Goebel Engineering & Surveying, Inc.
Engineering *Surveying* *Land Planning Services*

TRANSMITTAL LETTER

PROJECT NAME: Paddock Chick Lane
Tentative Partition

GES PROJECT NO.: 01015-2010-C **CITY PROJECT NO.: N/A**

TO: City of Junction City

FROM: Scott/Pamela Goebel **DATE:** 22 November 2013

TRANSMITTED IS THE FOLLOWING:

√ enclosed
Via: √ Personal submittal

FOR YOUR:

√ review
√ approval
√ comments

THE FOLLOWING:

		No. of Copies	Plot Date
√	Application Form	12	
√	CD (all application materials)	12	
√	Response to Completeness Review comments	12	November 2013
√	Written Statement	12	November 2013
√	Highlighted Assessors Map	12	
√	Deed	12	
√	Soils Report	12	
√	Stormwater Report	12	
√	Preliminary Partition (18"x27")	12	November 2013

COMMENTS:

25469 Highway 126 Veneta, Oregon 97487
(541) 687-0542 Fax: 1(888) 653-0152 E-mail: goebel@goebeleng.com

General Land Use Application

City of Junction City
680 Greenwood Street/PO Box 250
Junction City OR 97448
Phone: (541) 998-2153
FAX: (541) 998-3140
www.ci.junction-city.or.us

Type of Application: (May require a supplemental application to be attached and/or additional documentation)

☐ **Annexation**	☐ **Other:**	☐ **Temporary Use Permit**
☐ **Comprehensive Plan Amendment** ☐ **Map** ☐ **Text**	☑ **Partition** ☑ **Preliminary** ☐ **Final**	☐ **Vacation**
☐ **Development Review**	**Subdivision** ☐ **Preliminary** ☐ **Final**	☐ **Variance** ☐ **Major** ☐ **Minor**

Location of Property or Address: 40 & 70 Chick Lane (Oaklea Drive and West 6th Avenue)	
Size of Property(s): 3.56 acres	**Assessor's Map and Tax Lot #:** 15-04-31 TL #3300
Present Use: Rural Residential	**Proposed Use:** Rural Residential
Brief Summary of Action Requested: Approval of a 3-parcel partition.	
Property Owner: Paddock Masonry, Inc.	
Address: PO Box 2447, Eugene, OR 97402	
Applicant's Name: Jamie Paddock	
Address: PO Box 2447, Eugene, OR 97402	

Attachment(s):

☑ Copy of Deed ☒ Other: Storm Report & Soils Report

I have the following legal interest in the property (Please check one):

☑ Owner of Record ☐ Lessee ☐ Holder of an exclusive Option to Purchase ☐ Contract Purchase

I hereby certify that the foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief:

Owner's Signature: Jamie Paddock	**Date:** 11-20-2013

FOR STAFF USE ONLY

Filing	Completion	Approval
Date Filing Completed:	Completion Checked by:	Date:
Filing Fee:	Date:	Signature:
Receipt No:	**Notes:**	**Conditions:**
Zoning:	Plan Designation:	File

Goebel Engineering & Surveying, Inc.

Engineering *Surveying* *Land Planning Services*
25469 Highway 126 Veneta, OR 97487
Phone: 541-687-0542 Fax: 1-888-653-0152 E-mail: [illegible]@goebeleng.com

November 2013

Nicole Peterson
Planning & Development
City of Junction City
680 Greenwood Street
PO Box 250
Junction City, OR 97448

Re: Application for Tentative Partition
Client: Jamie Paddock/Paddock Masonry, Inc.
Assessor's Map No. 15-04-31-00, Tax Lot #3300
GES Project No. 01015-2010-C
City #MP-13-01

Dear Nicole:

The following are responses to the ***Incomplete Application*** (dated October 10, 2013) for the above-referenced project. The **additional issue** listed in the ***Attachment A*** (shown below in **bold type**) have been addressed herein on an item-by-item basis. The responses to these Conditions are shown in *italics*.

