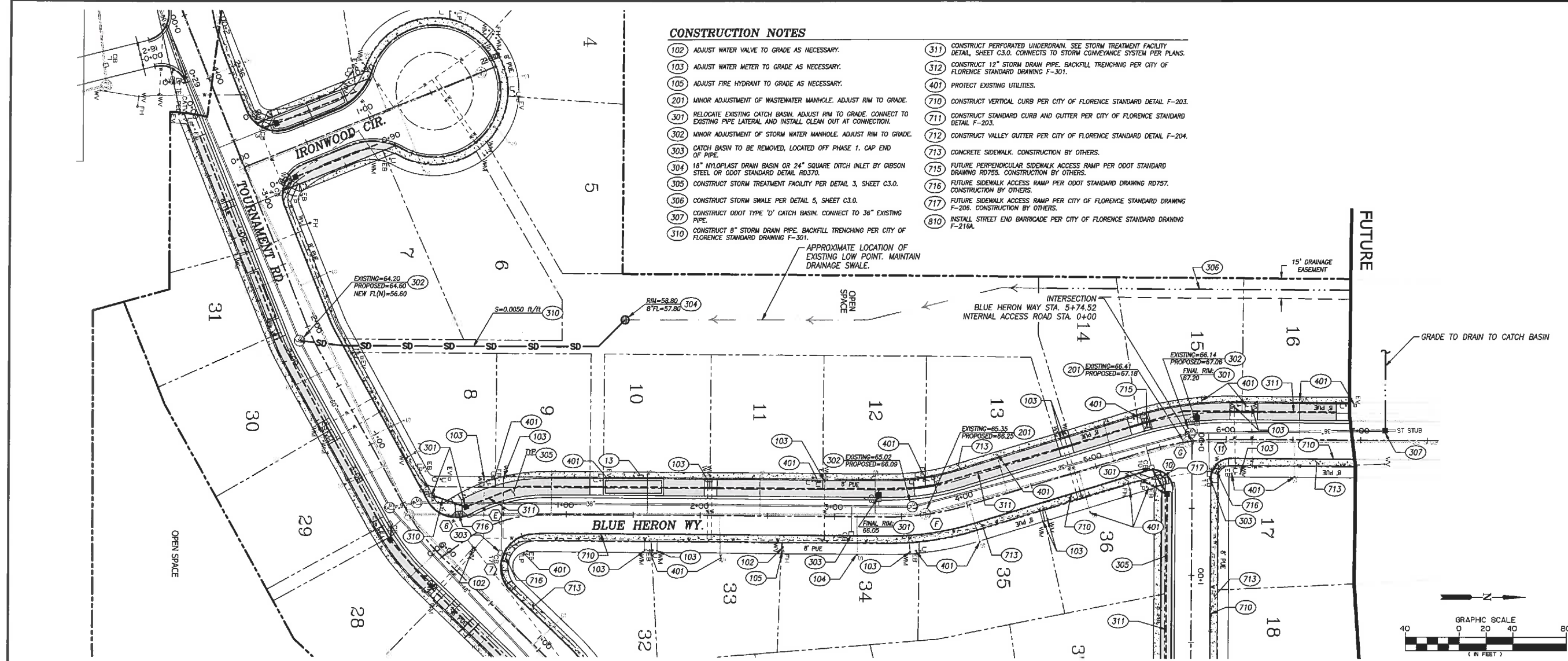
project title:

FAIRWAY ESTATES - PHASE 1
 PACIFIC GOLF COMMUNITIES, LLC
 P.O. BOX 3094
 FLORENCE, OREGON

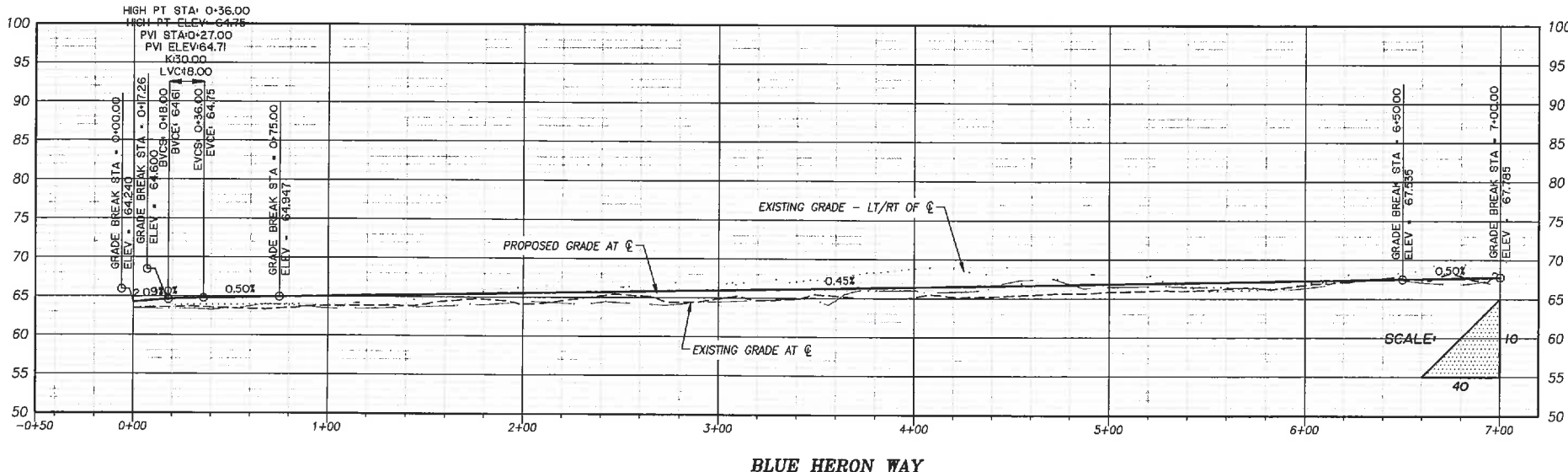
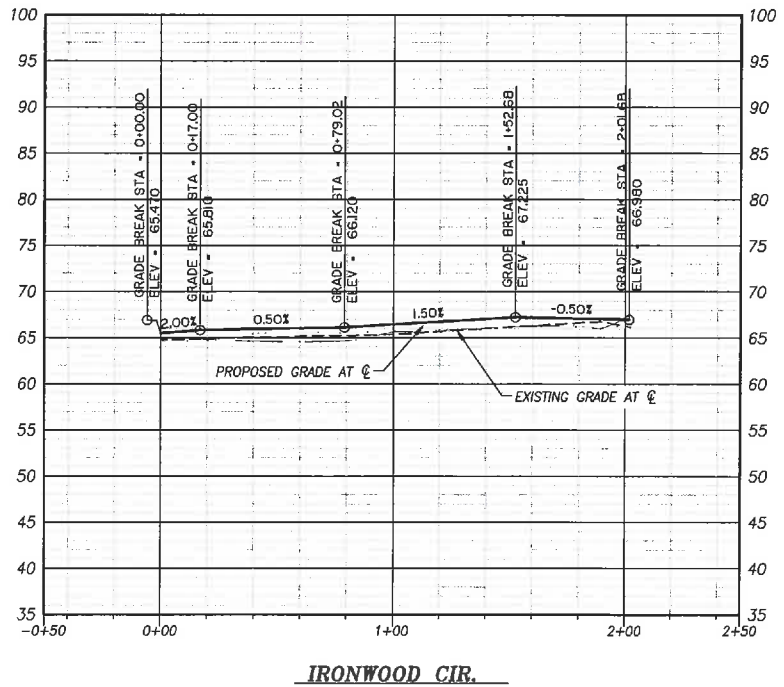
revisions:
 date: 7/27/2017
 drawn by: MD/NP
 designer: MLB/NP
 project no: 16-266
STREET PLAN & PROFILE
IRONWOOD CT
BLUE HERON
 sheet: **C2.2**

CONSTRUCTION NOTES

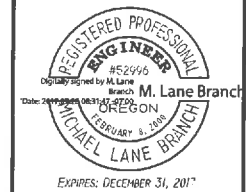
- (102) ADJUST WATER VALVE TO GRADE AS NECESSARY.
- (103) ADJUST WATER METER TO GRADE AS NECESSARY.
- (105) ADJUST FIRE HYDRANT TO GRADE AS NECESSARY.
- (201) MINOR ADJUSTMENT OF WASTEWATER MANHOLE. ADJUST RIM TO GRADE.
- (301) RELOCATE EXISTING CATCH BASIN. ADJUST RIM TO GRADE. CONNECT TO EXISTING PIPE LATERAL AND INSTALL CLEAN OUT AT CONNECTION.
- (302) MINOR ADJUSTMENT OF STORM WATER MANHOLE. ADJUST RIM TO GRADE.
- (303) CATCH BASIN TO BE REMOVED, LOCATED OFF PHASE 1. CAP END OF PIPE.
- (304) 18" NYLOPLAST DRAIN BASIN OR 24" SQUARE DITCH INLET BY GIBSON STEEL OR ODOT STANDARD DETAIL RD37D.
- (305) CONSTRUCT STORM TREATMENT FACILITY PER DETAIL 3, SHEET C3.0.
- (306) CONSTRUCT STORM SWALE PER DETAIL 5, SHEET C3.0.
- (307) CONSTRUCT ODOT TYPE "D" CATCH BASIN. CONNECT TO 36" EXISTING PIPE.
- (310) CONSTRUCT 8" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- (311) CONSTRUCT PERFORATED UNDERDRAIN. SEE STORM TREATMENT FACILITY DETAIL, SHEET C3.0. CONNECTS TO STORM CONVEYANCE SYSTEM PER PLANS.
- (312) CONSTRUCT 12" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- (401) PROTECT EXISTING UTILITIES.
- (710) CONSTRUCT VERTICAL CURB PER CITY OF FLORENCE STANDARD DETAIL F-203.
- (711) CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-203.
- (712) CONSTRUCT VALLEY GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-204.
- (713) CONCRETE SIDEWALK. CONSTRUCTION BY OTHERS.
- (715) FUTURE PERPENDICULAR SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING RD75S. CONSTRUCTION BY OTHERS.
- (716) FUTURE SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING RD75T. CONSTRUCTION BY OTHERS.
- (717) FUTURE SIDEWALK ACCESS RAMP PER CITY OF FLORENCE STANDARD DRAWING F-205. CONSTRUCTION BY OTHERS.
- (810) INSTALL STREET END BARRICADE PER CITY OF FLORENCE STANDARD DRAWING F-216A.



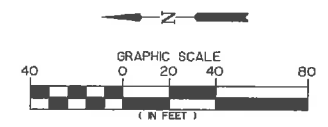
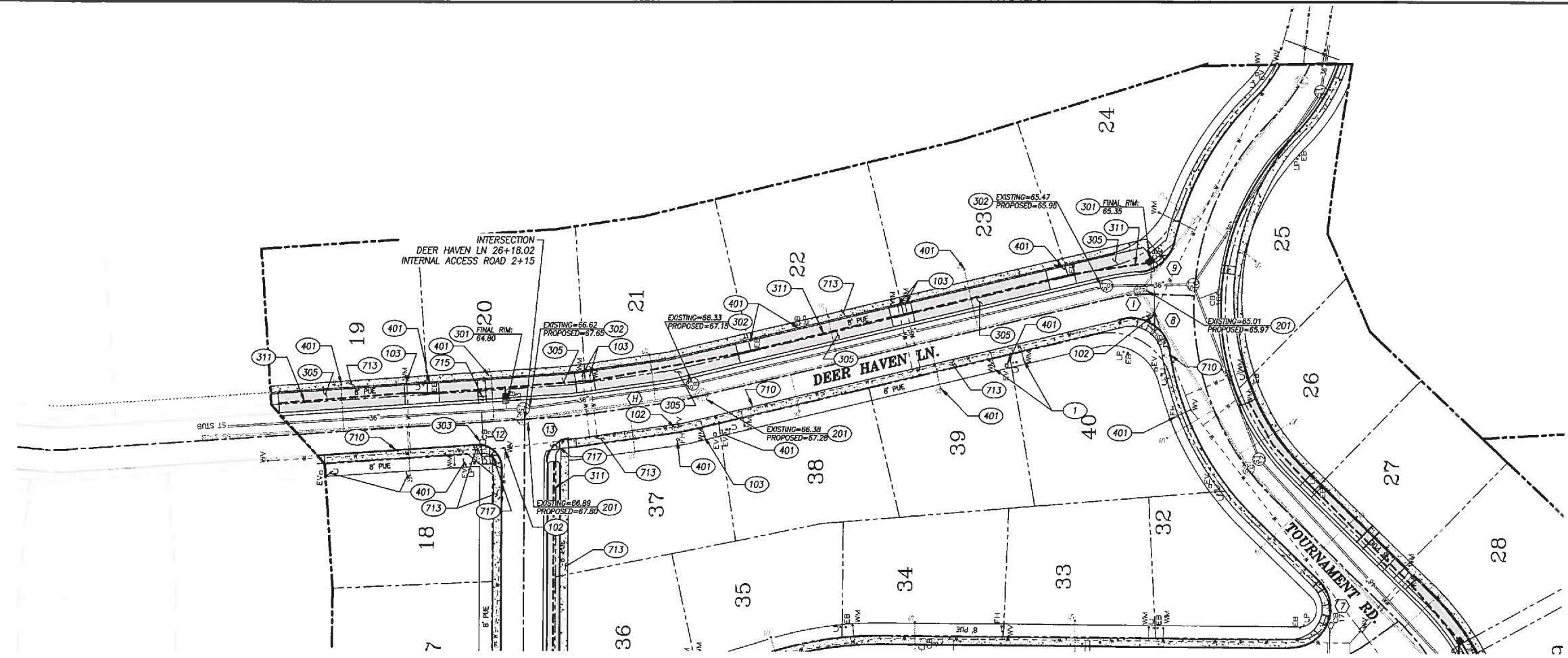
① CENTERLINE CURVE DATA	② CENTERLINE CURVE DATA	③ CENTERLINE CURVE DATA	⑩ RETURN CURVE DATA	⑪ RETURN CURVE DATA
A 387.20.01	A 117.37.69	A 117.28.27.17	A 1027.37.69	A 1027.21.27
R 100	R 200	R 15.00	R 15.00	R 15.00
L 83.34	L 67	L 67	L 28.05	L 23.65
P.C. 0+21.85	P.C. 3+39.78	P.C. 3+38.12	P.C. 6+01.57	P.C. 6+01.57
P.T. 0+64.99	P.T. 4+00.78	P.T. 6+74.11	P.T. 6+74.11	P.T. 6+74.11
CORD LENGTH 82.28	CORD LENGTH 80.76	CORD LENGTH 60.76	CORD LENGTH 34.41	CORD LENGTH 34.41
CORD BEARING N17°47'50.02" W	CORD BEARING N8°23'23.84" W	CORD BEARING N8°23'24.00" W	CORD BEARING N17°47'50.02" W	CORD BEARING N17°47'50.02" W



Z:\2016\16-266 Fairway Estates Ph 1\Branch Drawings\16-266 Phase 1_C2.dwg 7/27/2017 4:13 PM MARISSA
 copyright © 2017 Branch Engineering, Inc.



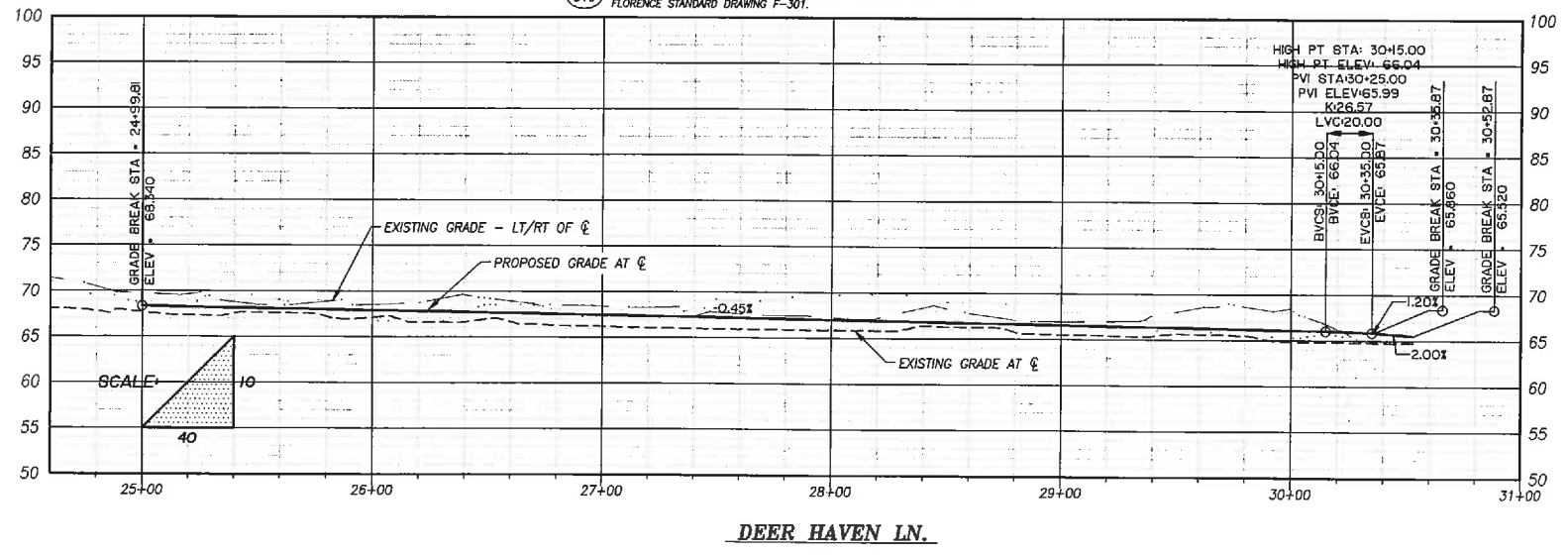
project title:



① CENTERLINE CURVE DATA		② CENTERLINE CURVE DATA		⑫ RETURN DATA		⑬ RETURN DATA	
A	577.12.44'	A	1544.8.08'	A	1876.18.77'	A	18622.50.29'
R	100'	R	100'	R	15.00'	R	15.00'
L	9.23'	L	27.46'	L	24.59'	L	22.62'
PIC	27+11.49	PIC	30+00.98	EOP ELEV.	P-C1 68.23	EOP ELEV.	P-C1 68.02
P-T	27+23.72	P-T	30+28.45	1/2 A	68.11	1/2 A	68.06
CORD LENGTH	9.22'	CORD LENGTH	27.38'	3/4 A	68.01	3/4 A	68.01
CORD BEARINGS	S70°49'23.31"E	CORD BEARINGS	S53°45.46"E	PRC	67.87	PRC	67.87

CONSTRUCTION NOTES

- ⑩2 ADJUST WATER VALVE TO GRADE AS NECESSARY.
- ⑩3 ADJUST WATER METER TO GRADE AS NECESSARY.
- ⑩5 ADJUST FIRE HYDRANT TO GRADE AS NECESSARY.
- ⑩1 MINOR ADJUSTMENT OF WASTEWATER MANHOLE. ADJUST RIM TO GRADE.
- ⑩1 RELOCATE EXISTING CATCH BASIN. ADJUST RIM TO GRADE. CONNECT TO EXISTING PIPE LATERAL AND INSTALL CLEAN OUT AT CONNECTION.
- ⑩2 MINOR ADJUSTMENT OF STORM WATER MANHOLE. ADJUST RIM TO GRADE.
- ⑩3 CATCH BASIN TO BE REMOVED, LOCATED OFF PHASE 1. CAP END OF PIP.
- ⑩4 18" NYLOPLAST DRAIN BASIN OR 24" SQUARE DITCH INLET BY GIBSON STEEL OR ODOT STANDARD DETAIL RD370.
- ⑩5 CONSTRUCT STORM TREATMENT FACILITY PER DETAIL 3, SHEET C3.0.
- ⑩6 CONSTRUCT STORM WATER SWALE PER DETAIL 5, SHEET C3.0.
- ⑩7 CONSTRUCT ODOT TYPE 'D' CATCH BASIN. CONNECT TO 36" EXISTING PIPE.
- ⑩10 CONSTRUCT 8" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- ⑩11 CONSTRUCT PERFORATED UNDERDRAIN. SEE STORM TREATMENT FACILITY DETAIL, SHEET C3.0. CONNECTS TO STORM CONVEYANCE SYSTEM PER PLANS.
- ⑩12 CONSTRUCT 12" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- ⑩1 PROTECT EXISTING UTILITIES.
- ⑩1 CONSTRUCT VERTICAL CURB PER CITY OF FLORENCE STANDARD DETAIL F-203.
- ⑩1 CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-203.
- ⑩2 CONSTRUCT VALLEY GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-204.
- ⑩3 CON-CRETE SIDEWALK. CONSTRUCTION BY OTHERS.
- ⑩5 FUTURE PERPENDICULAR SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING RD755. CONSTRUCTION BY OTHERS.
- ⑩6 FUTURE SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING RD757. CONSTRUCTION BY OTHERS.
- ⑩7 FUTURE SIDEWALK ACCESS RAMP PER CITY OF FLORENCE STANDARD DRAWING F-208. CONSTRUCTION BY OTHERS.
- ⑩10 INSTALL STREET END BARRICADE PER CITY OF FLORENCE STANDARD DRAWING F-216A.



revisions:

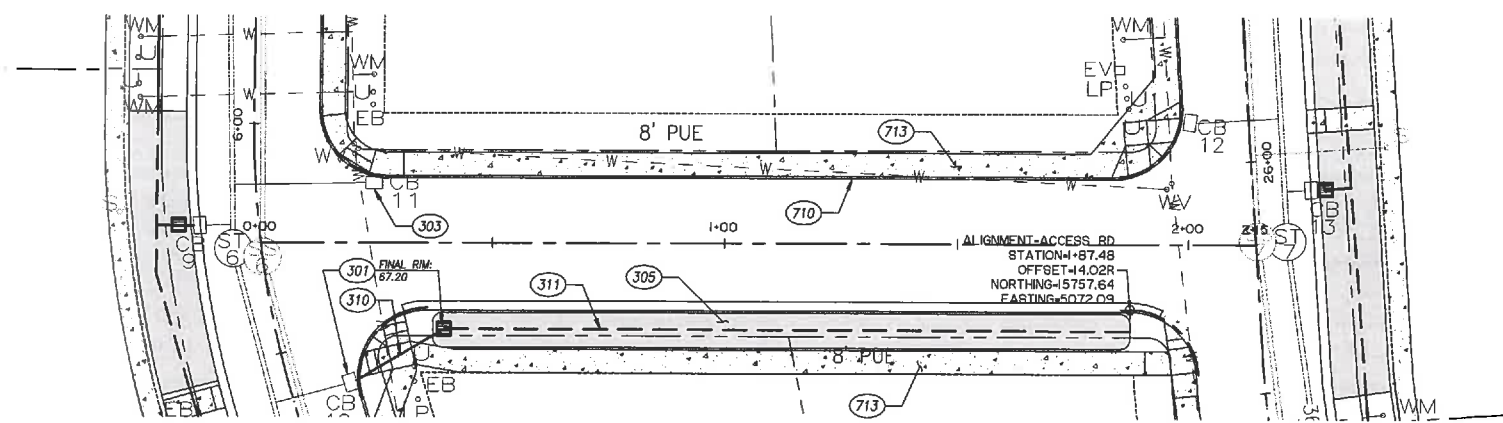
date: 7/27/2017
 drawn by: MD/NP
 designer: MLB/NP
 project no: 16-266
**STREET PLAN
 & RPROFILE
 DEER HAVEN**

sheet: **C2.3**

Z:\2016\16-266 Fairway Estates Ph. 1\Branch Drawings\16-266 Phase 1.dwg 7/27/2017 4:13 PM MARISSA

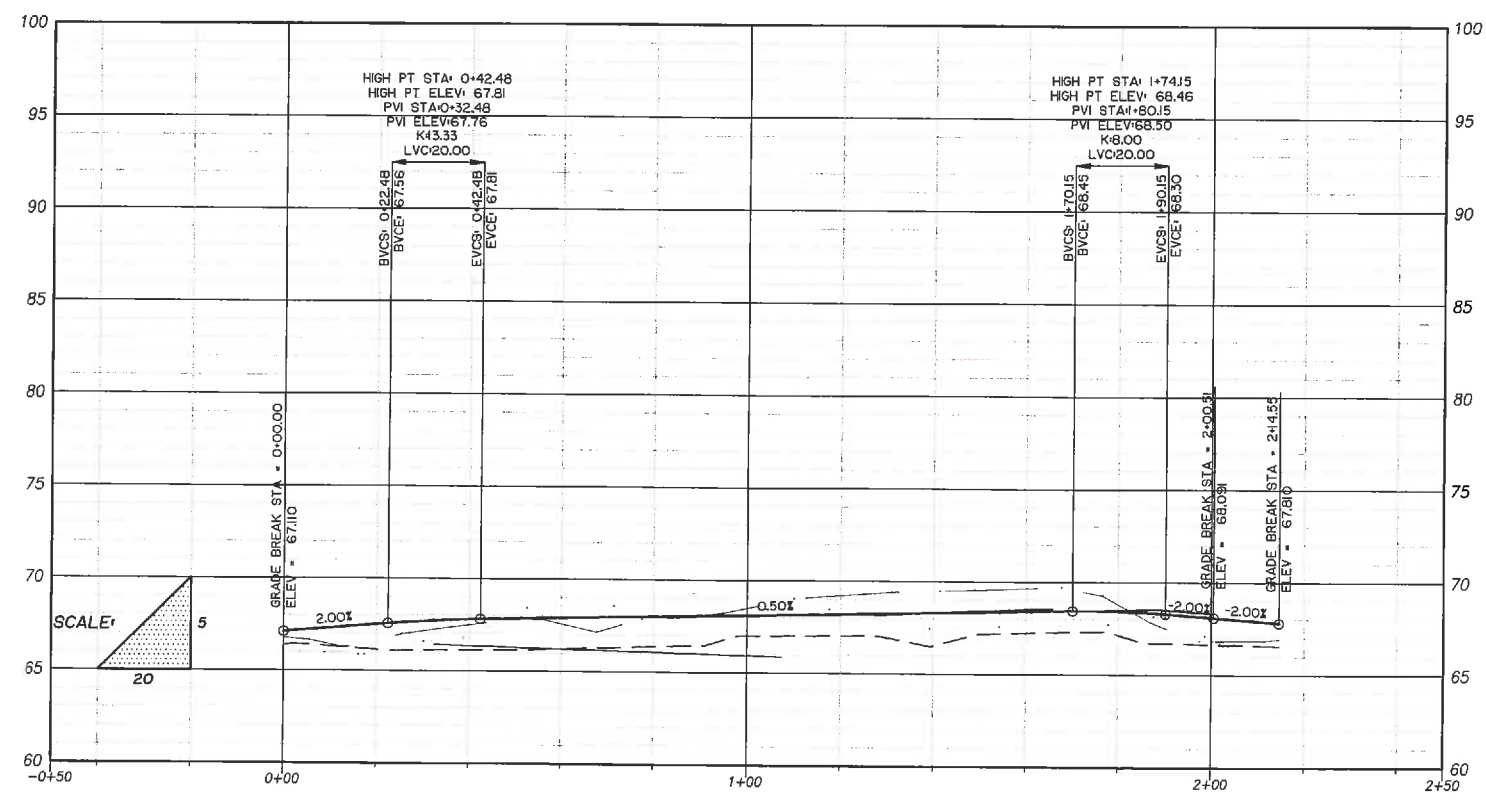
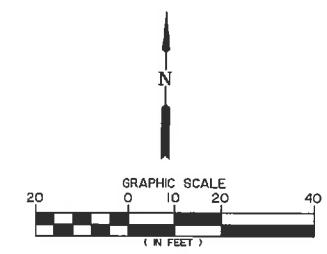


project title:



