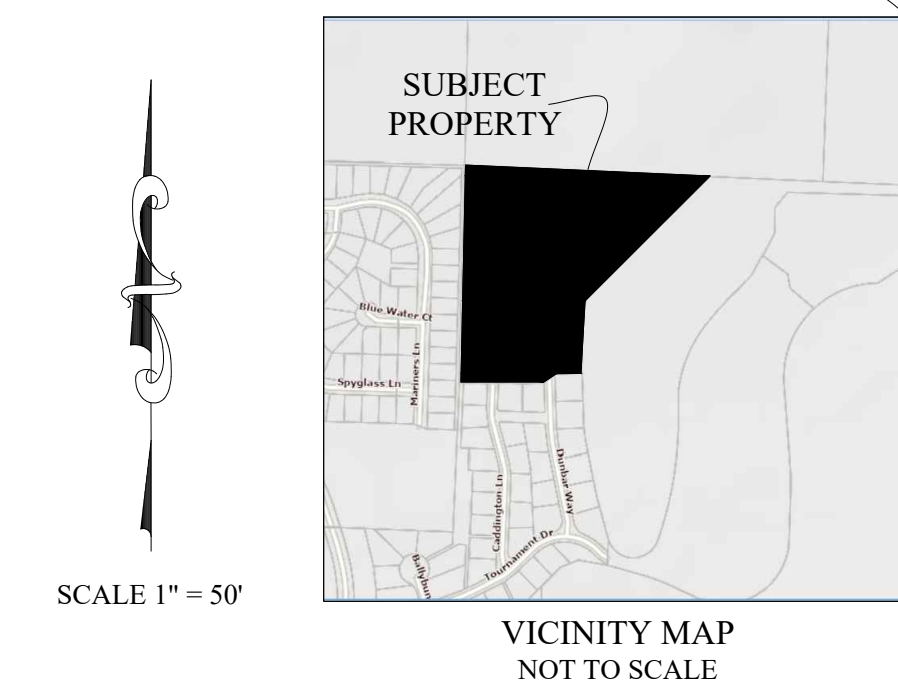


OPEN SPACE / PATHWAY ACCESS
 FOR
 FAIRWAY ESTATES PHASES 2, 3 & 4
 SW 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.
 FLORENCE, LANE COUNTY, OREGON
 DATE PREPARED: JANUARY 31, 2023

Exhibit I 1



SITE ADDRESS: N/A

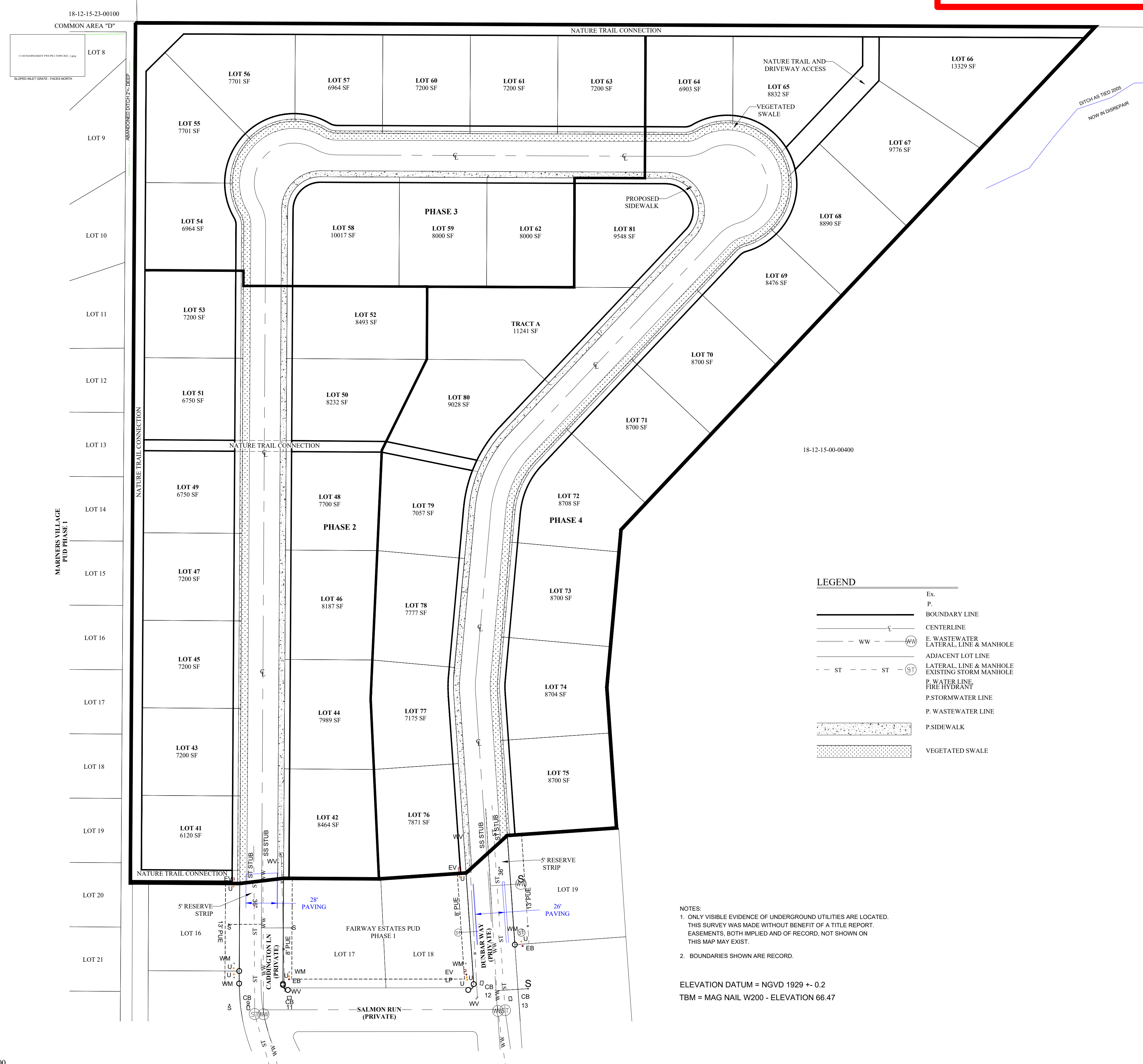
OWNER:
ROBERTS LAND CO LLC
1201 35TH ST
FLORENCE, OREGON 97439

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

AGENT:
METRO PLANNING, INC
JED TRUETT, AICP
846 A STREET
SPRINGFIELD, OREGON 97477
PH: 541-302-9830

ZONING:
MR
(MEDIUM-DENSITY INDUSTRIAL)

- NOTES:**
- Nature Trail - 23,027 Sq Ft
 - Open Space (Tract A) Area - 11,241 Sq Ft
 - Net Area (Overall Area - (PUE+ROW)) - 342,353 Sq Ft
 - Total Open Space required - 20% of the Net Area (68,470 Sq Ft)
 - Total Open Space provided - 10% of the Net Area (34,264 Sq Ft)
 - In Lieu of Open Space - 10% of the Net Area



LEGEND

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

NOTES:

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

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