Please submit the following materials required for the processing of your land use application:

1. **Please submit the attached 180-day review form with your submittal.**

Response: A copy of the 180-day review form was sent to the City on 7 November and is included as part of this packet.

Required under Section 16.05.040 Major Partitions

2. **The owners signature is needed on the General Land Use application.**

Response: The applicant has signed the application form.

3. The applicant's written statement must address the following:

a. Proposed land uses for the proposed lots.

Response: The enclosed plat has been drafted to comply with the above-stated criteria (see Sheet 2 and written narrative).

b. Timeframe for completion of private and public improvements

Response: The applicant is planning for the 2014 construction season.

c. Description of access to the site including any existing dedicated private or public streets and corresponding agreements.

Response: Please refer to page 1 of Section 5 of the Written Narrative.

4. Information Required on the preliminary plans shall, in clear and legible form, include the following information with respect to the proposed preliminary partition, on the plan where practicable, and otherwise on separate sheets of paper in written statement:

a. On all sheets - add a proposed a subdivision name (Reference ORS 92.090 Attachment A)

Response: Our office spoke with Lane County Surveyor's office on November 8 and verified that the above requirement refers specifically to subdivisions and not to partitions. The plat number is assigned at the time of recordation. If you have any questions, Peggy Hunter said to be sure to contact her at (541) 682-3633.

b. Add lot sizes (square footage) and proposed/maximum building area to each proposed lot.

Response: Sheet 2 of the enclosed plat reflects compliance with the above-stated criteria.

c. Show the approximate location of areas subject to inundation of stormwater overflow, and all areas covered by water, and the location and width of flow of all water courses.

Response: For compliance with the above-stated please refer to sheet 3 of the enclosed plat.

d. Show all proposed easements and dedications and submit draft agreements.

Response: Sheet 2 of the enclosed plat shows all proposed easements and dedications. Pursuant to our discussions with City Staff draft agreements will be submitted as part of the conditions of approval for this application.

e. Add dimensions of public area proposed to be dedicated by the subdivider or partitioner (e.g. streets and sidewalks) and the proposed uses thereof including the draft agreements of said dedications.

Response: We have added sheet 5 to the enclosed plat to provide information stated above.

f. Add cross-sections and grades for the proposed access off West 6th Avenue.

Response: A detail has been added on sheet 5 of the enclosed plat.

g. Show approximate boundaries of and the proposed sequencing of phases in the subdivision, if phasing is proposed.

Response: The applicant is not proposing that any of this project be phased construction.

Please be advised that in the preliminary completeness review of the application some additional issues were noted and summarized in Attachment A. The issues outlined in Attachment A are provided for the owner and applicant's information. The owner and applicant should take note of the issues associated with the proposal that may lead to changes in the proposed application, or conditions of approval, or denial of the application (See Attachment A)

Attachment A: Additional issues

The issues outlined below are provided for the owner and applicant's information and no action is required at this time. However, the owner and applicant should take note of the following issues associated with the proposal that may lead to changes in the proposed application, or conditions of approval, or denial of the application.

1. A proposed plat name must be approved by the county surveyor in accordance with ORS § 92.090.1 Approval of subdivision plat names as follows:

a. Subdivision plat names shall be subject to the approval of the county surveyor or, in the case where there is no county surveyor, the county assessor. No tentative subdivision plan or subdivision plat of a subdivision shall be approved which bears a name similar to or pronounced the same as the name of any other subdivision in the same county, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision hearing that name. All subdivision plats must continue the lot numbers and, if used, the block numbers of the subdivision plat of the same name last filed. On or

after January 1, 1992, any subdivision submitted for final approval shall not use block numbers or letters unless such subdivision is a continued phase of a previously recorded subdivision, bearing the same name, that has previously used block numbers or letters.