CONSTRUCTION NOTES

- (102) ADJUST WATER VALVE TO GRADE AS NECESSARY.
- (103) ADJUST WATER METER TO GRADE AS NECESSARY.
- (105) ADJUST FIRE HYDRANT TO GRADE AS NECESSARY.
- (201) MINOR ADJUSTMENT OF WASTEWATER MANHOLE. ADJUST RIM TO GRADE.
- (301) RELOCATE EXISTING CATCH BASIN. ADJUST RIM TO GRADE. CONNECT TO EXISTING PIPE LATERAL AND INSTALL CLEAN OUT AT CONNECTION.
- (302) MINOR ADJUSTMENT OF STORM WATER MANHOLE. ADJUST RIM TO GRADE.
- (303) CATCH BASIN TO BE REMOVED, LOCATED OFF PHASE 1. CAP END OF PIPE.
- (304) 18" NYLOPLAST DRAIN BASIN OR 24" SQUARE DITCH INLET BY GIBSON STEEL OR ODOT STANDARD DETAIL RD37D.
- (305) CONSTRUCT STORM TREATMENT FACILITY PER DETAIL 3, SHEET C3.0.
- (306) CONSTRUCT STORM WATER SWALE PER DETAIL 5, SHEET C3.0.
- (307) CONSTRUCT ODOT TYPE 'D' CATCH BASIN. CONNECT TO 36" EXISTING PIPE.
- (310) CONSTRUCT 8" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- (311) CONSTRUCT PERFORATED UNDERDRAIN. SEE STORM TREATMENT FACILITY DETAIL, SHEET C3.0. CONNECTS TO STORM CONVEYANCE SYSTEM PER PLANS.
- (312) CONSTRUCT 12" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- (401) PROTECT EXISTING UTILITIES.
- (710) CONSTRUCT VERTICAL CURB PER CITY OF FLORENCE STANDARD DETAIL F-203.
- (711) CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-203.
- (712) CONSTRUCT VALLEY GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-204.
- (713) CONCRETE SIDEWALK. CONSTRUCTION BY OTHERS.
- (715) FUTURE PERPENDICULAR SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING RD755. CONSTRUCTION BY OTHERS.
- (716) FUTURE SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING RD757. CONSTRUCTION BY OTHERS.
- (717) FUTURE SIDEWALK ACCESS RAMP PER CITY OF FLORENCE STANDARD DRAWING F-206. CONSTRUCTION BY OTHERS.
- (810) INSTALL STREET END BARRICADE PER CITY OF FLORENCE STANDARD DRAWING F-216A.



revisions:

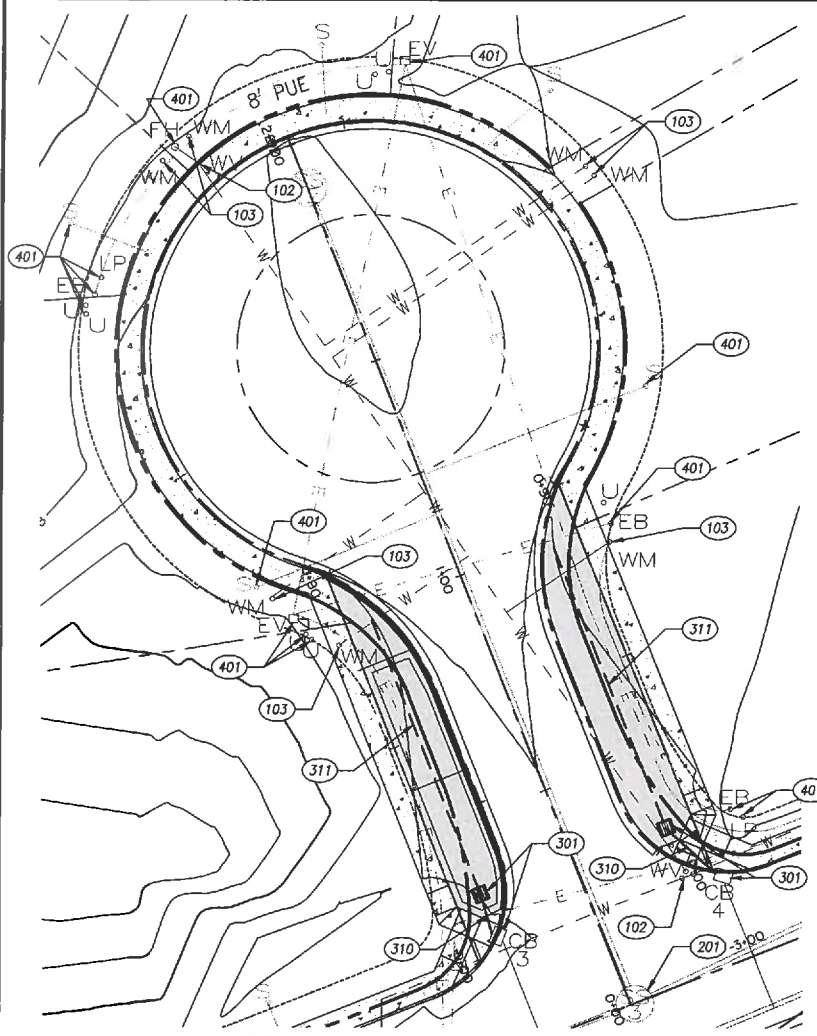
date: 7/27/2017
 drawn by: MD/NP
 designer: MLB/NP
 project no: 16-266

ENLARGED
AREAS
ACCESS STREET

sheet: **C2.4**



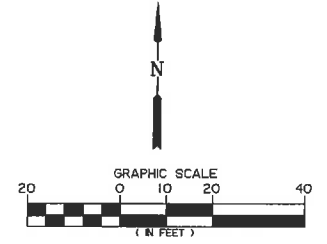
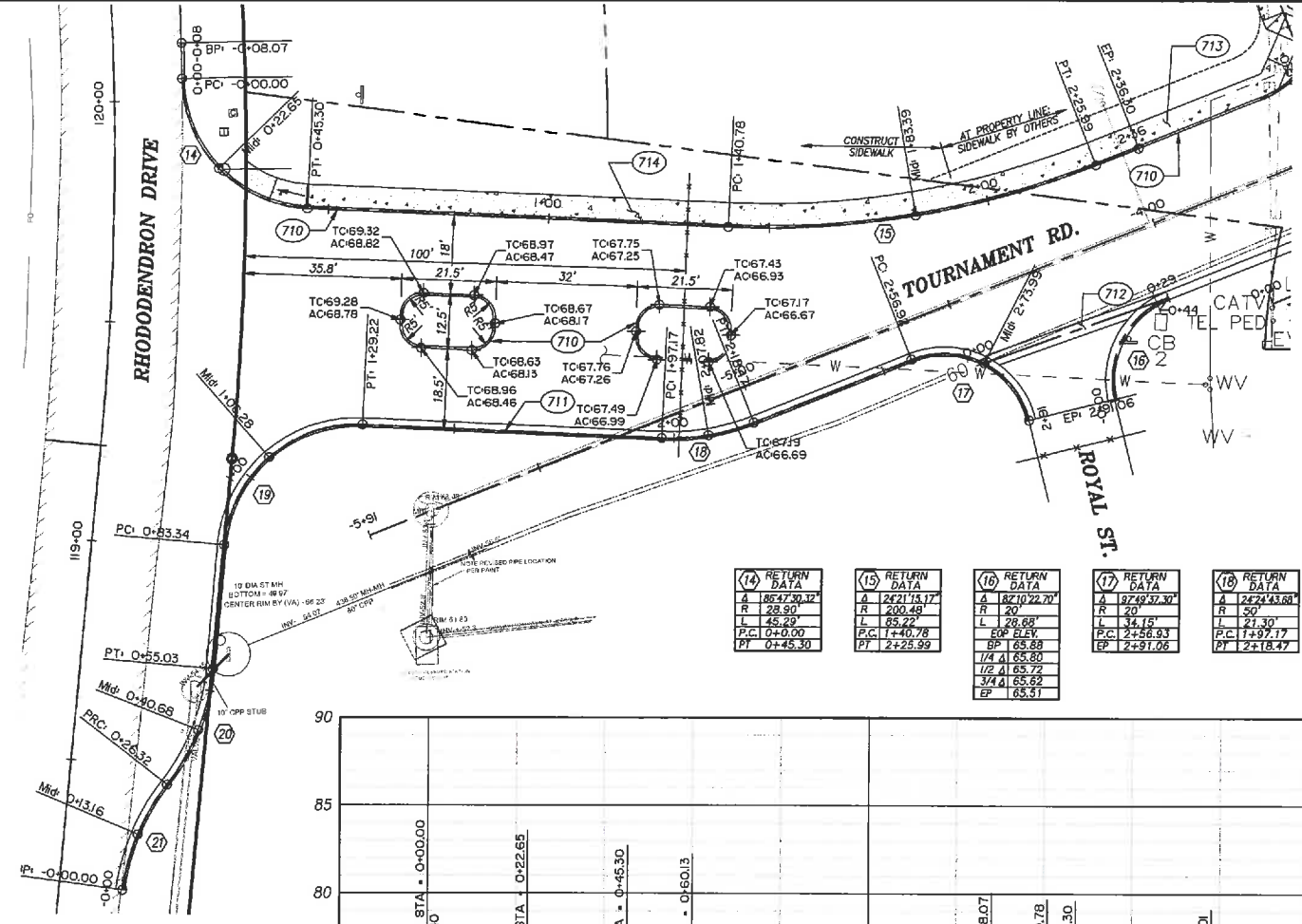
project title:



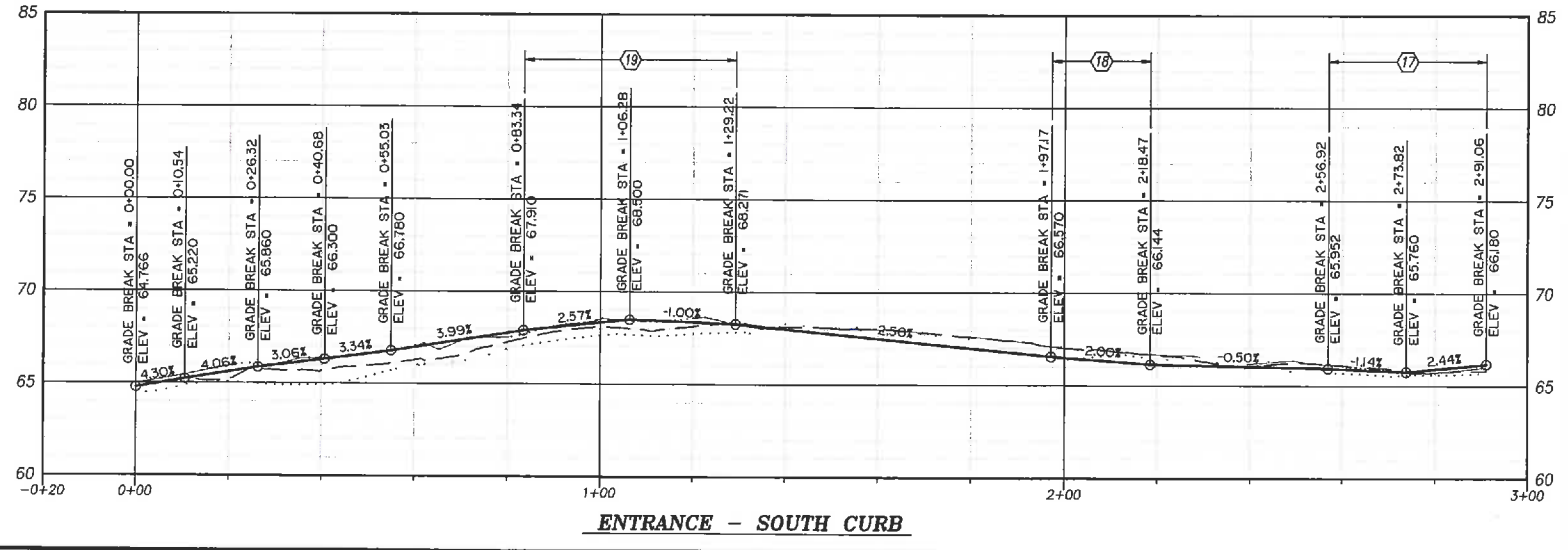
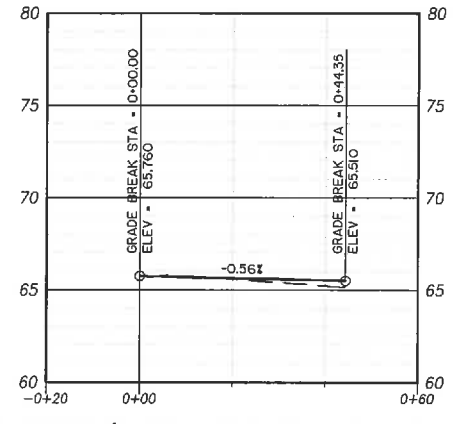
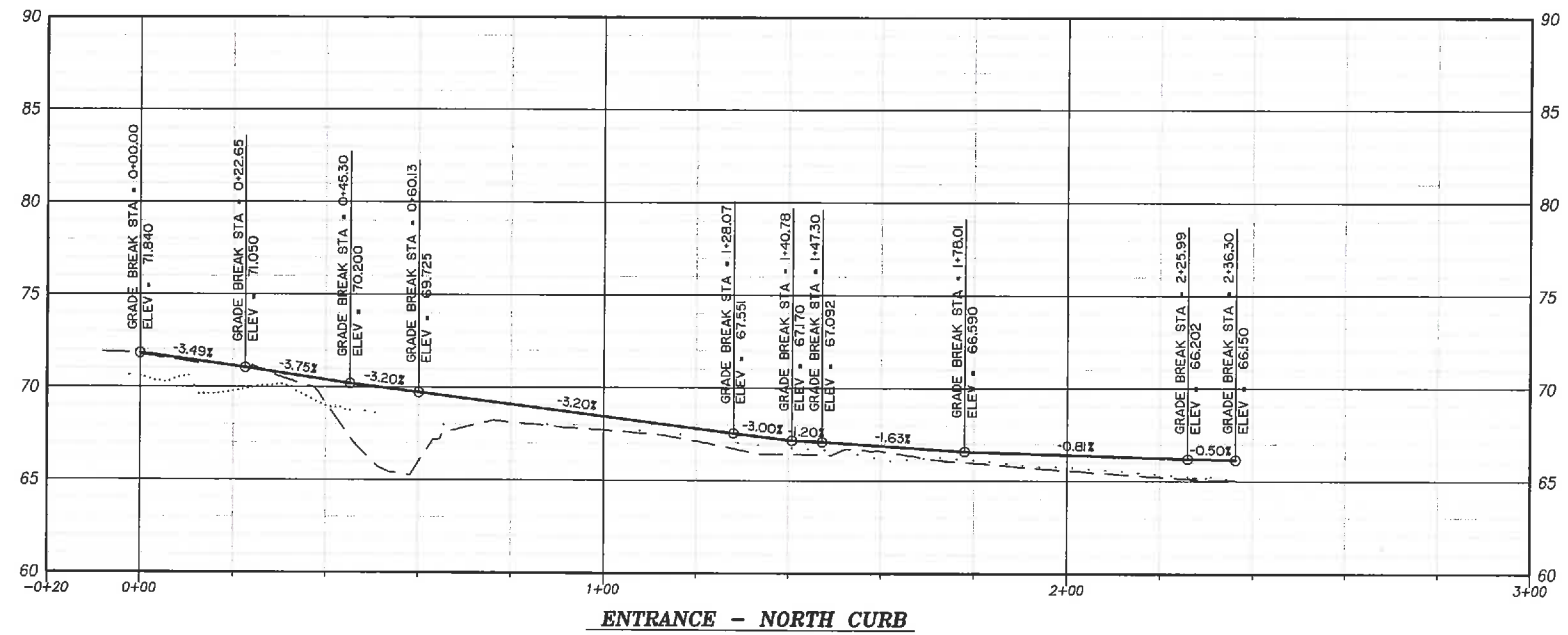
TYPICAL UTILITY ADJUSTMENTS

CONSTRUCTION NOTES

- 102 ADJUST WATER VALVE TO GRADE AS NECESSARY.
- 103 ADJUST WATER METER TO GRADE AS NECESSARY.
- 105 ADJUST FIRE HYDRANT TO GRADE AS NECESSARY.
- 201 MINOR ADJUSTMENT OF WASTEWATER MANHOLE. ADJUST RIM TO GRADE.
- 301 RELOCATE EXISTING CATCH BASIN. ADJUST RIM TO GRADE. CONNECT TO EXISTING PIPE LATERAL AND INSTALL CLEAN OUT AT CONNECTION.
- 302 MINOR ADJUSTMENT OF STORM WATER MANHOLE. ADJUST RIM TO GRADE.
- 303 CATCH BASIN TO BE REMOVED, LOCATED OFF PHASE 1. CAP END OF PIPE.
- 304 18" NYLOPLAST DRAIN BASIN OR 24" SQUARE DITCH INLET BY GIBSON STEEL OR ODOT STANDARD DETAIL R0370.
- 305 CONSTRUCT STORM TREATMENT FACILITY PER DETAIL 3, SHEET C3.0.
- 306 CONSTRUCT STORM WATER SWALE PER DETAIL 5, SHEET C3.0.
- 307 CONSTRUCT ODOT TYPE 'D' CATCH BASIN. CONNECT TO 36" EXISTING PIPE.
- 310 CONSTRUCT 8" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- 311 CONSTRUCT PERFORATED UNDERDRAIN. SEE STORM TREATMENT FACILITY DETAIL, SHEET C3.0. CONNECTS TO STORM CONVEYANCE SYSTEM PER PLANS.
- 312 CONSTRUCT 12" STORM DRAIN PIPE. BACKFILL TRENCHING PER CITY OF FLORENCE STANDARD DRAWING F-301.
- 401 PROTECT EXISTING UTILITIES.
- 710 CONSTRUCT VERTICAL CURB PER CITY OF FLORENCE STANDARD DETAIL F-203.
- 711 CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-203.
- 712 CONSTRUCT VALLEY GUTTER PER CITY OF FLORENCE STANDARD DETAIL F-204.
- 713 CONCRETE SIDEWALK. CONSTRUCTION BY OTHERS.
- 714 CONSTRUCT 4" THICK 5' WIDE CONCRETE SIDEWALK OVER 2" THICKNESS 3/4"-0 CRUSHED ROCK.
- 715 FUTURE PERPENDICULAR SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING R0755. CONSTRUCTION BY OTHERS.
- 716 FUTURE SIDEWALK ACCESS RAMP PER ODOT STANDARD DRAWING R0757. CONSTRUCTION BY OTHERS.
- 717 FUTURE SIDEWALK ACCESS RAMP PER CITY OF FLORENCE STANDARD DRAWING F-208. CONSTRUCTION BY OTHERS.
- 810 INSTALL STREET END BARRICADE PER CITY OF FLORENCE STANDARD DRAWING F-216A.



RETURN DATA	RETURN DATA	RETURN DATA	RETURN DATA	RETURN DATA	RETURN DATA	RETURN DATA
14	15	16	17	18	19	20
A 182.42, 20.32	A 242.11, 1.17	A 82.10, 22.70	A 97.49, 37.30	A 242.43, 68.84	A 87.37, 58.56	A 322.57, 56.25
R 28.50	R 230.48	R 7.20	R 3.50	R 3.50	R 3.50	R 5.00
L 45.22	L 85.72	L 28.68	L 34.18	L 21.30	L 45.88	L 28.71
BP 163.88	BP 174.07	BP 163.88	BP 2+56.93	BP 2+18.47	BP 2+56.93	BP 2+26.32
1/4 A 163.88	1/2 A 85.72	3/4 A 65.62	EP 163.51	EP 2+91.06	PT 1+29.22	PT 0+55.03
PT 0+45.30	PT 2+29.99					



FAIRWAY ESTATES - PHASE 1
 PACIFIC GOLF COMMUNITIES, LLC
 P.O. BOX 3094
 FLORENCE, OREGON

revisions:
 date: 7/27/2017
 drawn by: MD/NP
 designer: MLB/NP
 project no: 16-266

ENLARGED AREAS

sheet: **C2.5**

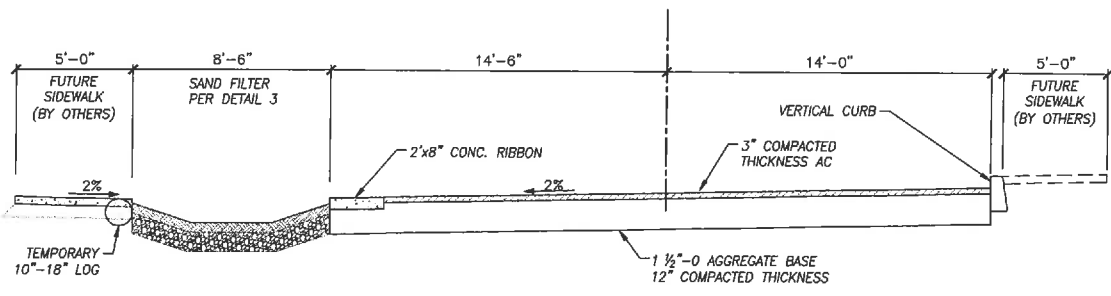
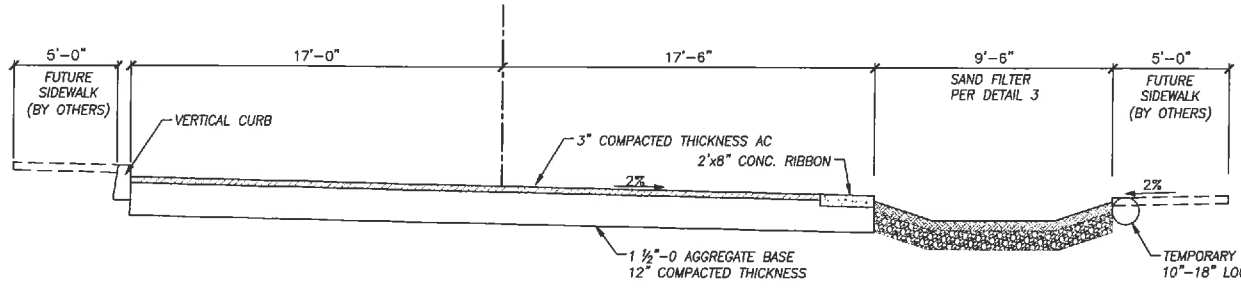


project title:

FAIRWAY ESTATES - PHASE 1
 PACIFIC GOLF COMMUNITIES, LLC
 P.O. BOX 3094
 FLORENCE, OREGON

revisions:
 date: 7/27/2017
 drawn by: MD
 designer: MLB/NP
 project no: 16-266

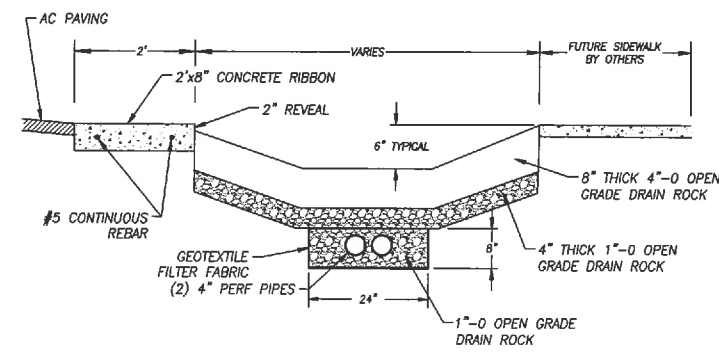
STREET
 SECTIONS &
 DETAILS
 sheet: **C3.0**



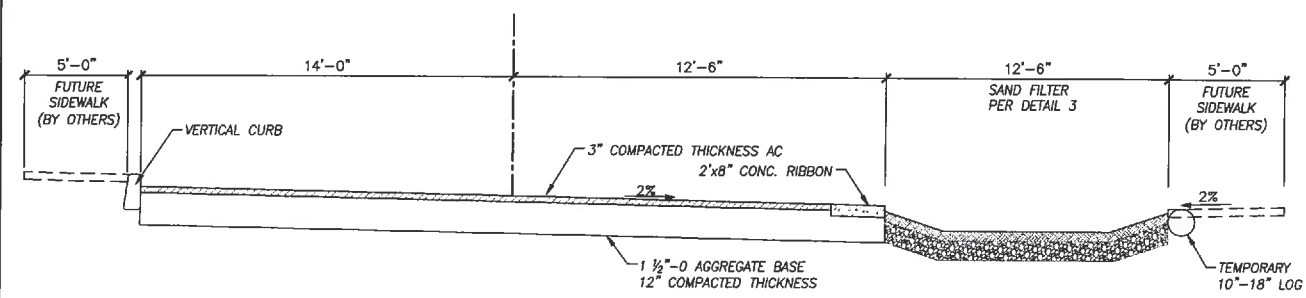
NOTE: AC SHALL BE ODOT 1/2" DENSE LEVEL 2 HMAC.

