

PRELIMINARY UTILITY PLAN
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: MAY 10, 2023

Exhibit H



SCALE 1" = 50'

SITE ADDRESS: N/A

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

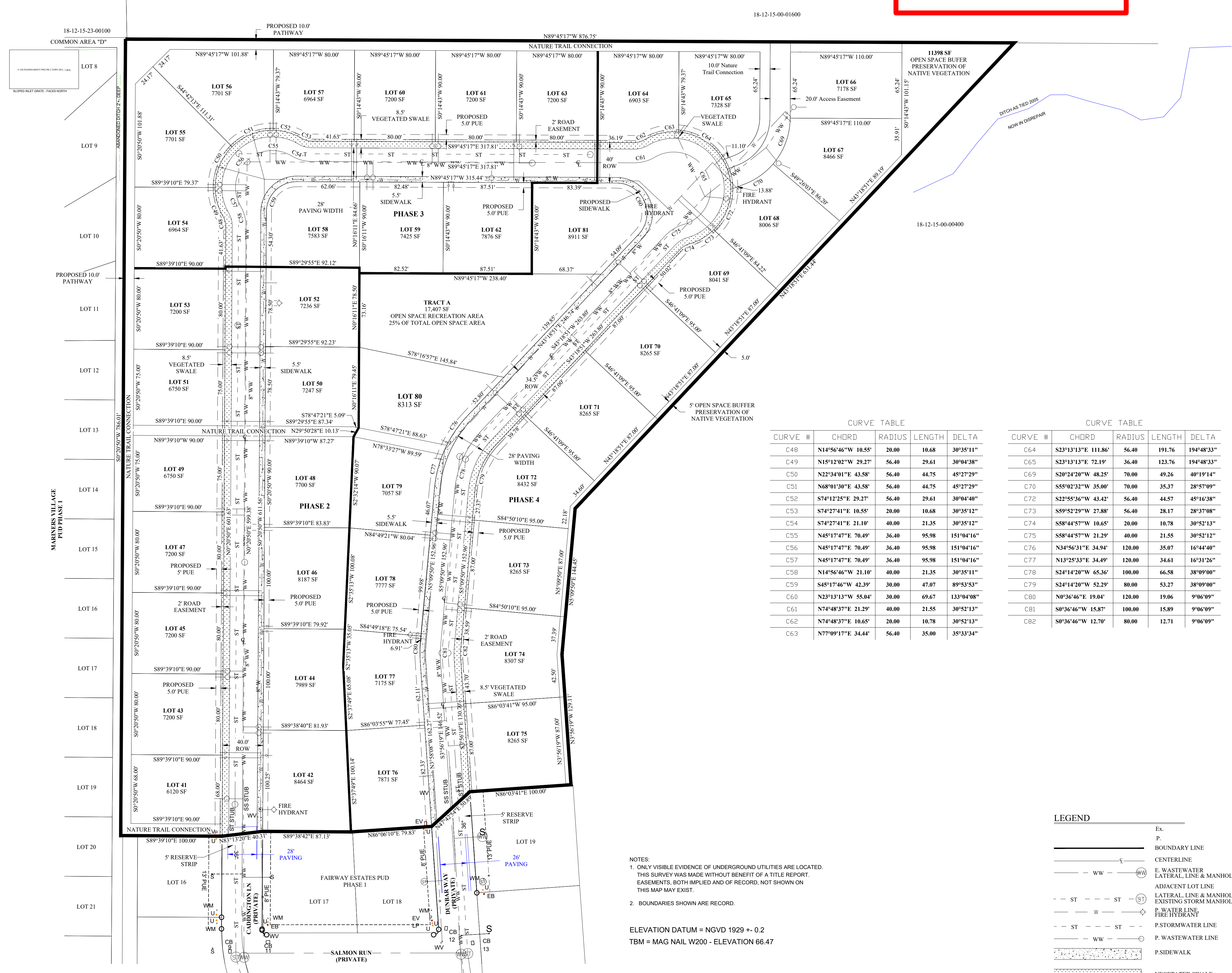
PACIFIC GOLF COMMUNITIES, LLC
 PO BOX 3094
 FLORENCE, OREGON 97439

OWNER/APPLICANT REPRESENTATIVE:
 METRO PLANNING, INC
 846 A STREET
 SPRINGFIELD, OREGON 97477
 PH: 541-302-9830

ZONING:
 MR (MEDIUM-DENSITY INDUSTRIAL)