Response: *As noted earlier, the applicant is requesting approval of a partition and not a subdivision. We checked with the Lane County Surveyor's office (Peggy Hunter 541/682-3633) on 8 November 2013 and confirmed that a name is not required and that a number will be assigned at the time of recordation.*

2. The proposed plat shall comply with ORS § 92.090.2 Requisites for approval of tentative subdivision or partition plan or plat as follows:

a. No tentative plan for a proposed subdivision and no tentative plan for a proposed partition shall be approved unless:

i. (a) The streets and roads are laid out so as to conform to the plats of subdivisions and partitions already approved for adjoining property as to width, general direction and in all other respects unless the city or county determines it is in the public interest to modify the street or road pattern.

ii. (b) Streets and roads held for private use are clearly indicated on the tentative plan and all reservations or restrictions relating to such private roads and streets are set forth thereon.

iii. (c) The tentative plan complies with the applicable zoning ordinances and regulations and the ordinances or regulations adopted under ORS 92.044 (Adoption of standards and procedures governing approval of plats and plans) that are then in effect for the city or county within which the land described in the plan is situated.

Response: *Not applicable.*

3. The proposed street design shall comply with Section 16.05.050 Junction City Code with special attention to the following sections as follows:

a. 16.05.050.A. 10. Connectivity.

i. The street system of proposed subdivisions shall be designed to connect with existing, proposed, and planned streets outside of the subdivision as provided in this section.

ii. Wherever a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to abutting properties or to logically extend the street system into the surrounding area. All street stubs shall be provided with a turn-around. Removal of the turn-around shall be at the option and cost of the owner of the lot where the turnaround is located,

iii. Minor collector and local residential access streets shall connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods or facilitate emergency and evacuation. Connections shall be designed to avoid or minimize through traffic on local streets.

Response: Not applicable.

b. 16.05.050.C.2.(a & b) Street Connectivity. In order to promote efficient vehicular and pedestrian circulation throughout the city, land divisions and developments greater than two acres in size shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

i. (a) The proposed development shall include street connections in the direction of all existing or planned streets within one-quarter mile of the development site. The proposed development shall also include street connections to any streets that abut, are adjacent to, or terminate at the development site.

ii. (b) The proposed development shall include streets that extend to undeveloped or partially developed land that is adjacent to the development site.

iii. (c) The requirements of subsections (C)(2)(a) and (b) of this section do not apply if it is demonstrated that the connections cannot be made due to impact of natural resource areas such as wetlands, streams, or upland wildlife habitat area or where existing development on adjacent lands, including previously subdivided vacant parcels, precludes a connection now or in the future.

Response: *Street connectivity has been designed to comply with the above-stated criteria (see sheet 4).*

c. 16.05.050.C.3. Pedestrian Ways. When necessary for public convenience and safety, the planning commission may require the partitioner or subdivider to dedicate to the public pedestrian wavs JO feet in width to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, or to provide access to schools, parks, or other public areas, of such design and location as reasonably required to facilitate pedestrian travel.

Response: *The pedestrian ways on the enclosed plat comply with the above-stated criteria.*

d. 16.05.050.C.4. Easements for Utilities. Dedication of easements for stormwater sewers and for access thereto for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water, and dedication of easements for sanitary sewers and for access thereto for maintenance, and dedication of easements for other public or private utilities, may be required of the partitioner or subdivider by the planning commission along lot rear lines, lot side lines, or elsewhere as necessary to

utilities, may be required of the partitioner or subdivider by the planning commission along lot rear lines, lot side lines, or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this chapter. Easements for utility lines shall be not less than 14 feet in width; except that, for an easement abutting land not in the partition or subdivision area, a lesser width may be allowed, in the discretion of the planning commission, where the petitioner or subdivider presents a satisfactory plan whereby such easement will be expanded to the width otherwise required.

Response: *Easement dedications will be submitted prior to recording.*

We believe that this letter, along with the submittal of the enclosed materials, addresses the necessary items listed in the ***Incomplete Letter*** and ***Amendment A.***

If you have any questions or require further information or clarification, please do not hesitate to contact us.

Respectfully,

Scott J. Goebel, P.E., P.L.S.

Pamela Goebel, Project Manager

SJG/pg/ms

enclosures

Goebel Engineering & Surveying, Inc.