1 TOURNAMENT ROAD
 SCALE: N.T.S.

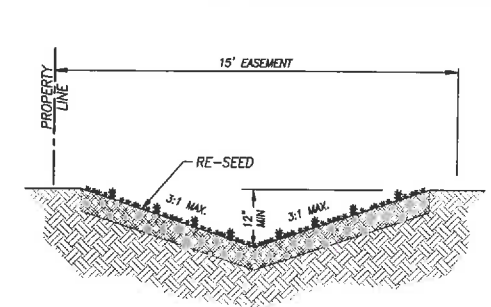
2 INTERNAL ACCESS ROAD
 SCALE: N.T.S.



3 TYPICAL SAND FILTER
 SCALE: N.T.S.



4 BLUE HERON ROAD/DEER HAVEN LANE
 SCALE: N.T.S.



5 STORMWATER SWALE
 SCALE: N.T.S.

* GRADE TO DRAIN

Lane County Clerk
Lane County Deeds and Records

2014-040374



\$142.00

01461444201400403740150156

10/13/2014 01:17:24 PM

RPR-ESMT Cnt=2 Stn=41 CASHIER 02

\$5.00 \$75.00 \$20.00 \$10.00 \$11.00 \$21.00

**GRANT OF EASEMENTS AND CONSTRUCTION AND
MAINTENANCE AGREEMENT**

Recording Information Required by ORS 205.234

1. Name of Transaction: Grant of Easements and Construction and Maintenance Agreement
2. Name of Parties: Grantor: Sandpines West Lot Owners Association, Inc., an Oregon nonprofit corporation

Grantee: Pacific Golf Communities, LLC, an Oregon limited liability company and Robert's Land Co., LLC, an Oregon limited liability company
3. Person to Whom Documents to be Returned: Pacific Golf Communities, LLC
PO Box 3094
Florence, OR 97439
4. True and Actual Consideration: Other than Money
5. Please Send Tax Statements to: No Change
Tax Account No.: None
6. Information Required by ORS 205.125: N/A

This Grant of Easements and Construction and Maintenance Agreement is made and entered into by and between the following parties:

Sandpines West Lot Owners Association, Inc.,
an Oregon nonprofit corporation ("Grantor"); and

Pacific Golf Course Communities, LLC, an
Oregon limited liability company, and Robert's
Land Co., LLC, an Oregon limited liability company ("Grantee").

APPROVED
City of Florence
Community Development
Department

"J"
Exhibit

PC1517 PLD01
File Number

RECITALS

WHEREAS, Grantor is the record owner of common area real property commonly known as Royal St. George's Drive, and more fully described as Royal St. George's Drive as platted in File 74, Slides 18, 19, and 20, filed October 30, 1992, in the Official Records of Lane County, Oregon (hereafter "Royal St. George's");

WHEREAS, Grantor is also the record owner of common area real property which is undeveloped and located adjacent to Rhododendron Drive as platted in File 74, Slide 18, filed October 30, 1992, in the Official Records of Lane County, Oregon (hereafter "Buffer Zone") and shown as "common space E" on said Plat;

WHEREAS, Grantee is the record owner of that certain real property now commonly known as Westshore phases I, II, and III (formerly Sandpines I, II, and III) as more particularly described in Exhibit "A" attached hereto and incorporated by reference (hereafter "Westshore Property");

WHEREAS, the Westshore Property is adjacent to a portion of Royal St. George's;

WHEREAS, effective August 24, 2004, Grantor, together with Arika-Oregon, Ltd., and Trost & Company Money Purchase Pension Plan ("Trost") as predecessor in interest to Grantee, entered into an Easement Agreement which was recorded on August 30, 2004, at Instrument No. 2004-068149, Official Records of Lane County, Oregon, ("2004 Easement"), the terms and provisions of which are incorporated herein by reference;

WHEREAS, on September 2, 2005, Grantor and Trost, and Wisteria at Sandpines Homeowners Association as predecessor in interest to Grantee, entered into a Modification of Easement Agreement, which was recorded on September 6, 2005, at Instrument No. 2005-069996, Official Records of Lane County, Oregon, modifying the 2004 Easement ("2005 Modification"), the terms and provisions of which are incorporated herein by reference;

WHEREAS, the parties desire to enter into a new agreement regarding easements, construction obligations, and maintenance obligations pursuant to the terms and conditions set forth herein, which agreement shall supersede and replace the 2004 Easement and 2005 Modification in their entirety. This new agreement is for the purpose of providing convenient ingress, egress, and utilities for all parties to this agreement.

WITNESSETH

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other valuable consideration, the parties hereby agree as follows:

1. Recitals: The recitals set forth hereinabove are hereby made a part of this agreement as though fully set forth herein.

2. 2004 Easement and 2005 Modification: The parties hereby agree that the terms and conditions of the 2004 Easement and 2005 Modification are, in all respects, fully superseded and replaced with the terms and conditions of this agreement.

3. Grant of Easements: Grantor, as the owner of Royal St. George's and the Buffer Zone, for itself and its successors and assigns, hereby grants and conveys to Grantee as the owner of the Westshore Property, its successors and assigns, non-exclusive easements over and across Royal St. George's and the Buffer Zone for the following purposes:

3.1 Grantee is hereby granted a non-exclusive easement across the western portion of Royal St. George's, as more particularly described in Exhibit "B" attached hereto and incorporated by reference ("Entryway") for the following purposes:

3.1.1 Permanent and continuous vehicular and pedestrian ingress and egress from Rhododendron Drive to the Westshore Property;

3.1.2 Construction of a paved roadway, security gate, utility lines, drain ditches, walkways, signage, and landscaping within the Entryway as set forth hereinbelow; and

3.1.3 Maintenance of the roadway, security gates, utility lines, culverts, drainage ditches, walkways, signage, and landscaping within the Entryway as set forth hereinbelow.

3.2 Grantee is hereby granted a non-exclusive easement across all of the rest of Royal St. George's (other than the Entryway) for the following purposes:

3.2.1 Vehicular and pedestrian egress from the Westshore Property for emergency purposes by Grantee, and vehicular and pedestrian ingress and egress by public emergency agencies to and from the Westshore Property for emergency purposes; and

3.2.2 Construction and maintenance of improvements as described in Sections 3.1.2 and 3.1.3, to the extent any portion of Royal St. George's adjacent to the Entryway is reasonably needed by Grantee for such purposes if the Rhododendron Dr. entry is not feasible for use. No heavy equipment or heavy trucks of any kind are allowed. Grantee shall provide written or email notice of intended use prior to such use and shall be responsible for any road damage.

3.3 Grantee is hereby granted a non-exclusive easement across that portion of the Buffer Zone comprised of the westerly 20 foot wide strip within the Buffer Zone adjacent to Rhododendron Drive for the purpose of installing and maintaining a storm sewer pursuant to the terms and conditions set forth hereinbelow.

3.4 Grantee is hereby granted a non-exclusive easement across such portions of the remainder of the Buffer Zone as Grantee may reasonably require for the purposes of construction of the storm sewer line within the easement granted pursuant to Section 3.3 and maintaining or replacing the same from time to time.

4. Construction of Improvements: In consideration for the easements granted by Grantor to Grantee herein, Grantee at its sole expense shall install and construct improvements within the easements as follows:

4.1 Grantee shall conduct site preparation and install a hard-surfaced paved roadway 24 feet minimum in width extending from Rhododendron Drive to the current northerly terminus of Royal St. George's Drive pavement. Construction shall conform to typical street development standards within the industry and shall be approved by the City of Florence. Said roadway shall pass through the gates described below in a convenient manner for traffic to and from Royal St. George Drive.

4.2 Grantee shall install attractive electric powered gates at Rhododendron Drive ("Entry Gate") which can be remotely activated by Grantor's and Grantee's members and invitees. The remote gate activating device should be compatible with (or Grantee may upgrade/revise Grantor's existing remote gate opening system, if at all possible, at Grantees' sole expense and provide to Grantor two (2) remote gate activating devices per lot) Grantor's existing southeasterly gate on 35th Street such that the remote gate activating device can open both gates at the Southeasterly and Northwesterly terminuses of Royal St. George's Drive.

4.3 Grantee shall install a "simple" electric gate ("Simple Gate") across Royal St. George's Drive at or near the current northerly terminus thereof to be controlled by remote devices matching existing security gate controls on 35th Street, or as otherwise provided in Section 4.2, as well as emergency vehicles "yelp" commands.

4.4 Grantee shall install utilities, walls, fences, walkways, landscaping and other improvements desired or required within the Entryway so long as said improvements do not interfere with access to and from Royal St. George Drive.

4.5 Grantee shall install signage within the Entryway, to include a quality sign or plaque depicting "Sandpines West" to be placed on or near the Entry Gate.

4.6 Grantee shall install culverts, swales, ditches and other storm sewer lines within the Entryway and storm sewer lines within that portion of the Buffer Zone as described in Section 3.3.

4.7 Title to any and all improvements installed as part of this agreement shall become fixed with the land and accrue to the Grantor, subject to the rights and obligations of Grantee pursuant to this Agreement.

5. Obligations and Agreement Concerning Construction: With respect to the construction activities to be performed by Grantee pursuant to Section 4, the parties agree as follows:

5.1 Upon the recordation of this agreement, Grantee agrees to diligently commence design work, engineering, and permit acquisition, and shall diligently continue with construction activities in good faith until completed.

5.2 Grantee shall keep the President of Grantor informed at all times regarding design and construction status and Grantor shall, at all times, through the President of Grantor, have the right to make recommendations or otherwise give advice to Grantee concerning such construction activities.

5.3 Within 60 days of the date of recordation of this agreement, Grantee shall install a temporary locking gate in the Entryway at Rhododendron Drive as well as: (i) temporary fencing and gate at the current northerly terminus of Royal St. George's Drive; and (ii) a temporary rock or gravel turnaround at the current northerly terminus of Royal St. George's Drive to be located south of the temporary fencing and gate. A sign shall be posted pointing to the turnaround area. This turnaround area shall be maintained as such until Entry Gate is operational.

5.4 During the construction process, Grantee agrees to (i) provide to Grantor the means to open the temporary gates; (ii) maintain the rock surface within the Entryway to allow access from the current northerly terminus of Royal St. George's Drive to Rhododendron Drive (other than when such access may be affected by construction activities); and (iii) keep the temporary gate adjacent to Rhododendron Drive locked during evenings and days where there exist no construction activities. Grantor shall be responsible for locking the temporary gate at the northerly terminus of Royal St. George's Drive.

5.5 Grantor and Grantee shall work cooperatively toward the development of a suitable remote control system with all gates to avoid the necessity of multiple operating devices.

5.6 With respect to any construction activities within the Buffer Zone, Grantee agrees not to remove any trees located outside of the 20 foot strip described in Section 3.3. All debris resulting from construction shall be removed from the property. All disturbed surfaces shall be restored to original grade and in substantially the same condition as existed prior to the commencement of such construction activities.

5.7 The parties acknowledge that pursuant to the terms of the 2005 Modification, Trost, as predecessor in interest to Grantee, deposited funds in the sum of \$35,572.00 held at First American Title Company, Escrow No. 7193-698072, as a contribution towards costs of construction of the roadway and gate to be performed by Grantor. The parties agree to instruct First American Title Company that such sums may be directly released to any of the following entities upon presentation of invoices: (i) Wobbe & Associates, Inc. (Surveyor); (ii) Fred Wright Engineering (Engineer); (iii) Ray Wells Excavations (Excavation Work); (iv) Overhead Door Company (Gate Contractor); and/or (v) City of Florence (Permits and Fees), individually, or jointly with any of their respective subcontractors, provided that such invoices are for work, or reimbursement of expenses, solely related to construction of the improvements as provided in Section 4.

6. Maintenance and Repair Obligations: The parties agree that the easements and improvements being constructed thereon pursuant to this agreement shall be maintained and repaired as follows:

6.1 Grantee shall be solely responsible for all maintenance and repair obligations within the Entryway including: (i) maintenance and repairs to the roadway, walkways, culverts, storm sewers and drains, and landscaping; and (ii) maintenance and repairs to the Entry Gate, including all electrical lines and other accessions thereon or thereto.

6.2 Grantee shall be solely responsible for all maintenance and repairs to the storm sewer lines installed within the Buffer Zone pursuant to Section 4.6. In this respect Grantee further agrees to use its best efforts to maintain all drainage facilities on the Westshore Property to attempt to prevent flooding or ponding on Royal St. George's Drive and other property owned or overseen by Grantor.

6.3 Grantor shall be responsible for all maintenance and repairs to: (i) Royal St. George's Drive other than the portion located within the Entryway; and (ii) the Simple Gate.

6.4 Grantee shall be responsible for costs of providing electricity to the Entry Gate. Grantor shall be responsible for all costs of providing electricity to the Simple Gate after construction is completed.

6.5 It is agreed that Grantee shall have the right to relocate the roadway to be constructed within the Entryway, provided that: (i) all costs of relocation are borne by Grantee; and (ii) such relocation does not affect the ability of vehicles or pedestrians to easily and directly access the current northerly terminus of the paved portion of Royal St. George's Drive from Rhododendron Drive through the gates.

7. Default: The parties agree that in the event of a default by Grantee of its obligations hereunder, and the continuation of such default after thirty (30) days prior written notice from Grantor setting forth the basis of the default, Grantor shall have the right to perform the obligations of Grantee, and all costs therefor, plus interest at the rate of 10% per annum from the date such costs are incurred, shall be immediately payable upon demand. In addition thereto, Grantor shall have the right to place a lien on the Westshore Property pursuant to ORS Chapter 88, and shall be entitled to all remedies arising therefrom. Title to any and all intellectual property related to the Project such as, but not limited to, engineering, surveys, soil tests, permits, and others, shall accrue to the Grantor, subject to the rights of Grantee pursuant to this Agreement, and further provided that Grantee shall have the right to use such intellectual property for purposes of performing its obligations hereunder, and such other uses as it deems fit.

8. Reimbursement of Attorney Fees: Within thirty (30) days of the date of recording this agreement, Grantee agrees to pay to Grantor the sum of \$4,000.00 to reimburse Grantor a portion of the attorney fees incurred regarding the negotiation and review of this agreement.

9. Condemnation: In the event that the Entryway or Buffer Zone, or any part thereof, is taken by power of eminent domain or is conveyed under threat of condemnation and such taking will render the property so taken unusable for its purpose as set forth herein, then the easement, with respect to the property so taken, shall terminate. If such taking does not render the property so taken unusable for the purposes set forth herein, the obligations of the parties shall hereto be abated to the extent of such taking, but this agreement shall otherwise continue in full force and effect. Proceeds from any such condemnation shall belong exclusively to the fee title owner of the property so taken.

10. Easement to Run with the Land: The easements granted by Grantor to Grantee and described hereinabove, together with all of the terms and conditions herein contained, shall be appurtenant to and shall run with the land, and shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors and assigns.

11. Duration of Agreement: Except as otherwise set forth herein, this agreement shall continue in effect until terminated in a writing, signed by the parties hereto or their respective heirs, successors and assigns.

12. Breach and Remedies: In addition to the provisions set forth in Section 7, a failure by either party, their heirs, successors and assigns, to perform any of the conditions or obligations specified herein, shall constitute a breach of this agreement. In the event of a breach, the non-breaching party shall have the right to pursue any and all remedies available, both at law or in equity.

13. Effect of Agreement: This agreement contains the full, final and exclusive statement of the contract of the parties hereunder. No warranty, express or implied by either party arises apart from this writing. If any part of this contract is adjudged invalid, the remainder of this contract shall not thereby be invalidated.

14. Notices: All notices given by the parties under this agreement shall be in writing and shall be effective upon receipt or two (2) days after mailing, whichever is earlier. All notices shall be mailed to the parties via certified mail, return receipt requested at the following addresses or to a new owner and/or address upon mailing of proper notice:

Grantor:

SandPines West Lot Owners
Association, Inc.
PO Box 2019
Florence, OR 97439

Grantee:

Pacific Golf Communities, LLC
PO Box 3094
Florence, OR 97439

Robert's Land Co., LLC
PO Box 3094
Florence, OR 97439

15. Covenant: Grantor hereby covenants to and with said Grantee and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, subject to all encumbrances, easements, reservations and restrictions of record.

16. Venue: Any litigation under this agreement shall be conducted in Lane County, Oregon unless otherwise agreed by the parties.

17. Attorney Fees: The parties expressly agree that in any suit or action arising directly or indirectly out of this agreement, or to enforce any of the provisions of this agreement, or to rescind, cancel, modify or amend this agreement, including any appeal in any such suit or action, the prevailing party shall be entitled to reasonable attorney's fees, as determined by the court, together with costs and disbursements therein.

18. Authority: The person signing this agreement on behalf of Grantor specifically warrants that he/she has the authority to sign on behalf of Grantor and that all necessary approvals and/or consents of Grantor have been duly obtained and satisfied. The persons signing on behalf of Grantee specifically warrant that they have

the authority to sign on behalf of the respective Grantee, and that all necessary approvals and/or consents of each Grantee have been duly obtained and satisfied.

IN WITNESS WHEREOF, the parties have executed this instrument this 29 day of SEPTEMBER, 2014.

GRANTOR:

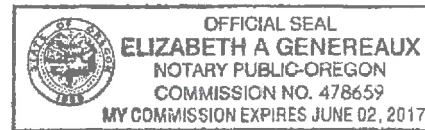
SANDPINES WEST LOT OWNERS ASSOCIATION, INC., an Oregon nonprofit corporation

By: [Redacted Signature]

Title: President

By: [Redacted Signature]

Title: Secretary



GRANTEE:

PACIFIC GOLF COMMUNITIES, LLC
An Oregon limited liability company

By: [Redacted Signature]

Title: Managing Member

ROBERT'S LAND CO., LLC,
an Oregon limited liability company

By: [Redacted Signature]

Title: manager

STATE OF OREGON)
) ss.
County of Lane)

September 16, 2014

Personally appeared the above-named Donald L. Puderbaugh of Sandpines West Lot Owners Association, Inc., an Oregon nonprofit corporation, who acknowledged the foregoing instrument to be its voluntary act and deed. Before me.

[Redacted Signature]
Notary Public for Oregon
My Commission expires: 4-16-16



STATE OF OREGON)
) ss.
County of Lane)

August 29, 2014

Personally appeared the above-named J. Michael Pearson, of Pacific Golf Communities, LLC, an Oregon limited liability company, who acknowledged the foregoing instrument to be its voluntary act and deed. Before me.



Notary Public for Oregon
My Commission expires: 4-16-16

STATE OF OREGON)
) ss.
County of Lane)

August 29, 2014

Personally appeared the above-named Joseph M. Pearson, of Robert's Land Co., LLC, an Oregon limited liability company, who acknowledged the foregoing instrument to be its voluntary act and deed. Before me.



Notary Public for Oregon
My Commission expires: 4-16-16

NOTARY ACKNOWLEDGEMENT
ATTACHED TO DOCUMENT

Date:

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 12 day of September, 2014
by John R. Lane.



[Signature]
Notary Public for Oregon
My commission expires: 06/02/2017



EXHIBIT A**DESCRIPTION OF WESTSHORE PROPERTY****TAX LOTS 18-12-15-00-01300,1500 AND TAX LOT 18-12-15-33-04700**

Beginning at the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of Section 15, Township 18 South, Range 12 West of the Willamette Meridian; thence along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 15, South 89° 50' 56" East for 60.00 feet; thence leaving said Southerly line North 0° 20' 50" East for 310.00 feet; thence North 89° 50' 56" West for 60.00 feet to the Westerly line of said Northeast one-quarter of the Southwest one-quarter of Section 15; thence along the Westerly line of said Northeast one-quarter of the Southwest one-quarter of Section 15, North 0° 20' 50" East for 1018.97 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 15; thence along the Northerly line of said Northeast one-quarter of the Southwest one-quarter of Section 15, South 89° 45' 17" East for 876.75 feet; thence leaving said Northerly line South 43° 18' 51" West for 631.44 feet; thence South 5° 09' 50" West for 144.45 feet; thence South 3° 56' 19" East for 110.09 feet; thence South 3° 56' 19" East for 206.30 feet; thence South 8° 09' 47" East for 56.42 feet; thence South 13° 36' 10" East for 208.34 feet; thence South 17° 19' 22" East for 159.39 feet; thence South 0° 53' 58" East for 96.79 feet; thence along a 1350.00 foot radius curve to the left (the chord of which bears North 81° 59' 38" West 109.32 feet), a distance of 109.35 feet; thence South 65° 53' 18" West for 68.37 feet; thence South 43° 21' 41" West for 98.77 feet; thence South 3° 12' 55" East for 208.47 feet; thence South 89° 56' 03" West for 311.84 feet; thence North 15° 28' 49" West for 58.64 feet; thence West for 132.39 feet; thence along a 129.00 foot radius curve to the right (the chord of which bears North 7° 35' 01" East 27.84 feet), a distance of 27.89 feet; thence North 82° 38' 35" West for 237.04 feet to the Easterly right-of-way line of Rhododendron Drive; thence along said Easterly right-of-way line along a 746.20 foot radius curve to the left (the chord of which bears North 10° 37' 49" West 242.86 feet), a distance of 243.94 feet; thence North 20° 36' 37" West for 44.87 feet; thence leaving said Easterly line South 89° 50' 54" East for 412.33 feet to the Point of Beginning, in Lane County, Oregon.

TAX LOT 18-12-15-00-01200

The West 60.0 feet of the South 310.0 feet of the Northeast quarter of the Southwest quarter of Section 15, Township 18 South, Range 12 West of the Willamette Meridian, in Lane County, Oregon.

TAX LOT 18-12-15-00-01400

Beginning at a point North 1047.45 feet and East 1089.73 feet from the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of Section 15,

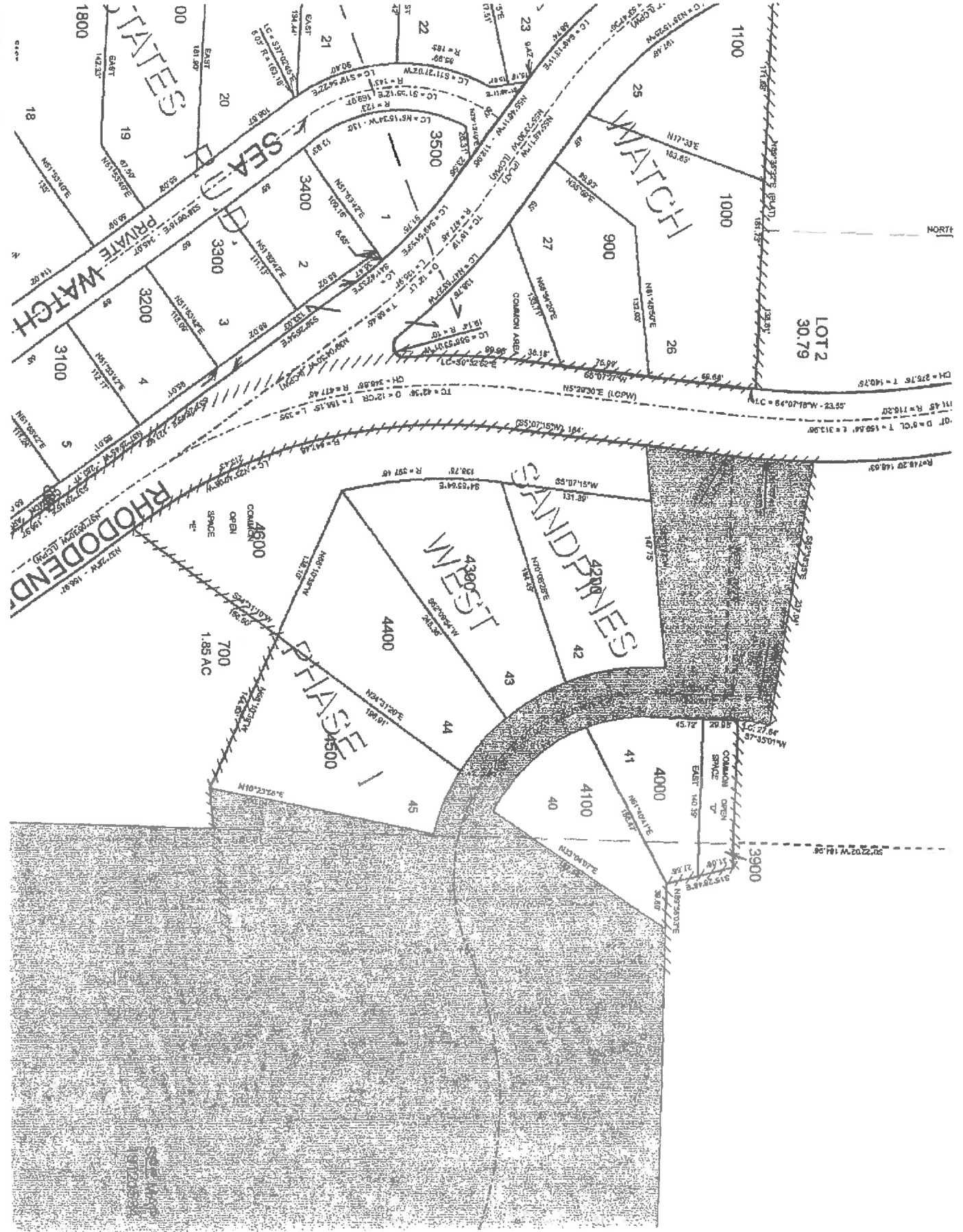
Township 18 South, Range 12 West of the Willamette Meridian; thence North 25° 50'17" East for 91.72 feet; thence North 1° 33'28" West for 93.77 feet; thence North 37° 20' East for 71.28 feet; thence North 89° 21'05" East for 427.98 feet; thence South 13° 19'57" East for 138.58 feet; thence South 10° 17'54" West for 122.82 feet; thence South 54° 48'35" West for 116.13 feet; thence along the arc of a 348.00 foot radius curve to the left (the chord of which bears South 66° 19'11" West 249.40 feet), a distance of 255.07 feet; thence North 52° 16'19" West for 110.17 feet; thence North 12° 34'05" West for 53.30 feet; thence North 55° 50'00" West for 116.70 feet to the Point of Beginning, in Lane County, Oregon.