NOTES:

- Nature Trail - 30,912 Sq Ft
- Open Space (Tract A) Area - 17,407 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 - 14% of the Net Area (48,319 Sq Ft)
- In Lieu of Open Space - 6% of the Net Area (20,151 Sq Ft)



CURVE TABLE

CURVE #	CHORD	RADIUS	LENGTH	DELTA
C48	N14°56'46"W 10.55'	20.00	10.68	30°35'11"
C49	N15°12'02"W 29.27'	56.40	29.61	30°04'38"
C50	N22°34'01"E 43.58'	56.40	44.75	45°27'29"
C51	N68°01'30"E 43.58'	56.40	44.75	45°27'29"
C52	S74°12'25"E 29.27'	56.40	29.61	30°04'40"
C53	S74°27'41"E 10.55'	20.00	10.68	30°35'12"
C54	S74°27'41"E 21.10'	40.00	21.35	30°35'12"
C55	N45°17'47"E 70.49'	36.40	95.98	151°04'16"
C56	N45°17'47"E 70.49'	36.40	95.98	151°04'16"
C57	N45°17'47"E 70.49'	36.40	95.98	151°04'16"
C58	N14°56'46"W 21.10'	40.00	21.35	30°35'11"
C59	S45°17'46"W 42.39'	30.00	47.07	89°53'53"
C60	N23°13'13"W 55.04'	30.00	69.67	133°04'08"
C61	N74°48'37"E 21.29'	40.00	21.55	30°52'13"
C62	N74°48'37"E 10.65'	20.00	10.78	30°52'13"
C63	N77°09'17"E 34.44'	56.40	35.00	35°33'34"

CURVE TABLE

CURVE #	CHORD	RADIUS	LENGTH	DELTA
C64	S23°13'13"E 111.86'	56.40	191.76	194°48'33"
C65	S23°13'13"E 72.19'	36.40	123.76	194°48'33"
C69	S20°24'20"W 48.25'	70.00	49.26	40°19'14"
C70	S55°02'32"W 35.00'	70.00	35.37	28°57'09"
C72	S22°55'36"W 43.42'	56.40	44.57	45°16'38"
C73	S59°52'29"W 27.88'	56.40	28.17	28°37'08"
C74	S58°44'57"W 10.65'	20.00	10.78	30°52'13"
C75	S88°44'57"W 21.29'	40.00	21.55	30°52'12"
C76	N34°56'31"E 34.94'	120.00	35.07	16°44'40"
C77	N13°25'33"E 34.49'	120.00	34.61	16°31'26"
C78	S24°14'20"W 65.36'	100.00	66.58	38°09'00"
C79	S24°14'20"W 52.29'	80.00	53.27	38°09'00"
C80	N0°36'46"E 19.04'	120.00	19.06	9°06'09"
C81	S0°36'46"W 15.87'	100.00	15.89	9°06'09"
C82	S0°36'46"W 12.70'	80.00	12.71	9°06'09"

LEGEND

	BOUNDARY LINE
	CENTERLINE
	E. WASTEWATER LATERAL LINE & MANHOLE
	ADJACENT LOT LINE LATERAL LINE & MANHOLE
	EXISTING STORM MANHOLE
	P. WATER LINE
	P. STORMWATER LINE
	P. WASTEWATER LINE
	PSIDEWALK
	VEGETATED SWALE

NOTES:
 1. 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.
 2. BOUNDARIES SHOWN ARE RECORD.

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

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was not gathered, and this map is not a survey.

METRO PLANNING, INC
 846 A STREET
 SPRINGFIELD, OR. 97477
 541-302-9830
 JOB NO. 21-051

Revised By: GTX