Engineering *Surveying* *Land Planning Services*
25469 Highway 126 Veneta, OR 97487
Phone: 541-687-0542 Fax: 1-888-653-0152 E-mail: [illegible]

Preliminary Partition Written Statement

(Narrative)

Compliance with
Title 10: Planning
Ordinance Number 809
As amended by Ordinance 1103

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 18, 1987
SCOTT J. GOEBEL
2280

EXP. DATE: 6/30/2015

Applicant: Paddock
November 2013

Section 3. Minor Partition Procedure.

A. ***Application.*** An application shall be made by the person proposing the minor partition or his authorized agent or representative on a form prescribed by the city following procedures outlined in Section 111 [of Ordinance 950] and submitted to the secretary of the planning commission, together with a tracing and nine additional copies of a preliminary plan.
[Section 3, Subsection A amended by Ordinance 1112, passed February 11, 2003.]

THE PROPERTY OWNER/APPLICANT IS SUBMITTING AN APPLICATION FOR THE PARTITIONING OF TAX LOT 3300 OF ASSESSORS MAP 15-04-31 INTO THREE PARCELS. THIS APPLICATION IS CLASSIFIED AS A TYPE II PROCEDURE, AS OUTLINED IN SECTION 111.A.(2) OF ORD. 950.

Drafting. The preliminary plan shall be legibly drawn to scale on sheets of tracing paper or cloth measuring 8 by 11 inches. The scale will be 10, 20, 30, 40, 50, or 60 feet to the inch. The city superintendent of public works shall furnish such 8 by 11-inch tracing sheets on request.

THE PRELIMINARY PLAN, AS WELL AS THE SITE ASSESSMENT OF EXISTING CONDITIONS PLAN, IS SUBMITTED ON STANDARD SIZE (18"X27" SHEETS) AT A SCALE OF 40 FEET TO THE INCH.

B. ***Preliminary plan contents.*** The preliminary plan shall contain the following:

1. The dimensions and parcel lines of all parcels.

ALL PARCEL DIMENSIONS ARE SHOWN ON THE PRELIMINARY PLAN.

2. An accurate map describing the boundaries of all contiguous land in the same ownership as the area encompassed in the preliminary plan area.

THE APPLICANT OWNS ALL THE LAND PROPOSED FOR PARTITIONING. THE APPLICANT DOES NOT OWN ANY ADJACENT LAND.

3. The date, north point and scale of the drawing, and sufficient legal description and dimensions of the land to define the boundary thereof and the assessor's account number.

ALL ITEMS LISTED ABOVE ARE SHOWN ON THE PRELIMINARY PLAN.

4. Name, address and telephone number of the owner, the partitioner and engineer or surveyor.

OWNER INFORMATION IS SHOWN ON BOTH ASSESSMENT OF EXISTING CONDITIONS AND THE PRELIMINARY PLAN SHEETS.

5. Location of property in relation to existing streets, name and present width of all streets and alleys, and proposed right-of-way lines for existing or projected streets as shown on the master street plan.

BOTH PUBLIC STREETS ABUT THE PROPERTY. THE MASTER STREET PLAN SHOWS THE EXTENSION OF WALNUT STREET THROUGH THE PROPERTY. THE APPLICATION PROPOSES AN ALTERNATE PLAN TO PROTECT THE EXISTING DWELLINGS AND TO UTILIZE CHICK LANE AS A FUTURE CITY STREET. THE PROPOSED ROUTING IS SHOWN ON THE ENCLOSED ALTERNATE FUTURE STREET PLAN.

6. The layout of the parcels proposed and the dimensions of each, with a number within each proposed parcel.

PARCEL DIMENSIONS, AREAS AND NUMBERS ARE SHOWN ON THE PRELIMINARY PLAN.

7. The location of each building or structure above ground. Dimension distance to parcel lines being created.

ALL BUILDINGS ARE SHOWN WITH DISTANCES TO PARCEL LINES.

8. The width and location of all easements for drainage or public utilities.

DRAINAGE EASEMENTS ARE SHOWN ALONG THE NORTH BOUNDARY OF THE PARCEL. THE ARE NO PUBLIC EASEMENTS REQUIRED OR PROPOSED.