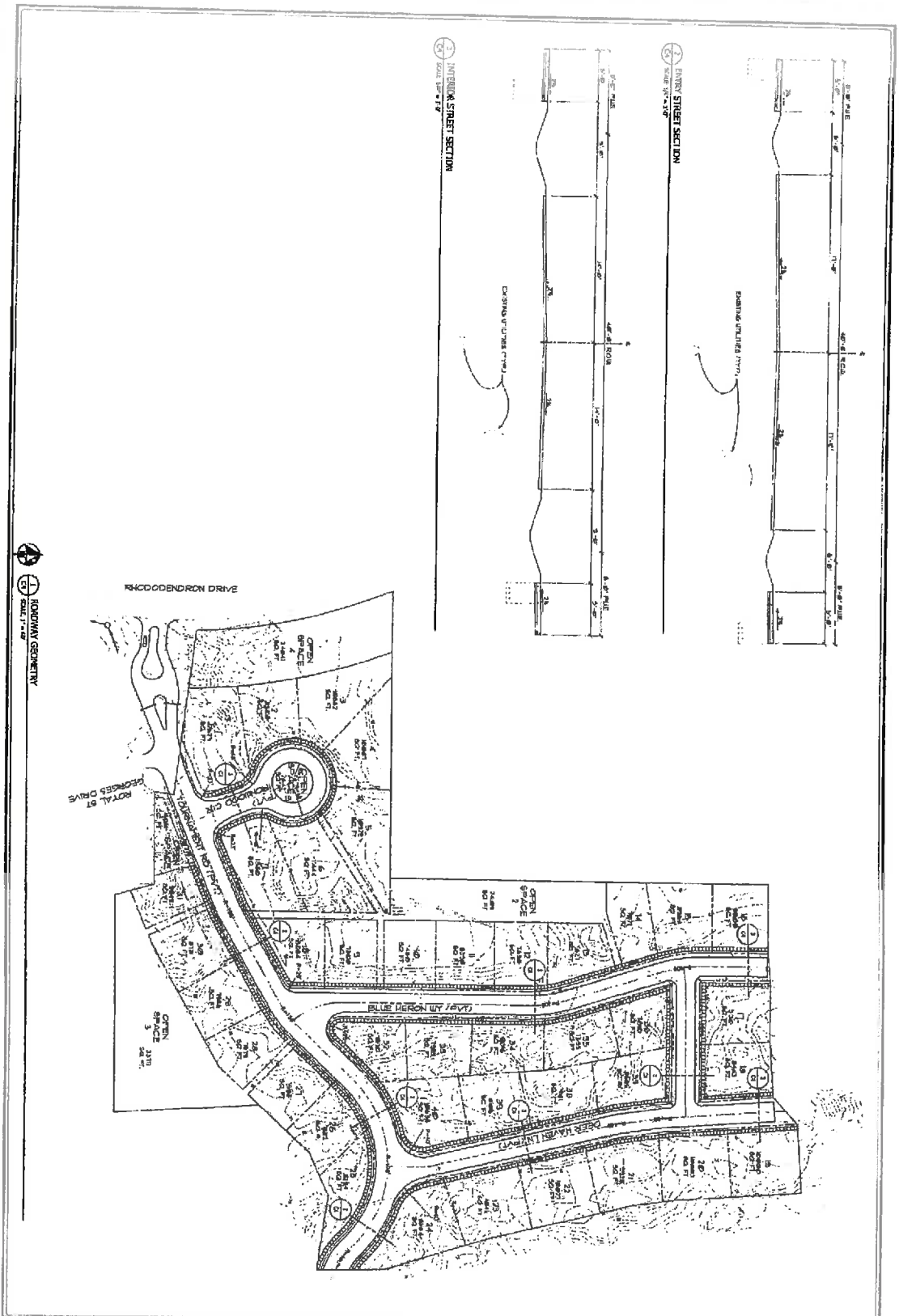
TAX LOT 18-12-15-34-00100

Beginning at a point South 89° 50'56" East 563.97 feet and South 17° 19'22" East 2.90 feet from the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of Section 15, Township 18 South, Range 12 West of the Willamette Meridian; thence South 17° 19'30" East for 4.50 feet; thence along a 96.00 foot radius curve to the left (the chord of which bears North 88° 43'35" East 181.92 feet), a distance of 239.10 feet; thence North 17° 04'47" East for 18.01 feet; thence along the arc of a 1296.00 foot radius curve to the left (the chord of which bears North 6° 15'17" East 469.10 feet), a distance of 471.70 feet; thence North 1° 42'42" West for 62.92 feet; thence along the arc of a 492.00 foot radius curve to the right (the chord of which bears North 20° 08'24" East 258.32 feet), a distance of 261.38 feet; thence North 37° 40'13" East for 78.84 feet; thence North 41° 56'29" East for 171.62 feet; thence North 25° 50'17" East for 81.06 feet; thence South 55° 50' East for 116.70 feet; thence South 12° 34'5" East for 53.30 feet; thence South 52° 16'19" East for 110.17 feet; thence along the arc of a 348.00 foot radius curve to the left (the chord of which bears South 26° 31'56" West 224.18 feet), a distance of 228.25 feet; thence South 2° 36'47" West for 60.05 feet; thence South 6° 31'22" East for 345.41 feet; thence South 2° 33'21" East for 61.06 feet; thence South 0° 12'38" East for 211.34 feet; thence along the arc of a 251.00 foot radius curve to the right (the chord of which bears South 46° 27'56" West 315.06 feet), a distance of 340.59 feet; thence North 77° 20'27" West for 96.08 feet; thence North 67° 00'27" West for 116.56 feet; thence along the arc of a 1350.00 foot radius curve to the left (the chord of which bears North 74° 37'32" West 237.58 feet), a distance of 237.88 feet; thence North 0° 53'58" West for 96.79 feet to the Point of Beginning, in Lane County, Oregon.

EXHIBIT B**DESCRIPTION OF ENTRYWAY**

Beginning at the Northeast corner of Lot 42, SANDPINES WEST, as platted and recorded in File 74, Slide 18, Lane County Oregon Plat Records; thence along the Northerly line of said Lot 42 and the Northerly line of Open Space "E" of said SANDPINES WEST, South 83° 07' 42" West for 198.86 feet to the Easterly right of way line of Rhododendron Drive, said line also being the Westerly line of SANDPINES WEST; thence along said right of way line North 5° 07' 15" East for 63.13 feet; thence along the arc of a 746.20 foot radius curve to the Left (the chord of which bears North 1° 55' 41" East 83.12 feet) a distance of 83.16 feet to the Northerly line of said SANDPINES WEST; thence along said Northerly line South 82° 38' 35" East for 237.04 feet to the Northeast corner of Royal Saint Georges Drive; thence along the Easterly right of way line of Royal Saint Georges Drive along the arc of a 129.00 foot radius curve to the Left (the chord of which bears South 7° 35' 01" West 27.84 feet) a distance of 27.89 feet; thence South 0° 23' 15" West for 30.00 feet; thence leaving said Easterly right of way line, South 50° 58' 42" West for 54.33 feet, to the point of beginning, in Lane County, Oregon.





C4
SHEET 6
OF 6

Fairway Estates Phase I
Roadway Geometry

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
2160 HIL MONTEREY DRIVE
CORVALLIS, OREGON 97330
TEL: 541-753-5644 fredwrightpe.com

REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2014

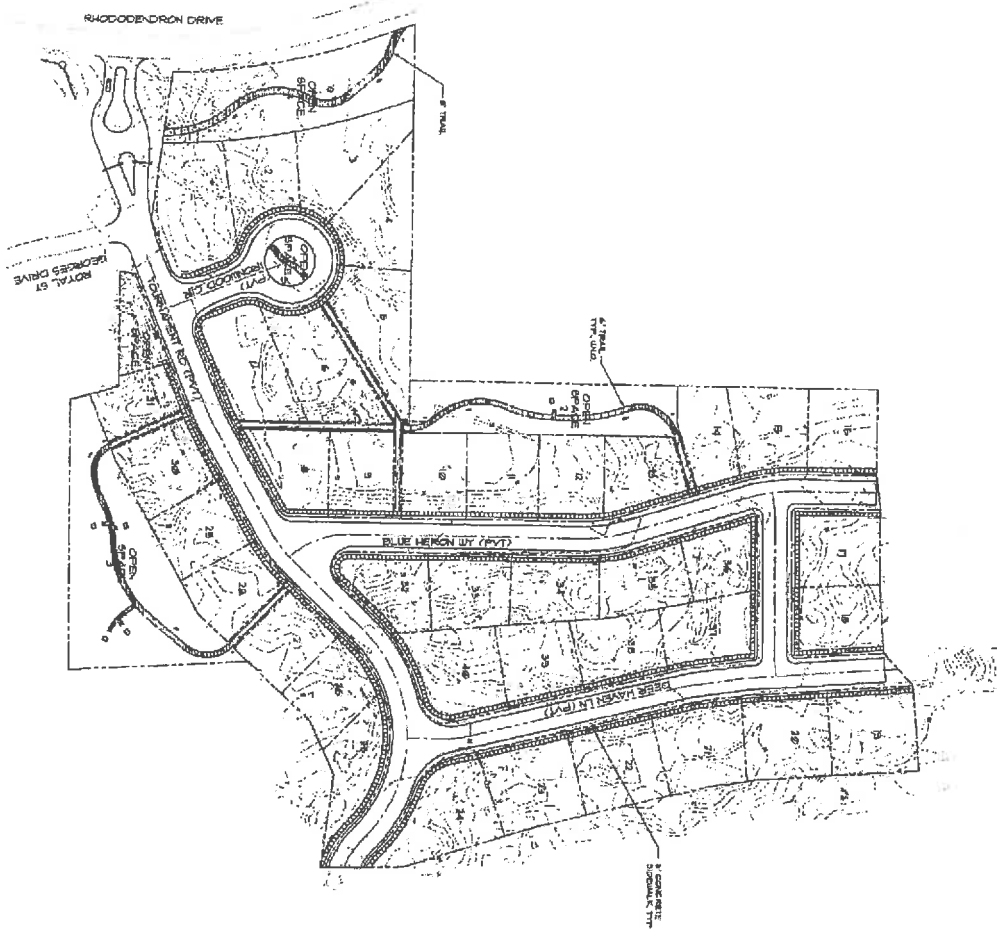
BY	DATE
Checked	11/11/14
Drawn	11/11/14
Engineered	11/11/14
Surveyed	11/11/14

CC CONSULTING ENGINEERS, INC.





PEDESTRIAN AND BICYCLE PLAN





 SHEET 1

Fairway Estates Phase I
Pedestrian and Bicycle Plan

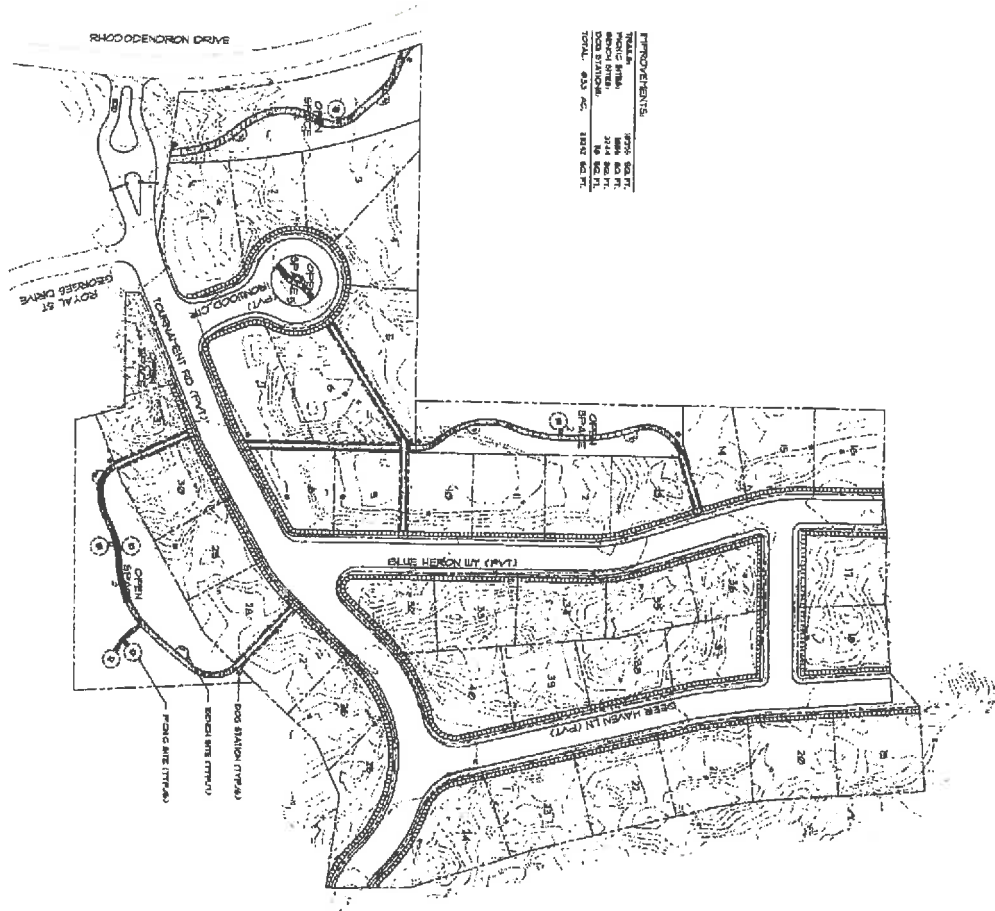
FRED WRIGHT, P.E.
 CONSULTING ENGINEERS, INC.
 2700 N. MONTEREY DRIVE
 CORVALLIS, OREGON 97330
 TEL: 541-753-5644 fredwrightpe.com



DATE	BY	DATE
01/15/10	JCF	01/15/10
01/15/10	PKJ	01/15/10
01/15/10	PKJ	01/15/10
01/15/10	PKJ	01/15/10



OPEN SPACE PLAN
SCALE: 1" = 40'



IMPROVEMENTS

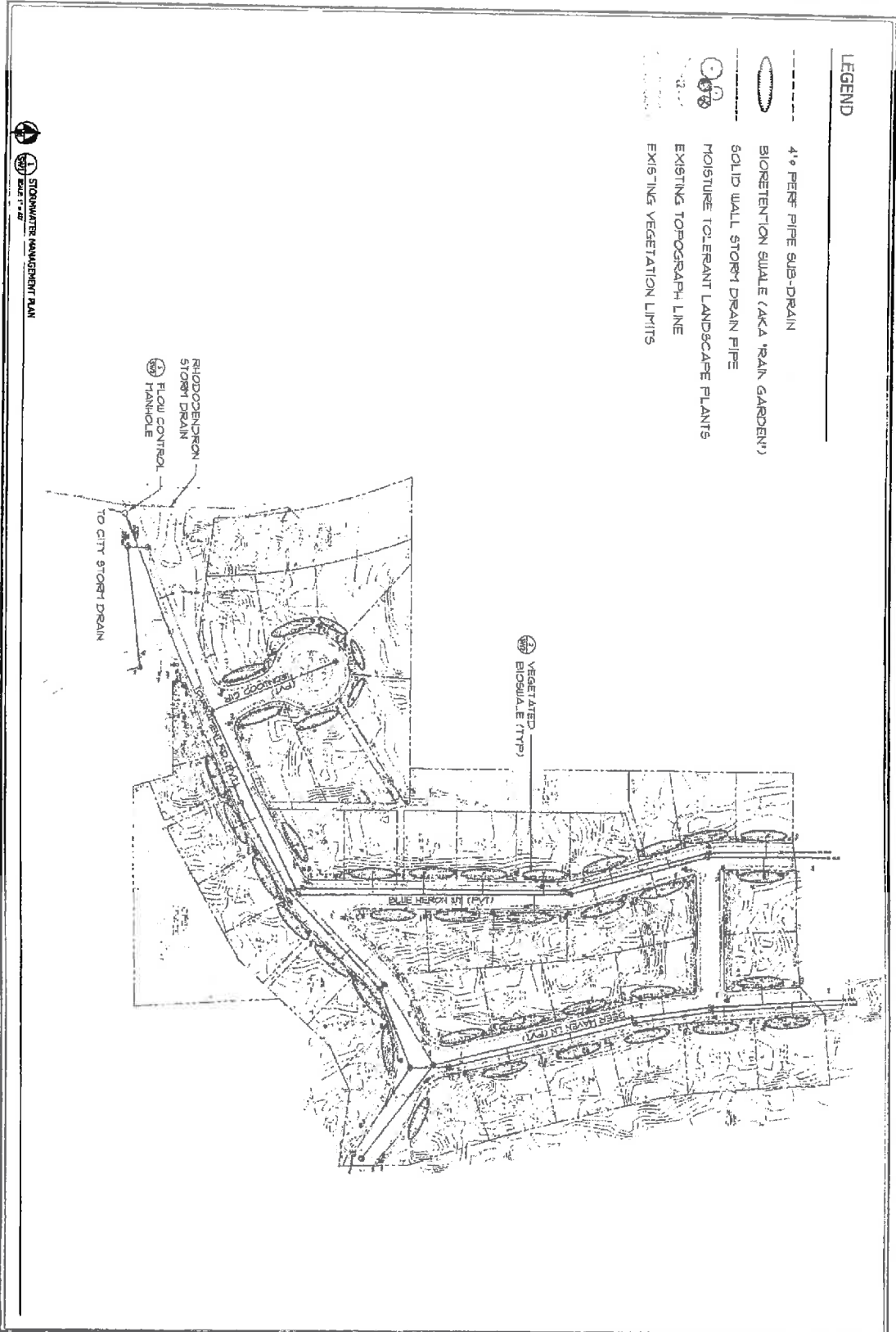
WATER	1000.00
SEWER	1000.00
ELECTRIC	2000.00
GAS	1000.00
TOTAL	5000.00

CS6
PAGE 36

Fairway Estates Phase I
Open Space Plan

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
2160 NII MONTEREY DRIVE
CORVALLIS, OREGON 97330
TEL: 541-753-0644 fred@fredwright.com

		<table border="1"> <tr> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	BY	DATE								
BY	DATE											



LEGEND

- 4" PERF PIPE SUB-DRAIN
- BIORETENTION SWALE (AKA "RAIN GARDEN")
- SOLID WALL STORM DRAIN PIPE
- MOISTURE TOLERANT LANDSCAPE PLANTS
- EXISTING TOPOGRAPH LINE
- EXISTING VEGETATION LIMITS

STORMWATER MANAGEMENT PLAN

RHODOCHRYSON
STORM DRAIN
FLOW CONTROL
HANNOLE
TO CITY STORM DRAIN

VEGETATED
BIOSWALE (TYP)

BLUE HERON SW (TYP)

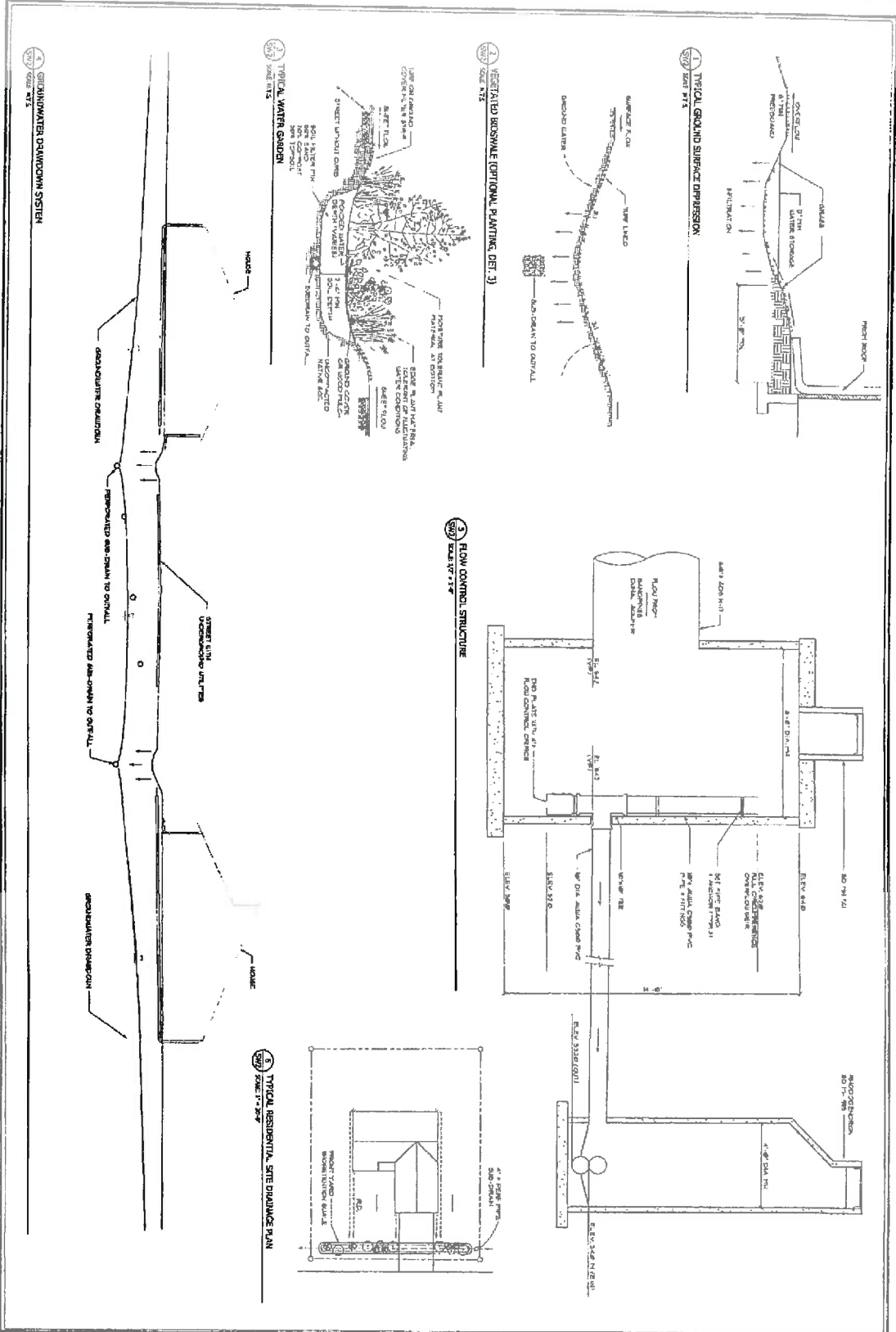
VAULTED SWALE

SW
SHEET
1 OF 7

**Fairway Estates Phase I
Stormwater Management Plan**

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
2100 N. MONTEREY DRIVE
CORVALLIS, OREGON 97330
TEL: 541-353-8644 fredwright@proext.com

DESIGNED BY FRED WRIGHT	CHECKED BY FRED WRIGHT	DATE 10/23/11
PROJECT NO. 11-00000	SCALE AS SHOWN	PROJECT NAME FAIRWAY ESTATES PHASE I



SW2 SHEET OF 3	Fairway Estates Phase I Stormwater Management Details	FRED WRIGHT, P.E. CONSULTING ENGINEERS, INC. 2106 N. MONTEREY DRIVE CORVALLIS, OREGON 97330 TEL: 541-763-5644 fredwright@fredwright.com	PROJECT NO. 18-001 SHEET NO. SW2 DATE: 08-24-18	BY: [Signature] DATE: [] CHECKED: [Signature] DATE: [] APPROVED: [Signature] DATE: []
		CPE CONSULTING ENGINEERS, INC.		



DATE: September 11, 2017

PROJECT: Fairway Estates - Phase 1
Responses to Plan Review Comments

Engineering Review

- 1) Need to Review the amount of stormwater coming from the north and east. During 2017 rain events, there was a lot of water coming into this swale/drainage corridor.
Response: This runoff will be addressed by the following:
- The project proposes to install the public 15" storm line along Rhododendron Dr. to complete the storm system that was meant to be installed several years ago as a means to drain this area more appropriately.
 - Also, though not required:
 - The project will direct water north of lot 16 over to existing catch basins in Caddington Lane which empties into the existing unused 36" drainage system in Caddington Lane.
 - The project is creating a 15' storm drainage easement with a drainage swale at the back of lots 14 thru 16. This drainage swale will extend south through the open space parcel to a catch basin behind lot 10. A 12" storm line will be extended south to a catch basin in Tournament Drive.
 - The project will include a depressed path between lots 28 & 29 that will connect to the open space behind those lots to the south. The catch basin between lots 28 & 29 is at the low point in the drainage system. If the storm conveyance system becomes inundated the runoff will start to bubble up at the catch basin, and then run along the path into the open space to the south that will serve as a safety valve for the entire onsite system. That open space to the south has been the only relief for the entire system for years.
- 2) Clean and Repaint hydrants
Response: Note 105 updated to address cleaning and repainting of hydrants.
- 3) Recommend install concrete pads around hydrants and valves that are in soft surfaces
Response: Not 102 & 105 updated to include concrete pads around vaults & hydrants.
- 4) Inspect causes of sinkholes related to storm system.
Response: Note added to plans to inspect causes of sinkholes and replace infrastructure as needed.
- 5) Set Water meter boxes to sidewalk height.
Response: Note 103 updated to set water meter boxes to sidewalk height.
- 6) Cut sewer clean outs to grade and install metal covers.
Response: Note 203 added to adjust cleanouts and match City Standard Details F-308 & F-310.
- 7) Stamp gutter with W to identify water service location and S to identify sewer location for future locating.
Response: Utility Note added to plans for stamping the gutter or curb at utility crossing locations.
- 8) Flush, Re-chlorinate water lines and perform Bac-T sampling
Response: Utility note added to plans for contractor to provide all of these services & testing.

EUGENE-SPRINGFIELD

SALEM-KEIZER

310 5th Street, Springfield, OR 97477 | p: 541.746.0637 | f: 541.746.0389 | www.branchengineering.com

9) Recommend Cleaning and TV inspection of storm and sewer infrastructure.
Response: Utility note added to plans for lines to be cleaned and TV-Inspected.

10) Wherever possible move water meters to back of sidewalk.
Response: Note added to plans to relocate meters when possible to back of sidewalk.

11) What is being done to address run off water that overcomes 36" inlet? What will happen when the stormwater overcomes the inlet?
Response: The current plan is to:

- *Clean out the inlet pipe and temporary field inlet. This will be conducted and repeated as part of a regular maintenance schedule.*
- *Other potential additions that may be installed as needed which would be coordinated between the owner and the City:*
 - *Install a sediment basin in front of the inlet so sediment can be collected and removed more easily.*
 - *Install 3 or 4 check dams to the east of the inlet to minimize sediment reaching the sediment basin at the inlet. These check dams would be constructed with large rip rap size boulders. There could also be sediment basins at each check dam to be cleaned out regularly.*
- *With the regular maintenance and potentially the additional erosion elements described above, there isn't much anticipation that the 36" inlet will be overwhelmed with water but if that were to happen the water would be directed west along Tournament drive by the standard curbs at lot 25 to the sand filter and eventually a catch basin inlet along the south side of Tournament Drive.*

12) General Note: Suggest moving all boxes and cleanouts out of sidewalk for ADA.
Response: Boxes and cleanouts in sidewalk shouldn't be in conflict with ADA requirements as long as they are flush and have approved/slip-proof tops.

