

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: MAY 10, 2023

Exhibit I



SCALE 1" = 50'

VICINITY MAP
NOT TO SCALE

SITE ADDRESS: N/A

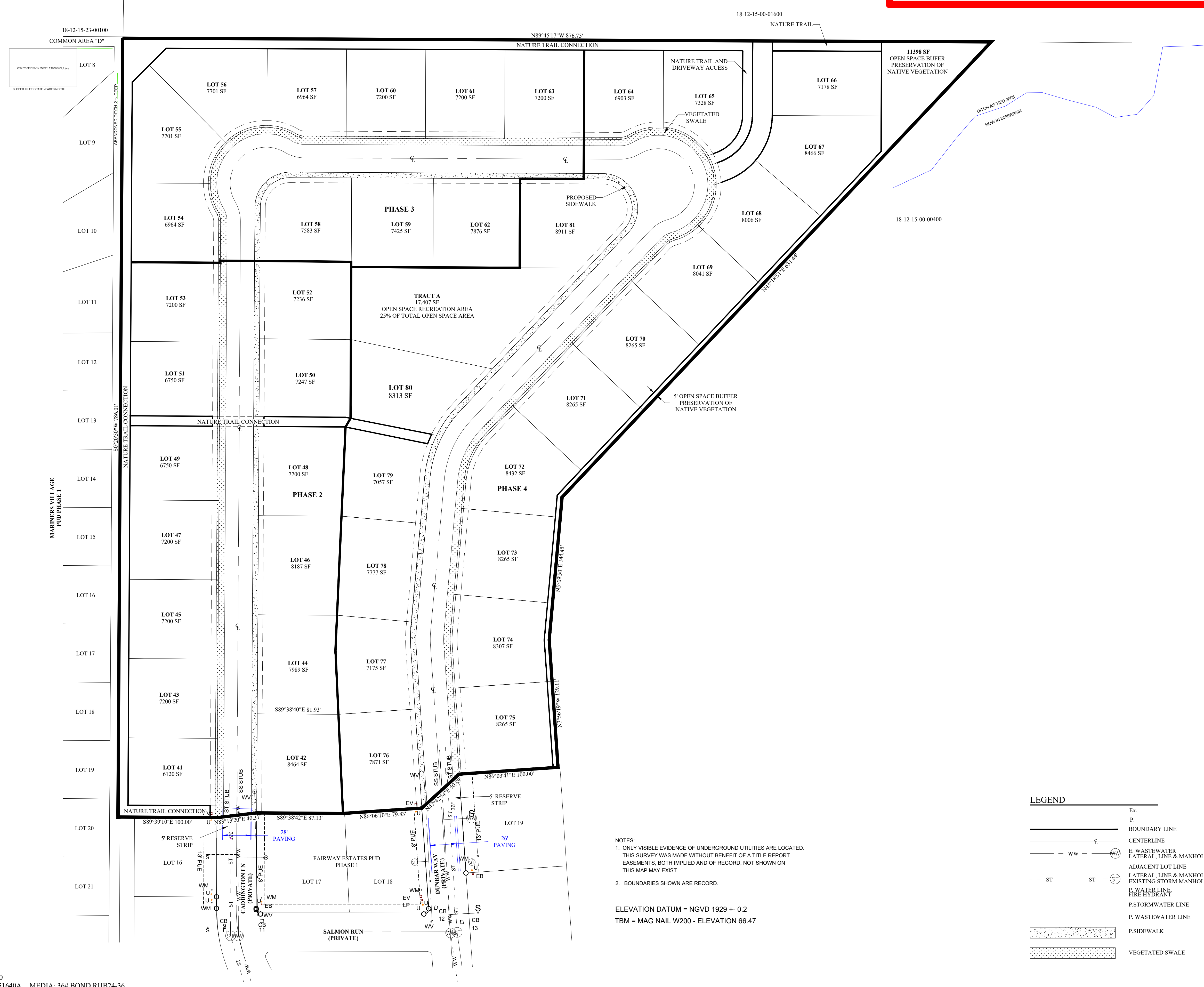
OWNER/APPLICANT:
ROBERTS LAND CO LLC
1201 35TH ST
FLORENCE, OREGON 97439

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

ZONING:
MR (MEDIUM-DENSITY INDUSTRIAL)

NOTES:

1. Nature Trail - 30,912 Sq Ft
2. Open Space (Tract A) Area - 17,407 Sq Ft
3. Net Area (Overall Area - (PUE+ROW)) - 342,353 Sq Ft
4. Total Open Space required - 20% of the Net Area (68,470 Sq Ft)
5. Total Open Space provided - 14% of the Net Area (48,319 Sq Ft)
6. In Lieu of Open Space - 6% of the Net Area (20,151 Sq Ft)



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

LEGEND

Ex	BOUNDARY LINE
—	CENTERLINE
— WW — (WM)	E. WASTEWATER LATERAL LINE & MANHOLE
— ST — (ST)	ADJACENT LOT LINE LATERAL LINE & MANHOLE EXISTING STORM MANHOLE
P	WATER LINE
P	STORMWATER LINE
P	WASTEWATER LINE
—	PSIDEWALK
—	VEGETATED SWALE

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.



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Revised By: GTX