9. In addition, when all or a portion of the area encompassed in a minor partition application has not been previously included in a recorded plat (subdivision) of lots averaging a maximum of one-half acre each, the following information is also required:

   a. The affidavit of a surveyor who is an Oregon licensed land surveyor, and who prepared the preliminary plan for the area encompassed in the proposed partition.

THE PRELIMINARY PLAN WAS CREATED BY SCOTT GOEBEL, PLS, WHO AFFIRMS THAT THE PARTITION AREA WAS NOT PART OF A RECORDED SUBDIVISION PLAT.

   b. The names of all recorded subdivisions contiguous to the subject area.

THERE ARE NO RECORDED PLATS THAT ABUT THE PROPERTY, ALTHOUGH 1ST ADDITION TO LYNNRIDGE SUBDIVISION IS LOCATED NORTH OF WEST 6TH AVENUE.

   c. The elevations of all points used to determine contours; said points given to true elevation above mean sea level as determined by the city engineer. The base data used shall be clearly indicated and shall be compatible to city datum if bench marks are not adjacent. The following intervals are required:

Contour Intervals	**Ground Slope**
One foot	Up to 5 percent
Two feet	Over 5 percent through 10

	percent
Five feet	Over 10 percent

ONE FOOT CONTOURS ARE SHOWN ON BOTH THE ASSESSMENT OF EXISTING CONDITIONS AND THE PRELIMINARY PLAN SHEETS. SPOT ELEVATIONS ARE ALSO SHOWN AT THE PROPERTY CORNERS.

d. The approximate width and location of all proposed or existing public utility easements.

ALL NEW PUBLIC UTILITY EASEMENTS ARE SHOWN ON THE ENCLOSED PRELIMINARY PARTITION PLAT.

e. The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all water courses.

THE AREA SOUTH OF THE CULVERT UNDER 6TH AVENUE IS SET ASIDE FOR STORM WATER OVERFLOW/STORAGE.

f. All proposals for sewage disposal, flood control, and easements or deeds for drainage land, including profiles of proposed drainageways.

THERE ARE NO DRAINAGEWAYS LOCATED ON THE PROPERTY.

g. All public areas proposed to be dedicated by the partitioner and the proposed uses thereof. In this connection, the application is subject to the requirements pertaining to reserve strips as stipulated in Section 5 (A) (3) of this ordinance. Said reserve strips shall be clearly indicated on the proposed partition.

DEDICATION OF RIGHT-OF-WAY ALONG OAKLEA AND AT THE INTERSECTION OF OAKLEA AND WEST 6TH AVENUE IS SHOWN ON THE ENCLOSED PRELIMINARY PARTITION PLAT.

h. All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.

THE ONLY PUBLIC IMPROVEMENT PROPOSED IS THE EXTENSION OF THE GRAVITY WASTEWATER TO THE PUMP STATION AT THE END OF WALNUT STREET TO THE SOUTH.

i. A legal description of the boundaries of the entire area owned by the partitioner of which the proposed partition is a part; provided that where the proposed partition comprises all of such area, an affidavit of such fact shall accompany the application.

THE PARTITION INCLUDES ALL THE AREA THAT IS OWNED BY THE PARTITIONER, AND IS AS DESCRIBED IN THE ATTACHED RECORDED DEED.

C. ***Preliminary plan review.***

1. **City superintendent of public works review.** The superintendent of public works shall review the preliminary plan and forward any comments he may have about the plan and send the original plan and seven copies to the planning commission for action, retaining one copy for his file.

THE APPLICANT ACKNOWLEDGES THAT THE SUPERINTENDENT OF PUBLIC WORKS WILL REVIEW THE PRELIMINARY PLAN.

2. **Planning commission review.**

a. The planning commission **shall approve the plan or ask for further information** from the partitioner.