For any additional questions, please don't hesitate to contact us.

Thank you,

Nathan Patterson, P.E.

Project Engineer

TECHNICAL MEMORANDUM



DATE: September 11, 2017

PROJECT: Fairway Estates Phase 1 Subdivision
Branch Engineering Inc. Project No. 16-266

TO: Florence Public Works
989 Spruce Street
Florence, Oregon 97439
Attn: Mike Miller

CC: Michael Pearson
Pacific Golf Communities, LLC

Digitally signed by M. Lane Branch
Date: 2017.09.12 08:03:23 -0700 **M. Lane Branch**

FROM: Nathan Patterson, P.E.
M. Lane Branch, P.E.
Branch Engineering

RE: STORMWATER MANAGEMENT

This memo was prepared to summarize the stormwater management plan for the Fairway Estates Phase 1 Subdivision in Florence, Oregon. The subdivision was originally approved a number of years ago, and much of the utility infrastructure was built before it stalled. The development has been restarted, and now must be updated in order to meet the current design standards accordingly. For stormwater, this means additional treatment and retention on site as the downstream connection will have less capacity than was anticipated during the initial project design.

New Design

As approved during the planning stage for Phase 1 of the Fairway Estates in 2015, stormwater runoff from the roadway will be directed to street swales or sand/rock filters. The details for these facilities can be found in the construction plans on pages C3. These facilities are sized to receive the roadway and sidewalk improvements only, with the intent that the homes will address stormwater on site when buildings are constructed.

There is a concern for high groundwater, so all stormwater facilities will include perforated pipe in the sub drainage layer of the facilities which will connect to the larger detention storage pipe that was previously installed with the former subdivision.

The locations for the driveways are unknown and will be determined by the home builders. For that reason, some assumptions were made in order to ensure the sizing of the facilities were appropriate.

EUGENE-SPRINGFIELD

SALEM-KEIZER

The first assumption is that for a majority of the lots fronting the sand filters, half of the frontage may be taken up by driveways or other utilities. Therefore, during the Phase 1 construction of the roadways, essentially all frontage on one side of the main three roads will include the installation of the rock filters. When the home builder installs the driveway, it will be over the top of a storm facility, that is interconnected by perforated pipe.

Four different scenarios will be analyzed in more detail for stormwater modeling, which is in part because there are two locations where the lots will have little to no stormwater facilities designated to their frontage.

The first is in the cul-de-sac for lots 3, 4, & 5. These lots have limited frontage and due to the grading of the cul-de-sac, are located at the higher end away from where water will generally be draining. Therefore, the lower lots (1, 2, 6, & 7) will have the frontage to treat and detain the cul-de-sac runoff.

The second location that will have little to no treatment at their frontage will be lots 17 & 18. These lots will have storm facilities along the frontage facing the east and west, but will not have any at the south side facing the access connection road. The Access Connection Road will be a shed section so all the runoff will be treated by one facility on the south side of the road rather than a crowned section with facilities on both sides of the road. This will mean lots 36 & 37 will have a rock/sand filter along the entire frontage of the Access Drive.

The last two scenarios that will be analyzed are the typical section of both Tournament Road (34' wide pavement section) and Caddington Lane and Dunbar Way (28' wide pavement section).

All stormwater calculations were determined using HydroCAD 10.00 modeling software. This program utilizes the Santa Barbara Unit Hydrograph hydraulic modeling method. All results of the analysis are included in Attachment A. 24-Hour Rainfall depths are based on City of Florence Stormwater Design Manual, Section 4.5.

The following table displays the areas that were used in each basin modeled and the facility sizing assumptions that were made.

Basin ID	Summary	Area (SF)			Total Frontage (LF)	Minimum Area Designated for Treatment Facility.
		Pavement	Landscape	(Future) Sidewalk		
1	1/2 Cul-De-Sac	5,810	1,860	1,240	84 (Lot 1 & 7)	(60' x 12') = 720 SF
2	Typ. Tournament Rd.	2,800	760	800	80	(40' x 9.5') = 380 SF
3	Typ. Blue Heron Wy.	2,610	1,125	900	90	(45' x 12.5') = 562.5 SF
4	Access Rd	4,565	3,150	1,660	*160+	(150' x 7.5') = 1,125 SF

*This is roughly the entire frontage of lots 36 & 37 facing the Access Road.

It was assumed the water would drain quickly through the open rock layer (12") so this volume was counted as storage in the HydroCAD model. No infiltration tests were conducted, but generally it is expected that the dune sands will have very high infiltration rates (10-20 in/hr+), so a conservative infiltration rate of 6 in/hr was used for the sand below the open drainage rock layer. The HydroCAD model assumes a flat bottom (top of drain rock) at an elevation of 65' that slopes up to 65.50 at the gutter line and sidewalk. There is some longitudinal slope to the roadway and facilities (~0.5%), though it's not anticipated this will affect the function and effectiveness of the facilities, in part due to the rock storage below the 65' elevation. With these assumptions, all the facilities described above meet the detention requirements of the 25-year storm staying at or well below the 65.50 elevation.

For additional information on the results of this analysis, the model outputs are provided in Attachment A.

Capacity Concerns

Since the original project was partially installed and then suspended for some time, the existing drainage patterns in the area have brought up a few concerns; concerns that were highlighted by the heavy rainfall totals encountered during the 2016-2017 rainy season. One major relief for the capacity concerns will be the construction of the public improvements extending a connection down Rhododendron Drive. This connection will provide an outlet for the whole development including offsite areas draining through the site during heavy storm events and rising water tables.

Northern Drainage

The project will direct water north of lot 16 over to existing catch basins in Caddington Lane which empties into the existing unused 36" drainage system in Caddington Lane. For any offsite northern runoff not directed into Caddington Lane, there will be a new 15' storm drainage easement with a drainage swale at the back of lots 14 thru 16. This drainage swale will extend south through the open space parcel to a catch basin behind lot 10. A 12" storm line will be extended south to a catch basin in Tournament Drive.

Eastern Drainage

The eastern channel directed to the existing 36" storm pipe at the end of the Tournament Drive improvements will need the inlet to be cleaned out and regularly maintained. With this area being regularly maintained, and a destination now created by the storm pipe in Rhododendron Drive, there is far less of a concern for the storm water to back up in this area.

The developer has also discussed potentially adding rip rap check dams with sediment basins leading up to the temporary field inlet with trash rack, as needed. If installed, these

check dams would also help to reduce sediment draining into the 36" conveyance system on Tournament Drive.

With the sediment removed and the potential addition of the erosion control elements noted, there isn't much anticipation that the 36" inlet will be overwhelmed with water, but if that were to happen, the water would be directed west along Tournament Drive by the standard curbs at lot 25 to the sand filter and eventually the catch basin inlet along the south side of Tournament Drive.

If, despite all these modifications, capacity issues still arise, the next defensive routing measure will be at the low point of the project on Tournament Drive where a depressed path between lots 28 & 29 will connect to the open space behind those lots to the south. The catch basin between lots 28 & 29 is at the low point in the drainage system, so if the storm conveyance system becomes inundated the runoff will start to bubble up at the catch basin, and then run along the path into the open space to the south that will serve as a safety valve for the entire onsite system. That open space to the south has been the only relief for the entire system for years.

Conclusion

The new roadway improvements and sand filters proposed for the Fairway Estates subdivision have been shown to treat the water quality storm and detain runoff for the 10 and 25-year storms (See Exhibit 1: HydroCAD Stormwater Analysis).

For larger storm events and in cases where off-site runoff draining into the site raises the water table and begins to deluge the conveyance system, the proposed maintenance of sediment removal, and the installation of the public improvements extending a storm pipe down Rhododendron Drive will be a major relief in draining the system and alleviating capacity concerns.

This development will greatly improve the drainage system not only for this site, but also the neighboring areas draining toward this site.

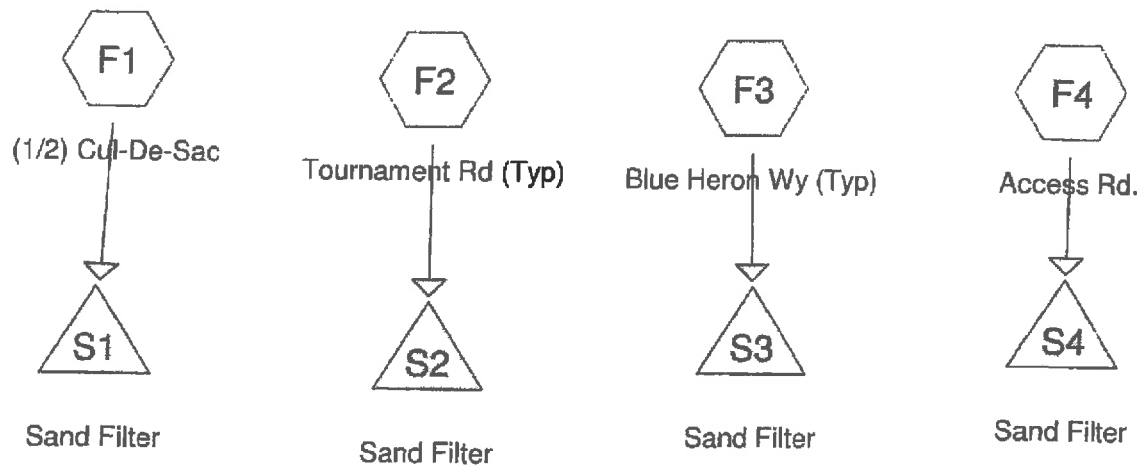
Please let us know if there are any questions or other items you would like to discuss.

M.L.B./N.B.P.

Enclosures

Exhibit 1: HydroCAD Stormwater Analysis

Document ID: 16-266_FairwayEstates_Storm Memo



16-266_FairwayEstates_StormDes5

Type IA 24-hr 10 yr Rainfall=4.48"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 2

Summary for Subcatchment F1: (1/2) Cul-De-Sac

Runoff = 0.20 cfs @ 7.87 hrs, Volume= 0.065 af, Depth= 3.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10 yr Rainfall=4.48"

	Area (sf)	CN	Description
*	5,810	98	Pavement
*	1,860	80	Landscape
*	1,240	98	Sidewalks
	8,910	94	Weighted Average
	1,860		20.88% Pervious Area
	7,050		79.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F2: Tournament Rd (Typ)

Runoff = 0.10 cfs @ 7.87 hrs, Volume= 0.033 af, Depth= 3.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10 yr Rainfall=4.48"

	Area (sf)	CN	Description
*	2,800	98	Pavement
*	760	80	Landscape
*	800	98	Sidewalk
	4,360	95	Weighted Average
	760		17.43% Pervious Area
	3,600		82.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F3: Blue Heron Wy (Typ)

Runoff = 0.11 cfs @ 7.87 hrs, Volume= 0.034 af, Depth= 3.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10 yr Rainfall=4.48"

16-266_FairwayEstates_StormDes5

Type IA 24-hr 10 yr Rainfall=4.48"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 3

	Area (sf)	CN	Description
*	2,610	98	Pavement
*	1,125	80	Landscape
*	900	98	Sidewalk
	4,635	94	Weighted Average
	1,125		24.27% Pervious Area
	3,510		75.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F4: Access Rd.

Raise Lot 15

Runoff = 0.20 cfs @ 7.88 hrs, Volume= 0.064 af, Depth= 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10 yr Rainfall=4.48"

	Area (sf)	CN	Description
*	4,565	98	Impervious
*	3,150	80	Landscape
*	1,660	98	Sidewalk
	9,375	92	Weighted Average
	3,150		33.60% Pervious Area
	6,225		66.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond S1: Sand Filter

Inflow Area = 0.205 ac, 79.12% Impervious, Inflow Depth = 3.80" for 10 yr event
 Inflow = 0.20 cfs @ 7.87 hrs, Volume= 0.065 af
 Outflow = 0.12 cfs @ 7.87 hrs, Volume= 0.065 af, Atten= 43%, Lag= 0.0 min
 Discarded = 0.12 cfs @ 7.87 hrs, Volume= 0.065 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 64.80' @ 8.18 hrs Surf.Area= 835 sf Storage= 210 cf

Plug-Flow detention time= 25.7 min calculated for 0.065 af (100% of inflow)
 Center-of-Mass det. time= 25.7 min (719.3 - 693.7)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 10 yr Rainfall=4.48"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 4

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	215 cf	Custom Stage Data (Prismatic) Listed below 1,023 cf Overall - 308 cf Embedded = 715 cf x 30.0% Voids
#2	65.00'	308 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	54 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 180 cf Overall x 30.0% Voids
		576 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	515	0	0
64.50	715	308	308
65.50	715	715	1,023

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	515	0	0
65.50	715	308	308

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	120	0	0
64.00	120	180	180

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.12 cfs @ 7.87 hrs HW=64.50' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.12 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)
 ↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond S2: Sand Filter

Inflow Area = 0.100 ac, 82.57% Impervious, Inflow Depth = 3.90" for 10 yr event
 Inflow = 0.10 cfs @ 7.87 hrs, Volume= 0.033 af
 Outflow = 0.07 cfs @ 8.09 hrs, Volume= 0.033 af, Atten= 28%, Lag= 13.3 min
 Discarded = 0.07 cfs @ 8.09 hrs, Volume= 0.033 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 64.49' @ 8.09 hrs Surf.Area= 528 sf Storage= 113 cf

Plug-Flow detention time= 18.2 min calculated for 0.033 af (100% of inflow)
 Center-of-Mass det. time= 18.2 min (703.5 - 685.3)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 10 yr Rainfall=4.48"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 5

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	114 cf	Custom Stage Data (Prismatic) Listed below 535 cf Overall - 155 cf Embedded = 380 cf x 30.0% Voids
#2	65.00'	155 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	68 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 225 cf Overall x 30.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	240	0	0
64.50	380	155	155
65.50	380	380	535

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	240	0	0
65.50	380	155	155

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.07 cfs @ 8.09 hrs HW=64.49' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)
 ↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond S3: Sand Filter

Inflow Area = 0.106 ac, 75.73% Impervious, Inflow Depth = 3.80" for 10 yr event
 Inflow = 0.11 cfs @ 7.87 hrs, Volume= 0.034 af
 Outflow = 0.09 cfs @ 8.07 hrs, Volume= 0.034 af, Atten= 19%, Lag= 11.6 min
 Discarded = 0.09 cfs @ 8.07 hrs, Volume= 0.034 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 64.20' @ 8.07 hrs Surf.Area= 615 sf Storage= 97 cf

Plug-Flow detention time= 18.4 min calculated for 0.034 af (100% of inflow)
 Center-of-Mass det. time= 18.4 min (712.0 - 693.7)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 10 yr Rainfall=4.48"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 6

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	168 cf	Custom Stage Data (Prismatic) Listed below 800 cf Overall - 240 cf Embedded = 560 cf x 30.0% Voids
#2	65.00'	240 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	68 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 225 cf Overall x 30.0% Voids
		476 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	400	0	0
64.50	560	240	240
65.50	560	560	800

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	400	0	0
65.50	560	240	240

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.09 cfs @ 8.07 hrs HW=64.20' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)
 ↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond S4: Sand Filter

Inflow Area = 0.215 ac, 66.40% Impervious, Inflow Depth = 3.58" for 10 yr event
 Inflow = 0.20 cfs @ 7.88 hrs, Volume= 0.064 af
 Outflow = 0.16 cfs @ 8.07 hrs, Volume= 0.064 af, Atten= 22%, Lag= 11.6 min
 Discarded = 0.16 cfs @ 8.07 hrs, Volume= 0.064 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 64.35' @ 8.07 hrs Surf.Area= 1,132 sf Storage= 161 cf

Plug-Flow detention time= 27.5 min calculated for 0.064 af (100% of inflow)
 Center-of-Mass det. time= 27.5 min (736.7 - 709.2)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 10 yr Rainfall=4.48"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 7

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	336 cf	Custom Stage Data (Prismatic) Listed below 1,565 cf Overall - 445 cf Embedded = 1,120 cf x 30.0% Voids
#2	65.00'	445 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	68 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 225 cf Overall x 30.0% Voids
		849 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	660	0	0
64.50	1,120	445	445
65.50	1,120	1,120	1,565

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	660	0	0
65.50	1,120	445	445

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.16 cfs @ 8.07 hrs HW=64.35' (Free Discharge)
 ↳1=Exfiltration (Exfiltration Controls 0.16 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)
 ↳2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 25 yr Rainfall=5.06"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 8

Summary for Subcatchment F1: (1/2) Cul-De-Sac

Runoff = 0.23 cfs @ 7.87 hrs, Volume= 0.074 af, Depth= 4.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25 yr Rainfall=5.06"

	Area (sf)	CN	Description
*	5,810	98	Pavement
*	1,860	80	Landscape
*	1,240	98	Sidewalks
	8,910	94	Weighted Average
	1,860		20.88% Pervious Area
	7,050		79.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F2: Tournament Rd (Typ)

Runoff = 0.12 cfs @ 7.86 hrs, Volume= 0.037 af, Depth= 4.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25 yr Rainfall=5.06"

	Area (sf)	CN	Description
*	2,800	98	Pavement
*	760	80	Landscape
*	800	98	Sidewalk
	4,360	95	Weighted Average
	760		17.43% Pervious Area
	3,600		82.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F3: Blue Heron Wy (Typ)

Runoff = 0.12 cfs @ 7.87 hrs, Volume= 0.039 af, Depth= 4.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25 yr Rainfall=5.06"

16-266_FairwayEstates_StormDes5

Type IA 24-hr 25 yr Rainfall=5.06"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 9

	Area (sf)	CN	Description
*	2,610	98	Pavement
*	1,125	80	Landscape
*	900	98	Sidewalk
	4,635	94	Weighted Average
	1,125		24.27% Pervious Area
	3,510		75.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F4: Access Rd.

Raise Lot 15

Runoff = 0.23 cfs @ 7.88 hrs, Volume= 0.074 af, Depth= 4.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25 yr Rainfall=5.06"

	Area (sf)	CN	Description
*	4,565	98	Impervious
*	3,150	80	Landscape
*	1,660	98	Sidewalk
	9,375	92	Weighted Average
	3,150		33.60% Pervious Area
	6,225		66.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond S1: Sand Filter

Inflow Area = 0.205 ac, 79.12% Impervious, Inflow Depth = 4.37" for 25 yr event
 Inflow = 0.23 cfs @ 7.87 hrs, Volume= 0.074 af
 Outflow = 0.12 cfs @ 7.81 hrs, Volume= 0.074 af, Atten= 50%, Lag= 0.0 min
 Discarded = 0.12 cfs @ 7.81 hrs, Volume= 0.074 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 65.03' @ 8.26 hrs Surf.Area= 835 sf Storage= 269 cf

Plug-Flow detention time= 25.2 min calculated for 0.074 af (100% of inflow)
 Center-of-Mass det. time= 25.2 min (713.4 - 688.3)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 25 yr Rainfall=5.06"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 10

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	215 cf	Custom Stage Data (Prismatic) Listed below 1,023 cf Overall - 308 cf Embedded = 715 cf x 30.0% Voids
#2	65.00'	308 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	54 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 180 cf Overall x 30.0% Voids
		576 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	515	0	0
64.50	715	308	308
65.50	715	715	1,023

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	515	0	0
65.50	715	308	308

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	120	0	0
64.00	120	180	180

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.12 cfs @ 7.81 hrs HW=64.52' (Free Discharge)
 ↳1=Exfiltration (Exfiltration Controls 0.12 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)
 ↳2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond S2: Sand Filter

Inflow Area = 0.100 ac, 82.57% Impervious, Inflow Depth = 4.48" for 25 yr event
 Inflow = 0.12 cfs @ 7.86 hrs, Volume= 0.037 af
 Outflow = 0.07 cfs @ 7.88 hrs, Volume= 0.037 af, Atten= 37%, Lag= 1.0 min
 Discarded = 0.07 cfs @ 7.88 hrs, Volume= 0.037 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 64.75' @ 8.12 hrs Surf.Area= 530 sf Storage= 142 cf

Plug-Flow detention time= 21.3 min calculated for 0.037 af (100% of inflow)
 Center-of-Mass det. time= 21.3 min (701.8 - 680.5)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 25 yr Rainfall=5.06"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 11

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	114 cf	Custom Stage Data (Prismatic) Listed below 535 cf Overall - 155 cf Embedded = 380 cf x 30.0% Voids
#2	65.00'	155 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	68 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 225 cf Overall x 30.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	240	0	0
64.50	380	155	155
65.50	380	380	535

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	240	0	0
65.50	380	155	155

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.07 cfs @ 7.88 hrs HW=64.51' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)

↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond S3: Sand Filter

Inflow Area = 0.106 ac, 75.73% Impervious, Inflow Depth = 4.37" for 25 yr event
 Inflow = 0.12 cfs @ 7.87 hrs, Volume= 0.039 af
 Outflow = 0.09 cfs @ 8.08 hrs, Volume= 0.039 af, Atten= 24%, Lag= 12.5 min
 Discarded = 0.09 cfs @ 8.08 hrs, Volume= 0.039 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 64.36' @ 8.08 hrs Surf.Area= 664 sf Storage= 119 cf

Plug-Flow detention time= 21.4 min calculated for 0.039 af (100% of inflow)

Center-of-Mass det. time= 21.4 min (709.7 - 688.3)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 25 yr Rainfall=5.06"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 12

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	168 cf	Custom Stage Data (Prismatic) Listed below 800 cf Overall - 240 cf Embedded = 560 cf x 30.0% Voids
#2	65.00'	240 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	68 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 225 cf Overall x 30.0% Voids
		476 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	400	0	0
64.50	560	240	240
65.50	560	560	800

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	400	0	0
65.50	560	240	240

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.09 cfs @ 8.08 hrs HW=64.36' (Free Discharge)
 ↳ **1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)
 ↳ **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond S4: Sand Filter

Inflow Area = 0.215 ac, 66.40% Impervious, Inflow Depth = 4.15" for 25 yr event
 Inflow = 0.23 cfs @ 7.88 hrs, Volume= 0.074 af
 Outflow = 0.17 cfs @ 8.08 hrs, Volume= 0.074 af, Atten= 25%, Lag= 12.3 min
 Discarded = 0.17 cfs @ 8.08 hrs, Volume= 0.074 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 64.49' @ 8.08 hrs Surf.Area= 1,259 sf Storage= 198 cf

Plug-Flow detention time= 25.4 min calculated for 0.074 af (100% of inflow)
 Center-of-Mass det. time= 25.4 min (728.2 - 702.8)

16-266_FairwayEstates_StormDes5

Type IA 24-hr 25 yr Rainfall=5.06"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 13

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	336 cf	Custom Stage Data (Prismatic) Listed below 1,565 cf Overall - 445 cf Embedded = 1,120 cf x 30.0% Voids
#2	65.00'	445 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	68 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 225 cf Overall x 30.0% Voids
		849 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	660	0	0
64.50	1,120	445	445
65.50	1,120	1,120	1,565

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	660	0	0
65.50	1,120	445	445

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.17 cfs @ 8.08 hrs HW=64.49' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.17 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)

↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

16-266_FairwayEstates_StormDes5

Type IA 24-hr WQ Rainfall=0.83"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 14

Summary for Subcatchment F1: (1/2) Cul-De-Sac

Runoff = 0.02 cfs @ 7.98 hrs, Volume= 0.006 af, Depth= 0.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr WQ Rainfall=0.83"

	Area (sf)	CN	Description
*	5,810	98	Pavement
*	1,860	80	Landscape
*	1,240	98	Sidewalks
	8,910	94	Weighted Average
	1,860		20.88% Pervious Area
	7,050		79.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F2: Tournament Rd (Typ)

Runoff = 0.01 cfs @ 7.96 hrs, Volume= 0.004 af, Depth= 0.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr WQ Rainfall=0.83"

	Area (sf)	CN	Description
*	2,800	98	Pavement
*	760	80	Landscape
*	800	98	Sidewalk
	4,360	95	Weighted Average
	760		17.43% Pervious Area
	3,600		82.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F3: Blue Heron Wy (Typ)

Runoff = 0.01 cfs @ 7.98 hrs, Volume= 0.003 af, Depth= 0.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr WQ Rainfall=0.83"

16-266_FairwayEstates_StormDes5

Type IA 24-hr WQ Rainfall=0.83"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 15

Area (sf)	CN	Description
* 2,610	98	Pavement
* 1,125	80	Landscape
* 900	98	Sidewalk
4,635	94	Weighted Average
1,125		24.27% Pervious Area
3,510		75.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment F4: Access Rd.

Raise Lot 15

Runoff = 0.01 cfs @ 8.01 hrs, Volume= 0.005 af, Depth= 0.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
Type IA 24-hr WQ Rainfall=0.83"

Area (sf)	CN	Description
* 4,565	98	Impervious
* 3,150	80	Landscape
* 1,660	98	Sidewalk
9,375	92	Weighted Average
3,150		33.60% Pervious Area
6,225		66.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond S1: Sand Filter

Inflow Area = 0.205 ac, 79.12% Impervious, Inflow Depth = 0.37" for WQ event
 Inflow = 0.02 cfs @ 7.98 hrs, Volume= 0.006 af
 Outflow = 0.02 cfs @ 7.93 hrs, Volume= 0.006 af, Atten= 2%, Lag= 0.0 min
 Discarded = 0.02 cfs @ 7.93 hrs, Volume= 0.006 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 62.54' @ 8.03 hrs Surf.Area= 120 sf Storage= 2 cf

Plug-Flow detention time= 1.4 min calculated for 0.006 af (100% of inflow)
 Center-of-Mass det. time= 1.4 min (819.8 - 818.4)

16-266_FairwayEstates_StormDes5

Type IA 24-hr WQ Rainfall=0.83"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 16

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	215 cf	Custom Stage Data (Prismatic) Listed below 1,023 cf Overall - 308 cf Embedded = 715 cf x 30.0% Voids
#2	65.00'	308 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	54 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 180 cf Overall x 30.0% Voids
		576 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	515	0	0
64.50	715	308	308
65.50	715	715	1,023

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	515	0	0
65.50	715	308	308

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	120	0	0
64.00	120	180	180

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.02 cfs @ 7.93 hrs HW=62.54' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)

↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond S2: Sand Filter

Inflow Area = 0.100 ac, 82.57% Impervious, Inflow Depth = 0.42" for WQ event
 Inflow = 0.01 cfs @ 7.96 hrs, Volume= 0.004 af
 Outflow = 0.01 cfs @ 7.98 hrs, Volume= 0.004 af, Atten= 0%, Lag= 1.4 min
 Discarded = 0.01 cfs @ 7.98 hrs, Volume= 0.004 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 62.52' @ 7.98 hrs Surf.Area= 150 sf Storage= 1 cf

Plug-Flow detention time= 1.4 min calculated for 0.004 af (100% of inflow)
 Center-of-Mass det. time= 1.4 min (799.5 - 798.1)

16-266_FairwayEstates_StormDes5

Type IA 24-hr WQ Rainfall=0.83"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 17

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	114 cf	Custom Stage Data (Prismatic) Listed below 535 cf Overall - 155 cf Embedded = 380 cf x 30.0% Voids
#2	65.00'	155 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	68 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 225 cf Overall x 30.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	240	0	0
64.50	380	155	155
65.50	380	380	535

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	240	0	0
65.50	380	155	155

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.02 cfs @ 7.98 hrs HW=62.52' (Free Discharge)

↳1=Exfiltration (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)

↳2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond S3: Sand Filter

Inflow Area =	0.106 ac, 75.73% Impervious, Inflow Depth = 0.37" for WQ event
inflow =	0.01 cfs @ 7.98 hrs, Volume= 0.003 af
Outflow =	0.01 cfs @ 8.00 hrs, Volume= 0.003 af, Atten= 0%, Lag= 1.4 min
Discarded =	0.01 cfs @ 8.00 hrs, Volume= 0.003 af
Primary =	0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs

Peak Elev= 62.52' @ 8.00 hrs Surf.Area= 150 sf Storage= 1 cf

Plug-Flow detention time= 1.4 min calculated for 0.003 af (100% of inflow)

Center-of-Mass det. time= 1.4 min (819.8 - 818.4)

16-266_FairwayEstates_StormDes5

Type IA 24-hr WQ Rainfall=0.83"

Prepared by Microsoft

Printed 7/5/2017

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Page 18

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	168 cf	Custom Stage Data (Prismatic) Listed below 800 cf Overall - 240 cf Embedded = 560 cf x 30.0% Voids
#2	65.00'	240 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
#3	62.50'	68 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 225 cf Overall x 30.0% Voids
		476 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	400	0	0
64.50	560	240	240
65.50	560	560	800

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	400	0	0
65.50	560	240	240

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.02 cfs @ 8.00 hrs HW=62.52' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)
 ↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond S4: Sand Filter

Inflow Area = 0.215 ac, 66.40% impervious, Inflow Depth = 0.28" for WQ event
 Inflow = 0.01 cfs @ 8.01 hrs, Volume= 0.005 af
 Outflow = 0.01 cfs @ 8.02 hrs, Volume= 0.005 af, Atten= 0%, Lag= 0.8 min
 Discarded = 0.01 cfs @ 8.02 hrs, Volume= 0.005 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-32.00 hrs, dt= 0.01 hrs
 Peak Elev= 62.52' @ 8.02 hrs Surf.Area= 150 sf Storage= 1 cf

Plug-Flow detention time= 1.4 min calculated for 0.005 af (100% of inflow)
 Center-of-Mass det. time= 1.4 min (857.5 - 856.1)

16-266_FairwayEstates_StormDes5

Prepared by Microsoft

HydroCAD® 10.00-16 s/n 09344 © 2015 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=0.83"

Printed 7/5/2017

Page 19

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	336 cf	Custom Stage Data (Prismatic) Listed below 1,565 cf Overall - 445 cf Embedded = 1,120 cf x 30.0% Voids
#2	65.00'	445 cf	
#3	62.50'	68 cf	
			Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
			Custom Stage Data (Prismatic) Listed below (Recalc)
			225 cf Overall x 30.0% Voids
			849 cf Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	660	0	0
64.50	1,120	445	445
65.50	1,120	1,120	1,565

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	660	0	0
65.50	1,120	445	445

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.50	150	0	0
64.00	150	225	225

Device	Routing	Invert	Outlet Devices
#1	Discarded	62.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.01'
#2	Primary	65.35'	2.0' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.7' Crest Height

Discarded OutFlow Max=0.02 cfs @ 8.02 hrs HW=62.52' (Free Discharge)
 ↳1=Exfiltration (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=62.50' (Free Discharge)
 ↳2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)



August 12, 2015

Mr. Mike Miller
Public Works Director
250 highway 101
Florence, OR 97439

**RE: Traffic Impact Analysis Review
Fairway Estates at Sandpines, Florence, Oregon**

Dear Mike:

Civil West Engineering Services has reviewed the Traffic Impact Analysis for Fairway Estates at Sandpines, prepared by Fred Wright, P.E. Consulting Engineers, Inc. We offer the following comments:

- Page 1, paragraph 2, 1st sentence: Missing word after "analysis".
- Page 1, Vicinity Map: Map is too small to be of much benefit, and street names are illegible. The Google Earth image on the following page is better as a vicinity map, but streets are not labelled.
- Page 3, last sentence: Revise to "...traffic expected from existing and proposed development."
- Page 4: Although it is noted that no offsite street improvements are proposed with this development, we offer the recommendation that the project be designed with the planned cross section of Rhododendron Drive, as described in the Rhododendron Drive Integrated Transportation Plan taken into consideration.
- Page 6, Summary: "... we conclude that increased traffic demand on the surrounding public transportation infrastructure does not warrant additional investigation or mitigation measures." Provide basis for this conclusion. No capacity analysis of the existing street to show that an additional 400 – 1200 vehicles per day would be tolerable is provided.
- Page 7: "...intersections with Rhododendron Drive, 9th Street and 35th Street both exhibit Level of Service (LOS) "A" currently..." Provide reference.

Respectfully,
Civil West Engineering Services, Inc.

Matt Wadlington, P.E.
Project Manager

Cc: Glen Southerland, City of Florence
File

APPROVED
City of Florence
Community Development
Department
"D" PC 17 26 AUD 01
Exhibit File Number

EXHIBIT D

From: [Mike Miller](#)
To: [Wendy Farley-Campbell](#)
Cc: [Glen Southerland](#)
Subject: FW: Traffic Impact Analysis
Date: Tuesday, July 21, 2015 4:33:21 PM
Attachments: [image003.png](#)

Good afternoon,

In talking with Marlin at Civil West, we can deem the TIA complete for the completeness review, however we still need to perform a thorough review/evaluation of the TIA.

Mike

From: Marlin Gochnour [mailto:mgochnour@civilwest.com]
Sent: Tuesday, July 21, 2015 4:22 PM
To: Mike Miller
Cc: mhampton@civilwest.com; mgochnour@civilwest.com
Subject: RE: {possible Spam} Traffic Impact Analysis

Mike,

I have taken a quick look through the TIA you sent over as requested. First off it is important to recognize that a TIA can range in the level of detail and complexity depending on the size, type and location of a development. With that understood a typical TIA should address:

1. BACKGROUND:
 - a. Description of proposed development
 - b. Identification of peak hours and whether weekends will be used in the impact analysis
 - c. Description of study area
 - d. Location of proposed Access points
2. BASE TRAFFIC CONDITIONS:
 - a. Description of road network and intersections adjacent to site and at access points
 - b. Counts during peak-impact hours
3. SITE TRAFFIC GENERATION:
 - a. Trip generation rates used and the source of these rates
 - b. Traffic generated during peak impact hours
4. SITE TRAFFIC DISTRIBUTION:
 - a. Method used to distribute traffic
 - b. Table showing estimated traffic movements by direction
 - c. Discussion of method used for traffic assignment and assumptions for assignment of traffic to network
5. NON-SITE TRAFFIC PROJECTIONS:
 - a. Definition of design year—opening of proposed development

- b. Identification of development in study area whose traffic is to be included in calculations
 - c. Adjustments of off-site through traffic volumes
 - d. Assembling of off-site traffic forecast for design year
6. TRAFFIC ASSIGNMENTS:
- a. Assignment of peak-period traffic to intersections and access points
 - b. Figures for existing peak impact traffic hours, site traffic and total traffic
 - c. Recommended access design improvements
7. REVIEW OF SITE PLAN:
- a. Internal Reservoir at access points
 - b. Parking layout if any
 - c. Recommended changes
8. DISCUSSION OF FUTURE TRAFFIC CONDITIONS:
- a. Other developments in area

The submitted TIA includes a background section as well as discussion and description of the existing traffic patterns. It then includes a discussion about the planned traffic that the development will see followed by map and a trip generation analysis. The plan preparer then discusses trip assignment and distribution followed with a short summary of the analysis's findings.

For a development of this size It appears that the analysis/plan submitted covers the primary sections that a TIA should include, but a more in-depth review of the submitted plan needs to be completed to ensure that the key topics within each discussion topic/section are adequately investigated, analyzed, and discussed.

If you have any additional questions on this topic please do not hesitate to contact me and I will make sure to address your concerns.

Thanks.

Marlin Gochnour, PE – Engineering Manager

Civil West Engineering Services, Inc.
& Investigative Engineers of SW Oregon
486 E Street • Coos Bay, OR • 97420
609 SW Hurbert Street, Newport, OR 97366
10558 Hwy 62, Ste B-1, Eagle Point, OR 97524
541-266-8601 • Fax 541-266-8681 • Cell 541-808-8169
mgochnour@civilwest.com
www.civilwest.com



Like us at: [Facebook](#) to receive regular news and updates on Civil West

IMPORTANT NOTICE: This communication, including any attachment, contains information that may be confidential, privileged, and/or protected by law. Such laws prohibit you from making any further disclosure of such information without the specific written consent of the person to whom it pertains, or as otherwise permitted by law. All information is intended solely for the entity or individual to whom it is addressed. If you are not the intended recipient, you should contact the sender and delete the message. Any unauthorized disclosure, copying, or distribution of this message is strictly prohibited. Nothing in this email, including any attachment, is intended to be a legally binding signature.

From: Mike Miller [<mailto:mike.miller@ci.florence.or.us>]
Sent: Friday, July 17, 2015 5:09 PM
To: Mark Hampton (mhampton@civilwest.com); gpallo@civilwest.com; mgochnour@civilwest.com
Subject: {possible Spam} Traffic Impact Analysis

Happy Friday,

Can you take a look at the attached TIA to determine if it is "complete"? I do not need a thorough review just yet, but we have to make a determination of the completeness of their land use application. Please let me know if Civil West can do this. Also, will you be able to provide the peer review of the TIA for the next steps?

Please let me know.

Mike

Mike Miller
Public Works Director
City of Florence
250 Hwy 101 N
Florence, OR 97439

Phone: 541-997-4106

Fax: 541-902-1333

Follow Us! [City Website](#) | [Facebook](#) | [Twitter](#) | [Vimeo](#)

The City of Florence is an equal opportunity employer and service provider.

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of Florence and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Traffic Impact Analysis

Sandpines Fairway Estates

Residential Planned Development

North Rhododendron Drive

Florence, Oregon



Prepared for:
Pacific Golf Communities, LLC
c/o Michael Pearson, General Manager
1201 SW 35th Street
Florence, OR 97439
Tel: 541-997-1940
Email: michaelp@sandpines.com

APPROVED
City of Florence
Community Development
Department
"E"
PC 17 26 PUD 01
Exhibit File Number



Prepared by:
Fred Wright, P.E. Consulting Engineers, Inc.
2708 NW Monterey Drive
Corvallis, OR 97330
Tel: 541-753-5644
Email: fredwright@proaxis.com

SUMMARY REPORT
TRAFFIC IMPACT ANALYSIS
Fairway Estates at Sandpines, Florence, OR
August 19, 2015

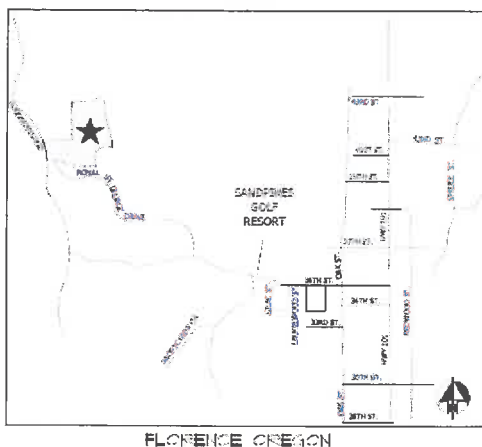
BACKGROUND

Fairway Estates at Sandpines is owned by Pacific Golf Communities, LLC represented by Michael Pearson. Fairway Estates is proposed as a residential planned development consisting of 77 platted lots for single family detached homes. The project site is located immediately west of the Fairway No. 6 on the Sandpines Golf Links in Florence, Oregon. Development of these lots will occur in two phases of 40 and 37 lots. Lots will be offered for sale to builders or owners. Full build-out likely will take 15-20 years.

Pacific Golf Communities has authorized the preparation of a traffic analysis for its proposed new development. Traffic impact assessment will include vehicular trip generation for proposed, staged development scenarios within the existing prescribed zoning for the vacant parcels. These vacant parcels have progressed through prior land use reviews, but the housing projects were abandoned by the previous developers following the financial crash of 2008. When abandoned, the parcel comprised two phases. Phase I had received construction permits for public infrastructure. Much of the underground improvements had been completed when the project was abandoned. Phase II was still progressing through permitting processes when abandoned. All permits, approvals and entitlements have long expired.

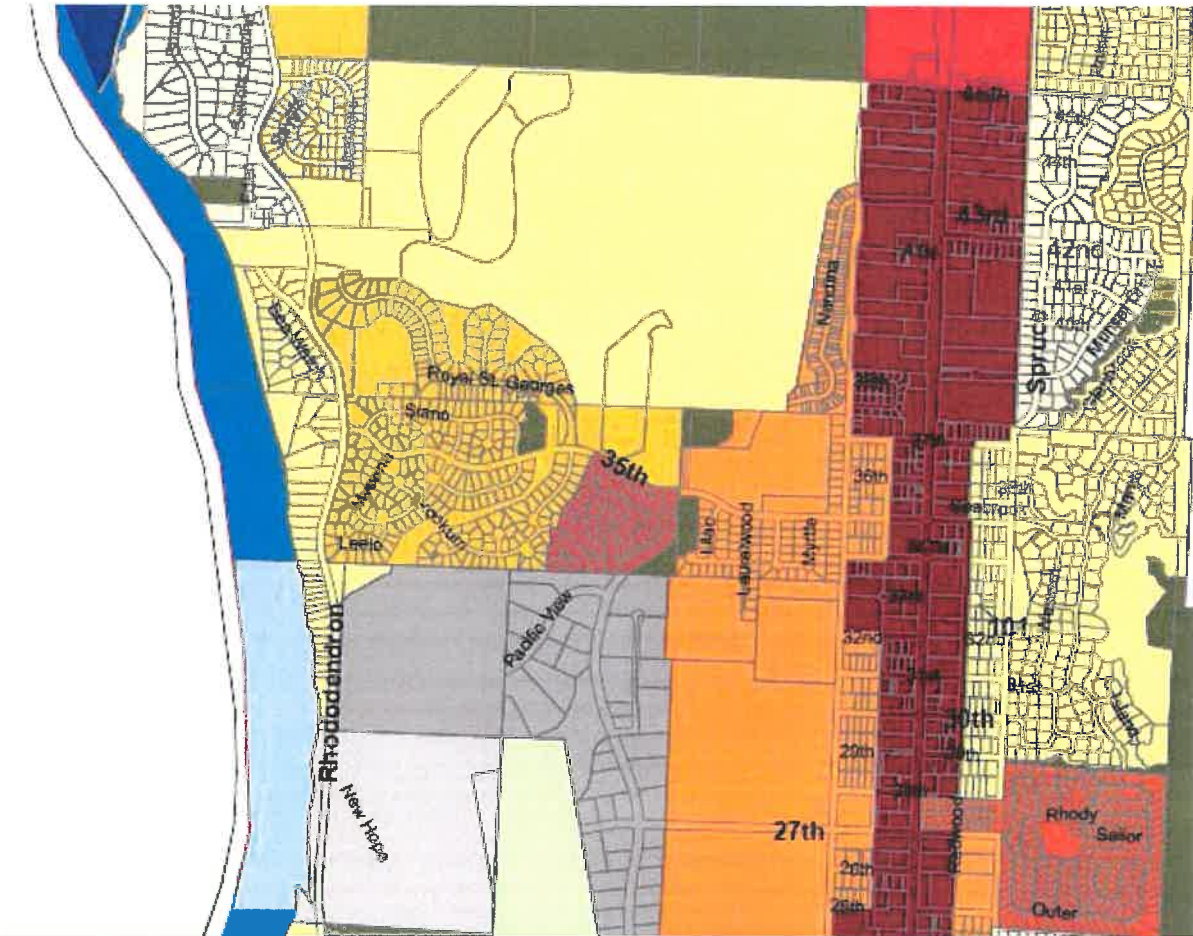
Recognizing the prospect of a housing market recovery in Florence, the current owners intend to develop building lots on this site for single family detached housing. Additionally, the owners wish to develop a design for the gated entry driveway for the future development. This Traffic Impact Analysis will provide important traffic data needed for the driveway design.

VICINITY MAPS



VICINITY MAPS

The following excerpt from City of Florence GIS mapping shows relevant street names in the vicinity of our proposed project.



Fred Wright, P.E.
Consulting Engineers, Inc.

EXISTING SITE

The following Google Earth aerial photo excerpt of Florence, Oregon shows the general location of the proposed development. The Sandpines Links Golf Course is located immediately east of the project site. A portion of the property abuts Fairway No. 6.



Google earth

miles 1
 km 2



EXISTING AUTOMOBILE TRAFFIC

The subject site is vacant currently. A construction access has been fenced for security. Currently, there is no vehicular traffic generated by the development site. Fairway No. 6 can be accessed only by golf carts or pedestrian golfers parked at the Sandpines Links Clubhouse. Access to the proposed development site is available only from North Rhododendron Drive. This northerly section of North Rhododendron Drive provides access to a series of gated, private single-access residential communities. Vehicular traffic from the proposed development all will be routed to North Rhododendron Drive via a new gated entry.

PLANNED AUTOMOBILE TRAFFIC

A single driveway is proposed, located approximately mid-way between 35th and 46th Streets on North Rhododendron Drive. Rhododendron is classified as a Minor Arterial from Ninth Street to Heceta Beach Road on Figure 4-3 of the Florence Transportation System Plan (TSP). The Sandpines neighborhood label has been added to the map. The Minor Arterial street classification is appropriate for the volume and character of traffic expected from existing and proposed development.



Fred Wright, P.E.
Consulting Engineers, Inc.

STREET IMPROVEMENT STANDARDS

Streets within Fairway Estates will be owned and maintained as private facilities by a homeowner's association. Street widths will conform to City of Florence standards as required for fire and emergency vehicle access and circulation. While no offsite street improvements are proposed with this development plan, the new entry drive will be designed to meet City's planned cross sections for Rhododendron Drive.

PHASE I DEVELOPMENT PLAN



VEHICULAR TRIP GENERATION

Trip generation analysis will be based on the estimated number of single family detached dwelling units (DU) proposed for each of two planned phases:

Phase 1: 40 DU

Phase 2: 37 DU

Vehicular access to vacant property located on the east side of the Fairway No. 6 can be secured only through the currently proposed development. The significant presence of jurisdictional wetlands make development the easterly vacant site problematic, nonetheless an estimated allocation of 40 DU for potential future housing will be included in the trip generation analysis.

The data presented in ITE's *Trip Generation* provides a database of the primary land uses for which the evaluation of these distinct categories of trips is critical to volume analysis. Among ITE's land use categories is owner-occupied *Single Family Detached Housing (Land Use 210)*. This category provides most appropriate traffic data for the proposed development plan. Using ITE's database and prescribed methodology, we have estimated trip generation and directional distribution for three weekday time periods.

Average daily traffic is the total number of trip ends to the site on an average 24-hour weekday. Although measured in vehicles per day, the commonly used dimension is ADT (Average Daily Traffic). A *trip* or *trip end* is a single or one-directional vehicle movement with either the origin or destination (*exiting or entering*) inside the study site. For trip generation calculations, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period.

AM Peak Hour Roadway Traffic (7-9) is the single peak hour of adjacent street traffic, usually occurring between 7 AM and 9 AM, when the combination of the trips generated by a site land use and the volume of traffic on adjacent streets is the highest. Likewise *PM Peak Hour Roadway Traffic (4-6)* is the single peak hour afternoon volume. Generally, it is these volumes that are most relevant to the design of traffic facilities on streets adjacent to or near the generator, consequently of greatest interest to the local municipality, and to other neighborhood residents.

We followed ITE's recommended decision tree for estimating trip generation, which is shown as *Figure 3.1 Recommended Procedure for Selecting between Trip Generation Average Rates and Equations*, to calculate traffic volumes for the three weekday time periods for staged development of the proposed SFD land use, and applied these rates to the various stages under consideration.

We made no attempt to collect local traffic data, but relied solely on the ITE national database, as is widely practiced by traffic engineering consultants and widely accepted by traffic engineers of local jurisdictions, including City of Florence.

Recognizing that Florence includes a significant population segment of retired persons, the ITE trip generation rates may overestimate actual trip rates for peak hour traffic. Much of the peak hour traffic contribution comes from workday commuters. However,

Fred Wright, P.E.
Consulting Engineers, Inc.

no adjustment has been included in the analysis for resident status, and the peak hour rates should be considered conservative.

The trip generation calculations, including directional distributions (Enter and Exit) are summarized in the table captioned *TABLE A - TOTAL TRIP-ENDS*. The proposed development increases traffic on the adjacent roadway, namely North Rhododendron Drive.

TRIP ASSIGNMENT AND DISTRIBUTION

Directional distribution at North Rhododendron Drive is shown in Table A in the columns labeled "Enter" and "Exit." Distribution analysis has not been carried further into neighborhood street systems, although it is estimated that approximately 90% or more of exit traffic will be southbound, toward the City center. Likewise, the same proportion of inbound traffic will originate from the City center or Highway 101 via 35th Street.

Trip estimates are not directly proportional to number of dwelling units. The ITE database algorithm is applied to the aggregate of lots serviced by the driveway on Rhododendron Drive. It must be remembered that the total build-out represented in the chart will likely occur over a 20-year plus time period.

TABLE A - TOTAL TRIP-ENDS

DEVELOPMENT SCENARIO	AVERAGE DAILY TRAFFIC			AM PEAK HOUR ROADWAY (7-9 AM)			PM PEAK HOUR ROADWAY (4-6 PM)		
	WEEKDAY (ADT)			WEEKDAY (VPH)			WEEKDAY (VPH)		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Phase I 40 Dwelling Units (Proposed)	226	226	452	9	28	37	29	17	46
	50%	50%	100%	24%	76%	100%	63%	37%	100%
Phases I & II 40 + 37 = 77 DU's (Proposed)	413	413	826	16	48	64	52	31	83
	50%	50%	100%	25%	75%	100%	63%	37%	100%
Phases I, II & Vacant 40 + 37 + 40 = 117 DU's (Estimated)	607	607	1214	23	69	92	76	45	121
	50%	50%	100%	25%	75%	100%	63%	37%	100%

SUMMARY

Based on historical background, City's volume analysis (Florence Transportation System Plan, December 2012) and current observations of the existing traffic circulation we know that the estimated increased traffic generated by the proposed development easily can be assimilated within the existing neighborhood traffic infrastructure over the estimated time period for build-out. Likewise, we conclude that increased traffic demand on the surrounding public transportation infrastructure does not warrant

Fred Wright, P.E.
Consulting Engineers, Inc.

additional investigation of mitigation measures. The two major offsite intersections with Rhododendron Drive, 9th Street and 35th Street both exhibit Level of Service (LOS) "A" currently (Florence Transportation System Plan, December 2012), offering significant additional capacity for the traffic volumes expected from Fairway Estates Phases I & II.

While not part of any current land use proposal, the Rhododendron access driveway for the planned development will be designed to accommodate traffic generated by an additional 40 lots on the vacant property located east of Fairway No. 6.