THE APPLICANT ACKNOWLEDGES THAT THE PLANNING COMMISSION WILL REVIEW THE APPLICATION, AND REQUESTS THAT THE COMMISSION APPROVE THE PLAN.

b. **Approval findings.** *Approval* of the plan must include affirmative findings that:

1. Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful

development of such remainder of any adjoining land or access thereto.

THE PARTITION CONTAINS ALL LAND OWNED BY THE APPLICANT.

2. The minor partition complies with Junction City policies and plans as well as the intent and purpose of Section 1 of this [ordinance].

THE PARTITION COMPLIES WITH JUNCTION CITY SUBDIVISION ORDINANCE, CREATING NO ADVERSE IMPACTS UPON PUBLIC INFRASTRUCTURE, AND PROMOTES PUBLIC SAFETY, HEALTH AND WELFARE OF THE CITY.

3. Either:
   i. Improvements as required by the city and this code have been completed, and a certificate of fact has been filed with the planning department by the city engineer; or
   ii. A performance agreement (bond), or suitable substitute, as agreed upon by the applicant and the city, has been filed with the city recorder in sufficient amount to insure the completion of all required improvements; or
   iii. A petition for improvements has been properly executed by the partitioner who is effecting the partition and will be assessed for said improvements.

CURRENT IMPROVEMENTS FOR 6TH AVENUE COMPLY WITH THIS CODE. OAKLEA DRIVE DOES NOT COMPLY AND THE APPLICANT IS WILLING TO SIGN A PETITION FOR IMPROVEMENTS. THE APPLICANT PROPOSES TO CONSTRUCT THE GRAVITY WASTEWATER SYSTEM TO THE PUMP STATION AT THE END OF WALNUT STREET.

4. The minor partition tentative plan is accompanied by five accurate copies thereof; and

FOUR COPIES OF ALL PLANS ARE INCLUDED HEREWITH.

5. Public assessments, liens, utility charges and fees with respect to the minor partition area have been paid, or a segregation of assessments and liens has been applied for and granted by the council.

THERE ARE NO CURRENT PUBLIC ASSESSMENTS, LIENS, UTILITY CHARGES OR FEES ASSOCIATED WITH THE PROPERTY.

Except as provided for in the procedures for modification as stipulated in Section 7, approval as stipulated herein does not relieve the applicant from other applicable provisions of this ordinance or Oregon Revised Statutes.

THE APPLICANT IS NOT PROPOSING ANY MODIFICATIONS AT THIS TIME.

6. Minor partition applications for land occupied by existing buildings shall show the location of buildings and give dimensions to existing and proposed lot lines.

ALL EXISTING STRUCTURES ARE SHOWN WITH DIMENSIONS TO PARCEL LINES.

c. **Approval.** In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

d. **Notification by commission.** When such a plan is approved, conditionally approved, or disapproved by the commission, it shall forthwith deliver in person or by mail a

copy of such plan with the action thereon to the person having filed the plan. Such action by the commission shall become final in the absence of any appeal. Copies of the plan with the action thereon shall be delivered to the Lane Council of Governments, and the commission shall retain the original copy thereof in the office of the city engineer.

e. Unless appealed, the planning commission's decision shall become **effective** on the eleventh day after it is rendered.

D. ***Appeal to the council.*** In any person filing a minor partition plan is dissatisfied with the action of the planning commission, he may, no later than 12 days after such action by the commission, appeal in writing to the council and file same with the council.
[Section 3, Subsection E amended by Ordinance No. 1112, passed February 11, 2003.]

E. ***Limitation of appeal.*** The conditional approval of such plan shall be valid for a period of one year from the date of final action thereon. During said period, all the conditions of approval shall be met. Such conditional approval may be extended for a period not to exceed one additional year by the council, upon written request; provided, such request is made prior to the expiration of the one-year period.

F. ***Ownership verification of dedications.*** In the event approval of a minor partition is conditioned upon the dedication of a portion of the area to the public, the applicant shall submit to the public works department a title report issued by a title insurance company licensed in the state of Oregon verifying ownership by the applicant of the real property that is to be dedicated to the public.