Respectfully submitted by:

Fred Wright

Fred Wright, P.E., P.L.S., F. ASCE
Professional Civil and Traffic Engineer



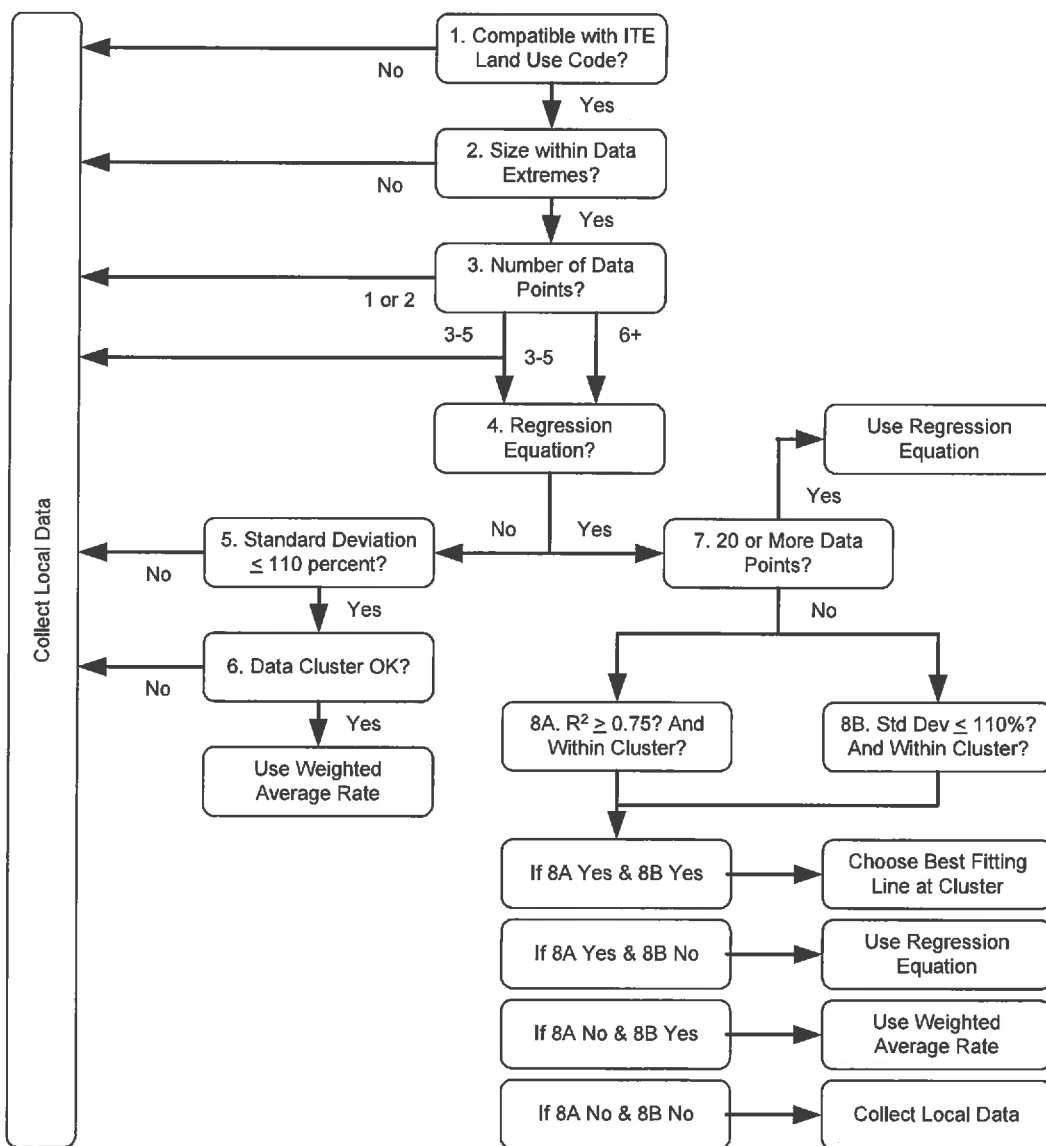
Engineer's Seal

FAIRWAY ESTATES PHASE I VEHICULAR TRAFFIC ESTIMATES FLORENCE, OREGON

Special Units & Dimensions Used in this Analysis

SF := ft² KSF := 1000SF DU := 2500SF VPH := hr⁻¹ ADT := day⁻¹

Procedure: Follow the decision tree shown in Figure 3.1 Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations, ITE Trip Generation Handbook, 2012.



Land Uses, ITE Land Use Codes

Code & Land Use

Independent Variable

210 Single-Family Detached Housing

$X_{sfd} := 40DU$

Single Family Detached Housing Land Use - Average Weekday Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := $\begin{cases} \text{"Step 2"} & \text{if Step}_1 = \text{"Yes"} \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 10DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 3"} & \text{if Data_Low} \leq \min(X_{sfd}) \wedge \max(X_{sfd}) \leq \text{Data_High} \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 355 (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 4"} & \text{if Data_Points} \geq 6 \\ \text{"Step 4 but collect local data to support ITE rate"} & \text{if } 3 \leq \text{Data_Points} \leq 5 \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in *Trip Generation*?

Step₄ := "Yes" (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 7"} & \text{if Step}_4 = \text{"Yes"} \\ \text{"Step 5"} & \text{if Step}_4 = \text{"No"} \\ \text{"Requires a Yes or No response!"} & \text{otherwise} \end{cases}$

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7C: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R² for the regression equation greater than or equal to 0.75?

R_squared := 0.95 (ITE *Trip Generation*, 9th Edition)

Step_{8A1} := $\begin{cases} \text{"Yes"} & \text{if } R_squared \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8A} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $3.70 \frac{ADT}{DU}$ (ITE *Trip Generation*, 9th Edition)

Avg_Rate := $9.52 \frac{ADT}{DU}$ (ITE *Trip Generation*, 9th Edition)

Ratio := $\frac{Std_Dev}{Avg_Rate}$ Ratio = 38.9 %

Step_{8B1} := $\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B1} = "Yes"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8B} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B} = "Yes"

Choose := $\begin{cases} \text{"whichever line best fits the data point for the site"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Choose = "whichever line best fits the data point for the site"

Exception := $\begin{cases} \text{"use regression"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"use wtd avg"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{Choose} & \text{otherwise} \end{cases}$

Exception = "whichever line best fits the data point for the site"

Estimated Total Average Daily Vehicle Trip Ends, Weekday

Regression curve: $T_{\text{sfd_ADT}} := \exp\left(0.92 \cdot \ln\left(\frac{X_{\text{sfd}}}{\text{DU}}\right) + 2.72\right) \cdot \text{ADT}$ $T_{\text{sfd_ADT}} = 452 \cdot \text{ADT}$

ADT ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

P₀ := 0% (ITE *Trip Generation Handbook*, Tables 7.1 and 7.2)

Modal Distribution

P₁ := 0% (Estimated Pedestrian Mode)

P₂ := 0% (Estimated Bicycle Mode)

P₃ := 0% (Estimated Transit Mode)

Estimated Average Roadway Daily Vehicle Trip Ends, Weekday

$T_{\text{sfd_ADT_veh}} := T_{\text{sfd_ADT}} \cdot \left(100\% - \sum P\right)$ $T_{\text{sfd_ADT_veh}} = 452 \cdot \text{ADT}$

Entering/Exiting Distribution

Entering Distribution:

Enter_AD_T := 50% (ITE *Trip Generation*, 9th Edition) $T_{\text{sfd_ADT_Enter}} := \text{Enter_ADT} \cdot T_{\text{sfd_ADT_veh}}$ $T_{\text{sfd_ADT_Enter}} = 226 \cdot \text{ADT}$

Exiting Distribution:

Exit_AD_T := 50% (ITE *Trip Generation*, 9th Edition) $T_{\text{sfd_ADT_Exit}} := \text{Exit_ADT} \cdot T_{\text{sfd_ADT_veh}}$ $T_{\text{sfd_ADT_Exit}} = 226 \cdot \text{ADT}$

Confirm that all traffic is counted:

Check := if($T_{\text{sfd_ADT_Enter}} + T_{\text{sfd_ADT_Exit}} = T_{\text{sfd_ADT_veh}}$, "OK", "Missing Traffic")

Check = "OK"

Single Family Detached Housing - AM PEAK HOUR of Adjacent Street Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in (ITE *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := $\left\{ \begin{array}{l} \text{"Step 2"} \text{ if } \text{Step}_1 = \text{"Yes"} \\ \text{"Collect local traffic data and establish a local trip rate"} \text{ otherwise} \end{array} \right.$

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 20DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := $\left\{ \begin{array}{l} \text{"Step 3"} \text{ if } \text{Data_Low} \leq \min(X_{\text{sfd}}) \wedge \max(X_{\text{sfd}}) \leq \text{Data_High} \\ \text{"Collect local traffic data and establish a local trip rate"} \text{ otherwise} \end{array} \right.$

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 292 (ITE *Trip Generation*, 9th Edition)

Next_Step := $\left\{ \begin{array}{l} \text{"Step 4"} \text{ if } \text{Data_Points} \geq 6 \\ \text{"Step 4 but collect local data to support ITE rate"} \text{ if } 3 \leq \text{Data_Points} \leq 5 \\ \text{"Collect local traffic data and establish a local trip rate"} \text{ otherwise} \end{array} \right.$

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in *Trip Generation*?

Step₄ := "Yes"

Next_Step := $\left\{ \begin{array}{l} \text{"Step 7"} \text{ if } \text{Step}_4 = \text{"Yes"} \\ \text{"Step 5"} \text{ if } \text{Step}_4 = \text{"No"} \\ \text{"Requires a Yes or No response!"} \text{ otherwise} \end{array} \right.$

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R² for the regression equation greater than or equal to 0.75?

R_squared := 0.89 (ITE *Trip Generation*, 9th Edition)

Step_{8A1} := $\begin{cases} \text{"Yes"} & \text{if R_squared} \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8A} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $0.90 \frac{\text{VPH}}{\text{DU}}$ (ITE *Trip Generation*, 9th Edition)

Avg_Rate := $0.75 \frac{\text{VPH}}{\text{DU}}$ (ITE *Trip Generation*, 9th Edition)

Ratio := $\frac{\text{Std_Dev}}{\text{Avg_Rate}}$ Ratio = 120.0.%

Step_{8B1} := $\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B1} = "No"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE Trip Generation, 9th Edition)

Step_{8B} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B} = "No"

Choose := $\begin{cases} \text{"whichever line best fits the data point for the site"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Choose = "Use the regression equation"

Exception := $\begin{cases} \text{"use regression"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{"use wtd avg"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{Choose} & \text{otherwise} \end{cases}$

Exception = "Use the regression equation"

Estimated Average Vehicle Trip Ends, Weekday Roadway AM Peak

Regression curve: $T_{\text{sfd_AM}} := \left[0.70 \cdot \left(\frac{X_{\text{sfd}}}{\text{DU}} \right) + 9.74 \right] \cdot \text{VPH}$ $T_{\text{sfd_AM}} = 38 \cdot \text{VPH}$

AM PEAK HOUR ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

$P_0 := 0\%$ (ITE Trip Generation Handbook, Tables 7.1 and 7.2)

Modal Distribution

$P_1 = 0.00\%$ (Estimated Pedestrian Mode)

$P_2 = 0.00\%$ (Estimated Bicycle Mode)

$P_3 = 0.00\%$ (Estimated Transit Mode)

Adjusted Average Roadway Daily Vehicle Trip Ends, Roadway AM Peak Hour

$T_{\text{sfd_AM_veh}} := T_{\text{sfd_AM}} \cdot \left(100\% - \sum P \right)$ $T_{\text{sfd_AM_veh}} = 38 \cdot \text{VPH}$

Entering/Exiting Distribution

Entering Distribution:

Enter_AM := 25% (ITE Trip Generation, 9th Edition)

 $T_{\text{sfd_AM_Enter}} := \text{Enter_AM} \cdot T_{\text{sfd_AM_veh}}$ $T_{\text{sfd_AM_Enter}} = 9 \cdot \text{VPH}$

Exiting Distribution:

Exit_AM := 75% (ITE Trip Generation, 9th Edition)

 $T_{\text{sfd_AM_Exit}} := \text{Exit_AM} \cdot T_{\text{sfd_AM_veh}}$ $T_{\text{sfd_AM_Exit}} = 28 \cdot \text{VPH}$

Confirm that all traffic is counted:

 $\text{Check} := \text{if}(T_{\text{sfd_AM_Enter}} + T_{\text{sfd_AM_Exit}} = T_{\text{sfd_AM_veh}}, \text{"OK"}, \text{"Missing Traffic"})$

Check = "OK"

Single Family Detached Housing Land Use - PM PEAK HOUR of Adjacent Street Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := | "Step 2" if Step₁ = "Yes"
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 20DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := | "Step 3" if $Data_Low \leq \min(X_{sfd}) \wedge \max(X_{sfd}) \leq Data_High$
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 321 (ITE *Trip Generation*, 9th Edition)

Next_Step := | "Step 4" if Data_Points ≥ 6
 | "Step 4 but collect local data to support ITE rate" if $3 \leq Data_Points \leq 5$
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in in *Trip Generation*?

Step₄ := "Yes"

Next_Step := | "Step 7" if Step₄ = "Yes"
 | "Step 5" if Step₄ = "No"
 | "Requires a Yes or No response!" otherwise

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7C: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE *Trip Generation*, 9th Edition)

Next_Step :=
$$\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R^2 for the regression equation greater than or equal to 0.75?

R_squared := 0.91 (ITE *Trip Generation*, 9th Edition)

Step_{8A1} :=
$$\begin{cases} \text{"Yes"} & \text{if R_squared} \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8A} :=
$$\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $1.05 \frac{\text{VPH}}{\text{DU}}$ (ITE *Trip Generation*, 9th Edition)

Avg_Rate := $1.00 \frac{\text{VPH}}{\text{DU}}$ (ITE *Trip Generation*, 9th Edition)

Ratio := $\frac{\text{Std_Dev}}{\text{Avg_Rate}}$ Ratio = 105.0. %

Step_{8B1} :=
$$\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$$

Step_{8B1} = "Yes"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8B} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B} = "Yes"

Choose := $\begin{cases} \text{"whichever line best fits the data point for the site"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Choose = "whichever line best fits the data point for the site"

Exception := $\begin{cases} \text{"use regression"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{"use wtd avg"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{Choose} & \text{otherwise} \end{cases}$

Exception = "whichever line best fits the data point for the site"

Estimated Average Vehicle Trip Ends, Weekday Roadway PM Peak Hour

Regression curve: $T_{\text{sfd_PM}} := \exp\left(0.90 \cdot \ln\left(\frac{X_{\text{sfd}}}{\text{DU}}\right) + 0.51\right) \cdot \text{VPH}$ $T_{\text{sfd_PM}} = 46 \cdot \text{VPH}$

PM PEAK HOUR ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

$P_0 := 0\%$ (ITE *Trip Generation Handbook*, Tables 7.1 and 7.2)

Modal Distribution

$P_1 = 0.00\%$ (Estimated Pedestrian Mode)

$P_2 = 0.00\%$ (Estimated Bicycle Mode)

$P_3 = 0.00\%$ (Estimated Transit Mode)

Adjusted Average Roadway Daily Vehicle Trip Ends, Roadway PM Peak Hour

$T_{\text{sfd_PM_veh}} := T_{\text{sfd_PM}} \cdot \left(100\% - \sum P\right)$ $T_{\text{sfd_PM_veh}} = 46 \cdot \text{VPH}$

Entering/Exiting Distribution

Entering Distribution:

Enter_PM := 63% (ITE Trip Generation, 9th Edition)

$T_{sfd_PM_Enter} := Enter_PM \cdot T_{sfd_PM_veh}$

$T_{sfd_PM_Enter} = 29 \cdot VPH$

Exiting Distribution:

Exit_PM := 37% (ITE Trip Generation, 9th Edition)

$T_{sfd_PM_Exit} := Exit_PM \cdot T_{sfd_PM_veh}$

$T_{sfd_PM_Exit} = 17 \cdot VPH$

Confirm all traffic is represented

Check := if($T_{sfd_PM_Enter} + T_{sfd_PM_Exit} = T_{sfd_PM_veh}$, "OK", "Missing Traffic")

Check = "OK"

SUMMARY OF ANALYSES

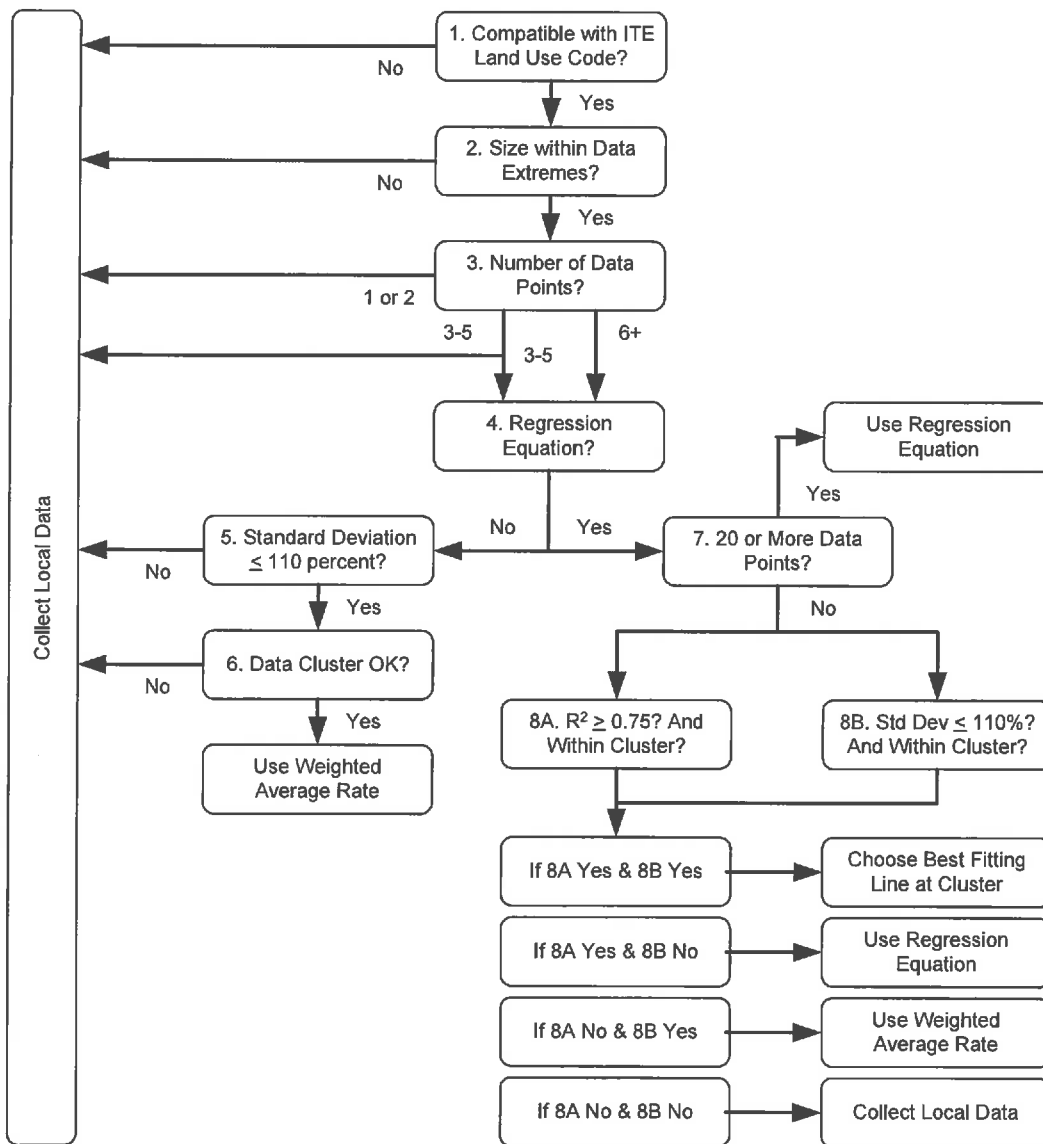
<u>Traffic Parameter</u>	<u>Total Traffic</u>	<u>Entering Traffic</u>	<u>Exiting Traffic</u>
Average Daily Traffic	$T_{sfd_ADT_veh} = 452 \cdot ADT$	$T_{sfd_ADT_Enter} = 226 \cdot ADT$	$T_{sfd_ADT_Exit} = 226 \cdot ADT$
AM Peak Hour Traffic	$T_{sfd_AM_veh} = 38 \cdot VPH$	$T_{sfd_AM_Enter} = 9 \cdot VPH$	$T_{sfd_AM_Exit} = 28 \cdot VPH$
PM Peak Hour Traffic	$T_{sfd_PM_veh} = 46 \cdot VPH$	$T_{sfd_PM_Enter} = 29 \cdot VPH$	$T_{sfd_PM_Exit} = 17 \cdot VPH$

FAIRWAY ESTATES PHASES I & II VEHICULAR TRAFFIC ESTIMATES FLORENCE, OREGON

Special Units & Dimensions Used in this Analysis

SF := ft² KSF := 1000SF DU := 2500SF VPH := hr⁻¹ ADT := day⁻¹

Procedure: Follow the decision tree shown in Figure 3.1 Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations, ITE Trip Generation Handbook, 2012.



Land Uses, ITE Land Use Codes

Code & Land Use

Independent Variable

210 Single-Family Detached Housing

$X_{sfd} := 77DU$

Single Family Detached Housing Land Use - Average Weekday Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := $\begin{cases} \text{"Step 2"} & \text{if Step}_1 = \text{"Yes"} \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 10DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 3"} & \text{if Data_Low} \leq \min(X_{sfd}) \wedge \max(X_{sfd}) \leq \text{Data_High} \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 355 (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 4"} & \text{if Data_Points} \geq 6 \\ \text{"Step 4 but collect local data to support ITE rate"} & \text{if } 3 \leq \text{Data_Points} \leq 5 \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in *Trip Generation*?

Step₄ := "Yes" (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 7"} & \text{if Step}_4 = \text{"Yes"} \\ \text{"Step 5"} & \text{if Step}_4 = \text{"No"} \\ \text{"Requires a Yes or No response!"} & \text{otherwise} \end{cases}$

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE Trip Generation, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE Trip Generation, 9th Edition)

STEP 7C: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE Trip Generation, 9th Edition)

Next_Step := $\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R² for the regression equation greater than or equal to 0.75?

R_squared := 0.95 (ITE Trip Generation, 9th Edition)

Step_{8A1} := $\begin{cases} \text{"Yes"} & \text{if } R_squared \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE Trip Generation, 9th Edition)

Step_{8A} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $3.70 \frac{ADT}{DU}$ (ITE Trip Generation, 9th Edition)

Avg_Rate := $9.52 \frac{ADT}{DU}$ (ITE Trip Generation, 9th Edition)

Ratio := $\frac{Std_Dev}{Avg_Rate}$ Ratio = 38.9%

Step_{8B1} := $\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B1} = "Yes"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8B} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B} = "Yes"

Choose := $\begin{cases} \text{"whichever line best fits the data point for the site"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Choose = "whichever line best fits the data point for the site"

Exception := $\begin{cases} \text{"use regression"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"use wtd avg"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{Choose} & \text{otherwise} \end{cases}$

Exception = "whichever line best fits the data point for the site"

Estimated Total Average Daily Vehicle Trip Ends, Weekday

Regression curve: $T_{\text{sfd_ADT}} := \exp\left(0.92 \cdot \ln\left(\frac{X_{\text{sfd}}}{\text{DU}}\right) + 2.72\right) \cdot \text{ADT}$ $T_{\text{sfd_ADT}} = 826 \cdot \text{ADT}$

ADT ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

P₀ := 0% (ITE *Trip Generation Handbook*, Tables 7.1 and 7.2)

Modal Distribution

P₁ := 0% (Estimated Pedestrian Mode)

P₂ := 0% (Estimated Bicycle Mode)

P₃ := 0% (Estimated Transit Mode)

Estimated Average Roadway Daily Vehicle Trip Ends, Weekday

$T_{\text{sfd_ADT_veh}} := T_{\text{sfd_ADT}} \cdot \left(100\% - \sum P\right)$ $T_{\text{sfd_ADT_veh}} = 826 \cdot \text{ADT}$

Entering/Exiting Distribution

Entering Distribution:

Enter_ADT := 50% (ITE *Trip Generation*, 9th Edition) $T_{\text{sfd_ADT_Enter}} := \text{Enter_ADT} \cdot T_{\text{sfd_ADT_veh}}$ $T_{\text{sfd_ADT_Enter}} = 413 \cdot \text{ADT}$

Exiting Distribution:

Exit_ADT := 50% (ITE *Trip Generation*, 9th Edition) $T_{\text{sfd_ADT_Exit}} := \text{Exit_ADT} \cdot T_{\text{sfd_ADT_veh}}$ $T_{\text{sfd_ADT_Exit}} = 413 \cdot \text{ADT}$

Confirm that all traffic is counted:

Check := if($T_{\text{sfd_ADT_Enter}} + T_{\text{sfd_ADT_Exit}} = T_{\text{sfd_ADT_veh}}$, "OK", "Missing Traffic")

Check = "OK"

Single Family Detached Housing - AM PEAK HOUR of Adjacent Street Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in (ITE *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := | "Step 2" if Step₁ = "Yes"
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 20DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := | "Step 3" if Data_Low ≤ min(X_{sfd}) ∧ max(X_{sfd}) ≤ Data_High
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 292 (ITE *Trip Generation*, 9th Edition)

Next_Step := | "Step 4" if Data_Points ≥ 6
 | "Step 4 but collect local data to support ITE rate" if 3 ≤ Data_Points ≤ 5
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in *Trip Generation*?

Step₄ := "Yes"

Next_Step := | "Step 7" if Step₄ = "Yes"
 | "Step 5" if Step₄ = "No"
 | "Requires a Yes or No response!" otherwise

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE Trip Generation, 9th Edition)

Next_Step := $\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R² for the regression equation greater than or equal to 0.75?

R_squared := 0.89 (ITE Trip Generation, 9th Edition)

Step_{8A1} := $\begin{cases} \text{"Yes"} & \text{if R_squared} \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE Trip Generation, 9th Edition)

Step_{8A} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $0.90 \frac{\text{VPH}}{\text{DU}}$ (ITE Trip Generation, 9th Edition)

Avg_Rate := $0.75 \frac{\text{VPH}}{\text{DU}}$ (ITE Trip Generation, 9th Edition)

Ratio := $\frac{\text{Std_Dev}}{\text{Avg_Rate}}$ Ratio = 120.0.0%

Step_{8B1} := $\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B1} = "No"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE Trip Generation, 9th Edition)

Step_{8B} := $\begin{cases} \text{"Yes"} & \text{if } \text{Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B} = "No"

Choose := $\begin{cases} \text{"whichever line best fits the data point for the site"} & \text{if } \text{Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} & \text{if } \text{Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} & \text{if } \text{Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Choose = "Use the regression equation"

Exception := $\begin{cases} \text{"use regression"} & \text{if } \text{Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{"use wtd avg"} & \text{if } \text{Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{Choose} & \text{otherwise} \end{cases}$

Exception = "Use the regression equation"

Estimated Average Vehicle Trip Ends, Weekday Roadway AM Peak

Regression curve: $T_{\text{sfd_AM}} := \left[0.70 \cdot \left(\frac{X_{\text{sfd}}}{\text{DU}} \right) + 9.74 \right] \cdot \text{VPH}$ $T_{\text{sfd_AM}} = 64 \cdot \text{VPH}$

AM PEAK HOUR ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

$P_0 := 0\%$ (ITE Trip Generation Handbook, Tables 7.1 and 7.2)

Modal Distribution

$P_1 = 0.00\%$ (Estimated Pedestrian Mode)

$P_2 = 0.00\%$ (Estimated Bicycle Mode)

$P_3 = 0.00\%$ (Estimated Transit Mode)

Adjusted Average Roadway Daily Vehicle Trip Ends, Roadway AM Peak Hour

$T_{\text{sfd_AM_veh}} := T_{\text{sfd_AM}} \cdot \left(100\% - \sum P \right)$ $T_{\text{sfd_AM_veh}} = 64 \cdot \text{VPH}$

Entering/Exiting Distribution

Entering Distribution:

Enter_AM := 25% (ITE Trip Generation, 9th Edition)

 $T_{\text{sfd_AM_Enter}} := \text{Enter_AM} \cdot T_{\text{sfd_AM_veh}}$ $T_{\text{sfd_AM_Enter}} = 16 \cdot \text{VPH}$

Exiting Distribution:

Exit_AM := 75% (ITE Trip Generation, 9th Edition)

 $T_{\text{sfd_AM_Exit}} := \text{Exit_AM} \cdot T_{\text{sfd_AM_veh}}$ $T_{\text{sfd_AM_Exit}} = 48 \cdot \text{VPH}$

Confirm that all traffic is counted:

 $\text{Check} := \text{if}(T_{\text{sfd_AM_Enter}} + T_{\text{sfd_AM_Exit}} = T_{\text{sfd_AM_veh}}, \text{"OK"}, \text{"Missing Traffic"})$

Check = "OK"

Single Family Detached Housing Land Use - PM PEAK HOUR of Adjacent Street Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := | "Step 2" if Step₁ = "Yes"
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 20DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := | "Step 3" if $\text{Data_Low} \leq \min(X_{\text{sfd}}) \wedge \max(X_{\text{sfd}}) \leq \text{Data_High}$
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 321 (ITE *Trip Generation*, 9th Edition)

Next_Step := | "Step 4" if Data_Points \geq 6
 | "Step 4 but collect local data to support ITE rate" if $3 \leq \text{Data_Points} \leq 5$
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in in *Trip Generation*?

Step₄ := "Yes"

Next_Step := | "Step 7" if Step₄ = "Yes"
 | "Step 5" if Step₄ = "No"
 | "Requires a Yes or No response!" otherwise

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7C: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE Trip Generation, 9th Edition)

Next_Step := $\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R² for the regression equation greater than or equal to 0.75?

R_squared := 0.91 (ITE Trip Generation, 9th Edition)

Step_{8A1} := $\begin{cases} \text{"Yes"} & \text{if R_squared} \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE Trip Generation, 9th Edition)

Step_{8A} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $1.05 \frac{VPH}{DU}$ (ITE Trip Generation, 9th Edition)

Avg_Rate := $1.00 \frac{VPH}{DU}$ (ITE Trip Generation, 9th Edition)

Ratio := $\frac{Std_Dev}{Avg_Rate}$ Ratio = 105.0. %

Step_{8B1} := $\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B1} = "Yes"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8B} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B} = "Yes"

Choose := $\begin{cases} \text{"whichever line best fits the data point for the site"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Choose = "whichever line best fits the data point for the site"

Exception := $\begin{cases} \text{"use regression"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{"use wtd avg"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{Choose} & \text{otherwise} \end{cases}$

Exception = "whichever line best fits the data point for the site"

Estimated Average Vehicle Trip Ends, Weekday Roadway PM Peak Hour

Regression curve: $T_{\text{sfd_PM}} := \exp\left(0.90 \cdot \ln\left(\frac{X_{\text{sfd}}}{\text{DU}}\right) + 0.51\right) \cdot \text{VPH}$ $T_{\text{sfd_PM}} = 83 \cdot \text{VPH}$

PM PEAK HOUR ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

$P_0 := 0\%$ (ITE *Trip Generation Handbook*, Tables 7.1 and 7.2)

Modal Distribution

$P_1 = 0.00\%$ (Estimated Pedestrian Mode)

$P_2 = 0.00\%$ (Estimated Bicycle Mode)

$P_3 = 0.00\%$ (Estimated Transit Mode)

Adjusted Average Roadway Daily Vehicle Trip Ends, Roadway PM Peak Hour

$T_{\text{sfd_PM_veh}} := T_{\text{sfd_PM}} \cdot \left(100\% - \sum P\right)$ $T_{\text{sfd_PM_veh}} = 83 \cdot \text{VPH}$

Entering/Exiting Distribution

Entering Distribution:

Enter_PM := 63% (ITE Trip Generation, 9th Edition)

$T_{sfd_PM_Enter} := Enter_PM \cdot T_{sfd_PM_veh}$

$T_{sfd_PM_Enter} = 52 \cdot VPH$

Exiting Distribution:

Exit_PM := 37% (ITE Trip Generation, 9th Edition)

$T_{sfd_PM_Exit} := Exit_PM \cdot T_{sfd_PM_veh}$

$T_{sfd_PM_Exit} = 31 \cdot VPH$

Confirm all traffic is represented

Check := if($T_{sfd_PM_Enter} + T_{sfd_PM_Exit} = T_{sfd_PM_veh}$, "OK", "Missing Traffic")

Check = "OK"

SUMMARY OF ANALYSES

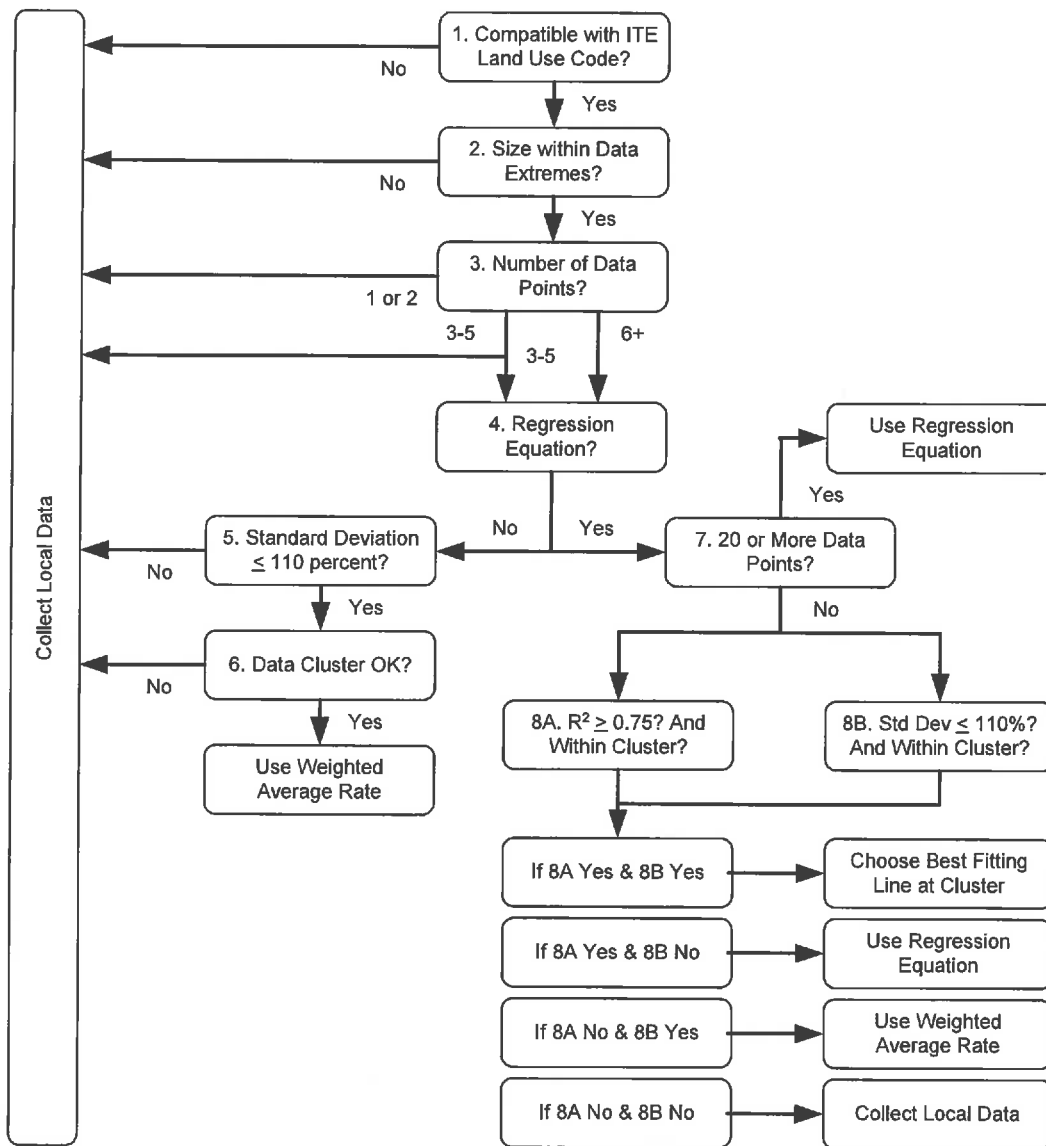
<u>Traffic Parameter</u>	<u>Total Traffic</u>	<u>Entering Traffic</u>	<u>Exiting Traffic</u>
Average Daily Traffic	$T_{sfd_ADT_veh} = 826 \cdot ADT$	$T_{sfd_ADT_Enter} = 413 \cdot ADT$	$T_{sfd_ADT_Exit} = 413 \cdot ADT$
AM Peak Hour Traffic	$T_{sfd_AM_veh} = 64 \cdot VPH$	$T_{sfd_AM_Enter} = 16 \cdot VPH$	$T_{sfd_AM_Exit} = 48 \cdot VPH$
PM Peak Hour Traffic	$T_{sfd_PM_veh} = 83 \cdot VPH$	$T_{sfd_PM_Enter} = 52 \cdot VPH$	$T_{sfd_PM_Exit} = 31 \cdot VPH$

FAIRWAY ESTATES PHASES I & II + VACANT VEHICULAR TRAFFIC ESTIMATES FLORENCE, OREGON

Special Units & Dimensions Used in this Analysis

SF := ft² KSF := 1000SF DU := 2500SF VPH := hr⁻¹ ADT := day⁻¹

Procedure: Follow the decision tree shown in Figure 3.1 Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations, ITE Trip Generation Handbook, 2012.



Land Uses, ITE Land Use Codes

Code & Land Use

Independent Variable

210 Single-Family Detached Housing

$X_{sfd} := 117DU$

Single Family Detached Housing Land Use - Average Weekday Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := $\begin{cases} \text{"Step 2"} & \text{if Step}_1 = \text{"Yes"} \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 10DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 3"} & \text{if Data_Low} \leq \min(X_{sfd}) \wedge \max(X_{sfd}) \leq \text{Data_High} \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 355 (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 4"} & \text{if Data_Points} \geq 6 \\ \text{"Step 4 but collect local data to support ITE rate"} & \text{if } 3 \leq \text{Data_Points} \leq 5 \\ \text{"Collect local traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in *Trip Generation*?

Step₄ := "Yes" (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Step 7"} & \text{if Step}_4 = \text{"Yes"} \\ \text{"Step 5"} & \text{if Step}_4 = \text{"No"} \\ \text{"Requires a Yes or No response!"} & \text{otherwise} \end{cases}$

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7C: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R² for the regression equation greater than or equal to 0.75?

R_squared := 0.95 (ITE *Trip Generation*, 9th Edition)

Step_{8A1} := $\begin{cases} \text{"Yes"} & \text{if R_squared} \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8A} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $3.70 \frac{\text{ADT}}{\text{DU}}$ (ITE *Trip Generation*, 9th Edition)

Avg_Rate := $9.52 \frac{\text{ADT}}{\text{DU}}$ (ITE *Trip Generation*, 9th Edition)

Ratio := $\frac{\text{Std_Dev}}{\text{Avg_Rate}}$ Ratio = 38.9%

Step_{8B1} := $\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B1} = "Yes"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8B} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B} = "Yes"

Choose := $\begin{cases} \text{"whichever line best fits the data point for the site"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Choose = "whichever line best fits the data point for the site"

Exception := $\begin{cases} \text{"use regression"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"use wtd avg"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{Choose} & \text{otherwise} \end{cases}$

Exception = "whichever line best fits the data point for the site"

Estimated Total Average Daily Vehicle Trip Ends, Weekday

Regression curve: $T_{\text{sfd_ADT}} := \exp\left(0.92 \cdot \ln\left(\frac{X_{\text{sfd}}}{\text{DU}}\right) + 2.72\right) \cdot \text{ADT}$ $T_{\text{sfd_ADT}} = 1213 \cdot \text{ADT}$

ADT ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

$P_0 := 0\%$ (ITE *Trip Generation Handbook*, Tables 7.1 and 7.2)

Modal Distribution

$P_1 := 0\%$ (Estimated Pedestrian Mode)

$P_2 := 0\%$ (Estimated Bicycle Mode)

$P_3 := 0\%$ (Estimated Transit Mode)

Estimated Average Roadway Daily Vehicle Trip Ends, Weekday

$T_{\text{sfd_ADT_veh}} := T_{\text{sfd_ADT}} \cdot \left(100\% - \sum P\right)$ $T_{\text{sfd_ADT_veh}} = 1213 \cdot \text{ADT}$

Entering/Exiting Distribution

Entering Distribution:

Enter_ADT := 50% (ITE Trip Generation, 9th Edition)

 $T_{\text{sfd_ADT_Enter}} := \text{Enter_ADT} \cdot T_{\text{sfd_ADT_veh}}$ $T_{\text{sfd_ADT_Enter}} = 607 \cdot \text{ADT}$

Exiting Distribution:

Exit_ADT := 50% (ITE Trip Generation, 9th Edition)

 $T_{\text{sfd_ADT_Exit}} := \text{Exit_ADT} \cdot T_{\text{sfd_ADT_veh}}$ $T_{\text{sfd_ADT_Exit}} = 607 \cdot \text{ADT}$

Confirm that all traffic is counted:

Check := if($T_{\text{sfd_ADT_Enter}} + T_{\text{sfd_ADT_Exit}} = T_{\text{sfd_ADT_veh}}$, "OK", "Missing Traffic")

Check = "OK"

Single Family Detached Housing - AM PEAK HOUR of Adjacent Street Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in (ITE *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := $\left\{ \begin{array}{l} \text{"Step 2"} \text{ if } \text{Step}_1 = \text{"Yes"} \\ \text{"Collect local traffic data and establish a local trip rate"} \text{ otherwise} \end{array} \right.$

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 20DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := $\left\{ \begin{array}{l} \text{"Step 3"} \text{ if } \text{Data_Low} \leq \min(X_{\text{sfd}}) \wedge \max(X_{\text{sfd}}) \leq \text{Data_High} \\ \text{"Collect local traffic data and establish a local trip rate"} \text{ otherwise} \end{array} \right.$

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 292 (ITE *Trip Generation*, 9th Edition)

Next_Step := $\left\{ \begin{array}{l} \text{"Step 4"} \text{ if } \text{Data_Points} \geq 6 \\ \text{"Step 4 but collect local data to support ITE rate"} \text{ if } 3 \leq \text{Data_Points} \leq 5 \\ \text{"Collect local traffic data and establish a local trip rate"} \text{ otherwise} \end{array} \right.$

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in *Trip Generation*?

Step₄ := "Yes"

Next_Step := $\left\{ \begin{array}{l} \text{"Step 7"} \text{ if } \text{Step}_4 = \text{"Yes"} \\ \text{"Step 5"} \text{ if } \text{Step}_4 = \text{"No"} \\ \text{"Requires a Yes or No response!"} \text{ otherwise} \end{array} \right.$

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE *Trip Generation*, 9th Edition)

Next_Step := $\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R² for the regression equation greater than or equal to 0.75?

R_squared := 0.89 (ITE *Trip Generation*, 9th Edition)

Step_{8A1} := $\begin{cases} \text{"Yes"} & \text{if R_squared} \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE *Trip Generation*, 9th Edition)

Step_{8A} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $0.90 \frac{\text{VPH}}{\text{DU}}$ (ITE *Trip Generation*, 9th Edition)

Avg_Rate := $0.75 \frac{\text{VPH}}{\text{DU}}$ (ITE *Trip Generation*, 9th Edition)

Ratio := $\frac{\text{Std_Dev}}{\text{Avg_Rate}}$ Ratio = 120.0 %

Step_{8B1} := $\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B1} = "No"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE Trip Generation, 9th Edition)

Step_{8B} := $\left\{ \begin{array}{l} \text{"Yes"} \text{ if } \text{Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} \text{ otherwise} \end{array} \right.$

Step_{8B} = "No"

Choose := $\left\{ \begin{array}{l} \text{"whichever line best fits the data point for the site"} \text{ if } \text{Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} \text{ if } \text{Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} \text{ if } \text{Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} \text{ otherwise} \end{array} \right.$

Choose = "Use the regression equation"

Exception := $\left\{ \begin{array}{l} \text{"use regression"} \text{ if } \text{Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{"use wtd avg"} \text{ if } \text{Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{Choose} \text{ otherwise} \end{array} \right.$

Exception = "Use the regression equation"

Estimated Average Vehicle Trip Ends, Weekday Roadway AM Peak

$$\text{Regression curve: } T_{\text{sfd_AM}} := \left[0.70 \cdot \left(\frac{X_{\text{sfd}}}{\text{DU}} \right) + 9.74 \right] \cdot \text{VPH} \quad T_{\text{sfd_AM}} = 92 \cdot \text{VPH}$$

AM PEAK HOUR ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

$$P_0 := 0\% \quad (\text{ITE Trip Generation Handbook, Tables 7.1 and 7.2})$$

Modal Distribution

$$P_1 = 0.00\% \quad (\text{Estimated Pedestrian Mode})$$

$$P_2 = 0.00\% \quad (\text{Estimated Bicycle Mode})$$

$$P_3 = 0.00\% \quad (\text{Estimated Transit Mode})$$

Adjusted Average Roadway Daily Vehicle Trip Ends, Roadway AM Peak Hour

$$T_{\text{sfd_AM_veh}} := T_{\text{sfd_AM}} \cdot \left(100\% - \sum P \right) \quad T_{\text{sfd_AM_veh}} = 92 \cdot \text{VPH}$$

Entering/Exiting Distribution

Entering Distribution:

Enter_AM := 25% (ITE Trip Generation, 9th Edition)

 $T_{\text{sfd_AM_Enter}} := \text{Enter_AM} \cdot T_{\text{sfd_AM_veh}}$ $T_{\text{sfd_AM_Enter}} = 23 \cdot \text{VPH}$

Exiting Distribution:

Exit_AM := 75% (ITE Trip Generation, 9th Edition)

 $T_{\text{sfd_AM_Exit}} := \text{Exit_AM} \cdot T_{\text{sfd_AM_veh}}$ $T_{\text{sfd_AM_Exit}} = 69 \cdot \text{VPH}$

Confirm that all traffic is counted:

 $\text{Check} := \text{if}(T_{\text{sfd_AM_Enter}} + T_{\text{sfd_AM_Exit}} = T_{\text{sfd_AM_veh}}, \text{"OK"}, \text{"Missing Traffic"})$

Check = "OK"

Single Family Detached Housing Land Use - PM PEAK HOUR of Adjacent Street Traffic

STEP 1: Is the development under analysis consistent with the description of the land use code in *Trip Generation* and with the described or presumed characteristics of development site for which the data points are provided?

Step₁ := "Yes"

Next_Step := | "Step 2" if Step₁ = "Yes"
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 2"

STEP 2: Is the size of the development under analysis (in terms of the unit of measurement of the independent variable) within the range of the data shown in the data plot?

Data_Low := 20DU Data_High := 2900DU (ITE *Trip Generation*, 9th Edition)

Next_Step := | "Step 3" if $\text{Data_Low} \leq \min(X_{\text{sfd}}) \wedge \max(X_{\text{sfd}}) \leq \text{Data_High}$
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 3"

STEP 3: How many data points comprise the sample reported in *Trip Generation*?

Data_Points := 321 (ITE *Trip Generation*, 9th Edition)

Next_Step := | "Step 4" if Data_Points \geq 6
 | "Step 4 but collect local data to support ITE rate" if $3 \leq \text{Data_Points} \leq 5$
 | "Collect local traffic data and establish a local trip rate" otherwise

Next_Step = "Step 4"

STEP 4: Is a regression equation provided in in *Trip Generation*?

Step₄ := "Yes"

Next_Step := | "Step 7" if Step₄ = "Yes"
 | "Step 5" if Step₄ = "No"
 | "Requires a Yes or No response!" otherwise

Next_Step = "Step 7"

STEP 7A: Are at least 20 data points distributed over the range of the values typically found for the independent variable?

Step_{7A} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7B: Are there few erratic data points (i.e. outliers)?

Step_{7B} := "Yes" (ITE *Trip Generation*, 9th Edition)

STEP 7C: Is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{7C} := "Yes" (ITE Trip Generation, 9th Edition)

Next_Step := $\begin{cases} \text{"Use the regression equation."} & \text{if Step}_{7A} = \text{"Yes"} \wedge \text{Step}_{7B} = \text{"Yes"} \wedge \text{Step}_{7C} = \text{"Yes"} \\ \text{"Step 8A1"} & \text{otherwise} \end{cases}$

Next_Step = "Use the regression equation."

STEP 8A1: Is the R² for the regression equation greater than or equal to 0.75?

R_squared := 0.91 (ITE Trip Generation, 9th Edition)

Step_{8A1} := $\begin{cases} \text{"Yes"} & \text{if R_squared} \geq 0.75 \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A1} = "Yes"

STEP 8A2: And, is the line corresponding to the regression equation within the cluster of data points at the size of the development in question?

Step_{8A2} := "Yes" (ITE Trip Generation, 9th Edition)

Step_{8A} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8A1} = \text{"Yes"} \wedge \text{Step}_{8A2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8A} = "Yes"

STEP 8B1: Is the standard deviation for the weighted average rate less than or equal to 110 percent of the weighted average rate?

Std_Dev := $1.05 \frac{\text{VPH}}{\text{DU}}$ (ITE Trip Generation, 9th Edition)

Avg_Rate := $1.00 \frac{\text{VPH}}{\text{DU}}$ (ITE Trip Generation, 9th Edition)

Ratio := $\frac{\text{Std_Dev}}{\text{Avg_Rate}}$ Ratio = 105.0 %

Step_{8B1} := $\begin{cases} \text{"Yes"} & \text{if Ratio} \leq 110\% \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B1} = "Yes"

STEP 8B2: And, is the line that corresponds to the weighted average rate within the cluster of data points near the size of the development site?

Step_{8B2} := "Yes" (ITE Trip Generation, 9th Edition)

Step_{8B} := $\begin{cases} \text{"Yes"} & \text{if Step}_{8B1} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{"No"} & \text{otherwise} \end{cases}$

Step_{8B} = "Yes"

Choose := $\begin{cases} \text{"whichever line best fits the data point for the site"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"Use the regression equation"} & \text{if Step}_{8A} = \text{"Yes"} \wedge \text{Step}_{8B} = \text{"No"} \\ \text{"use the weighted average rate"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"Yes"} \\ \text{"collect traffic data and establish a local trip rate"} & \text{otherwise} \end{cases}$

Choose = "whichever line best fits the data point for the site"

Exception := $\begin{cases} \text{"use regression"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"Yes"} \wedge \text{Step}_{8B2} = \text{"No"} \\ \text{"use wtd avg"} & \text{if Step}_{8A} = \text{"No"} \wedge \text{Step}_{8B} = \text{"No"} \wedge \text{Step}_{8A2} = \text{"No"} \wedge \text{Step}_{8B2} = \text{"Yes"} \\ \text{Choose} & \text{otherwise} \end{cases}$

Exception = "whichever line best fits the data point for the site"

Estimated Average Vehicle Trip Ends, Weekday Roadway PM Peak Hour

Regression curve: $T_{\text{sfd_PM}} := \exp\left(0.90 \cdot \ln\left(\frac{X_{\text{sfd}}}{\text{DU}}\right) + 0.51\right) \cdot \text{VPH}$ $T_{\text{sfd_PM}} = 121 \cdot \text{VPH}$

PM PEAK HOUR ADJUSTMENTS

Internal Capture Rate for Multi-Use Development

$P_0 := 0\%$ (ITE Trip Generation Handbook, Tables 7.1 and 7.2)

Modal Distribution

$P_1 = 0.00\%$ (Estimated Pedestrian Mode)

$P_2 = 0.00\%$ (Estimated Bicycle Mode)

$P_3 = 0.00\%$ (Estimated Transit Mode)

Adjusted Average Roadway Daily Vehicle Trip Ends, Roadway PM Peak Hour

$T_{\text{sfd_PM_veh}} := T_{\text{sfd_PM}} \cdot \left(100\% - \sum P\right)$ $T_{\text{sfd_PM_veh}} = 121 \cdot \text{VPH}$

Entering/Exiting Distribution

Entering Distribution:

Enter_PM := 63% (ITE Trip Generation, 9th Edition)

$T_{sfd_PM_Enter} := Enter_PM \cdot T_{sfd_PM_veh}$

$T_{sfd_PM_Enter} = 76 \cdot VPH$

Exiting Distribution:

Exit_PM := 37% (ITE Trip Generation, 9th Edition)

$T_{sfd_PM_Exit} := Exit_PM \cdot T_{sfd_PM_veh}$

$T_{sfd_PM_Exit} = 45 \cdot VPH$

Confirm all traffic is represented

Check := if($T_{sfd_PM_Enter} + T_{sfd_PM_Exit} = T_{sfd_PM_veh}$, "OK", "Missing Traffic")

Check = "OK"

SUMMARY OF ANALYSES

<u>Traffic Parameter</u>	<u>Total Traffic</u>	<u>Entering Traffic</u>	<u>Exiting Traffic</u>
Average Daily Traffic	$T_{sfd_ADT_veh} = 1213 \cdot ADT$	$T_{sfd_ADT_Enter} = 607 \cdot ADT$	$T_{sfd_ADT_Exit} = 607 \cdot ADT$
AM Peak Hour Traffic	$T_{sfd_AM_veh} = 92 \cdot VPH$	$T_{sfd_AM_Enter} = 23 \cdot VPH$	$T_{sfd_AM_Exit} = 69 \cdot VPH$
PM Peak Hour Traffic	$T_{sfd_PM_veh} = 121 \cdot VPH$	$T_{sfd_PM_Enter} = 76 \cdot VPH$	$T_{sfd_PM_Exit} = 45 \cdot VPH$

Glen Southerland

From: Mike Miller
Sent: Monday, May 14, 2018 8:53 AM
To: Glen Southerland
Cc: Wendy Farley-Campbell
Subject: Fairway Estates

Hi Glen,

Our outstanding issues with Fairway Estates are:

- Video inspect and pressure test sanitary sewer system
- Stormwater calculations
- Following paving, the sanitary sewer and stormwater systems manholes will need to be vacuum tested.
- As-built drawings – in digital format and printed

Thank you,

Mike

Mike Miller
Public Works Director
City of Florence
250 Hwy 101 N
Florence, OR 97439

Phone: 541-997-4106
Fax: 541-902-1333

Follow Us! [City Website](#) | [Facebook](#) | [Twitter](#) | [Vimeo](#)

The City of Florence is an equal opportunity employer and service provider.

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of Florence and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

APPROVED
City of Florence
Community Development
Department
"F" PC 17 26 PUD 01
Exhibit File Number