G. ***Expedited Land Divisions.*** All applications for Expedited Land Divisions shall comply with July 14, 2010ORS 197.360 through 197.380 and the Junction City Comprehensive Plan. ORS 197.360 through ORS 197.380 details criteria, application and notice requirements, and action and appeal procedures for expedited land divisions.
[Subsection (H) added by Ordinance No. 1065, passed May 5, 1999.]

Section 5. Platting and Mapping Standards.

A. ***Streets.***
1. **Dedication.**
   a. **Generally.** The planning commission may require adequate and proper streets, including arterials, collector streets, local streets, and other streets, to be dedicated to the public by the partitioner or subdivider, of such design and in such location as are necessary to facilitate provision for the transportation and access needs of the community and the partitioned or subdivision area, in accordance with the purpose of this ordinance.
   b. **Master street plan.**
      1. **Submitting plan.** The planning commission shall prepare and submit to the council a master street plan or plans and amendments thereto, for the city or such portions thereof as necessary, indicating streets and street systems needed to provide for the transportation needs of the community in its normal growth.
      2. **Adoption of plan.** Upon adoption and approval by the council of any such plan or amendment thereto, as from time to time may be submitted by the planning commission, a copy shall be kept in the planning office for the use and information of the general public.
      3. **Effect of adoption.** Any such plan or plans and amendments thereto adopted by the council shall be considered by the planning commission to be a correct designation of the transportation, access, and safety needs of the area or areas included with respect to the streets designated thereon, for the purpose of determining design and location of streets to be required under Section 4 of this ordinance, unless convincing evidence to the contrary is presented to the planning commission.

The applicant is proposing the dedication of additional public right-of-way along Oaklea Drive and at the intersection with West 6th Ave. The applicant also proposes to dedicate public right-of-way along the easterly boundary of the property for the future extension of Walnut Street (Chick Lane).

2. **Width.**
   a. **Generally.** Widths of street right-of-way and paving design for streets shall be not less than those set forth in the table below; except that for a street abutting land not in the partitioned or subdivision area, a lesser width may be allowed, in the discretion of the planning commission, where the partitioner or subdivider presents a satisfactory plan whereby such street will be expanded to the width otherwise required.
   b. **Existing adjacent street.** The widths of street right-of-way provided in the table below shall be the minimum widths of right-of-way for streets existing along and adjacent to any boundary of the partitioned or

subdivision area; and the partitioner or subdivider shall dedicate additional right-of-way, as determined by the planning commission in accordance with such table, for any such adjacent street where the existing width of right-of-way for such street is less than the minimum in such table.

c. **Slope easements.** Slope easements shall be dedicated in accordance with specifications adopted by the council under this section:

The proposed dedication of additional right-of-way is in compliance with the values noted in Table1 . There is no need for slope easements.

TABLE 1
STREET STANDARDS

Type of Street	Right-of-Way Width	Paving Width*	Sidewalk Width**	Bike Lane Width
Arterials	60'-120' ****	36'-52'	6.5'	6'
Major and Minor Collector Streets	50'-80' ****	34'-46'	5.5'	6' (if required)
Local Streets	40'-60'	20'-36'	5.5'	Not required
Other Local Streets	40'-60'	20'-36'	5.5'	Not required
Cul-de-sacs	40'-50'	28'-36'	5.5'	Not required
Cul-de-sacs Bulb	92' ***	70' ***	5.5'	Not required
Hammerhead or "T" Stubs	30' "T" end	15'-20'	5.5'	Not required

* Paving measured from inside of curb to inside of curb.

** Includes six (6) inch curb width.

*** Measured by diameter of circle constituting circular end.

**** The Planning Commission may require a width within the limits shown based upon adjacent physical conditions, safety of the public, and the traffic needs of the community, and in accordance with specifications adopted by the council under this section.

3. **Reserve Strips.** The planning commission may require the partitioner or subdivider to create a reserve strip controlling the access to a street, said strip to be placed under the jurisdiction of the council, when the planning commission determines that a strip is necessary:
   a. 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 partitioning or subdivision of land lying beyond the street; or

b. 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 of Subpart (2) (c) of this subsection; or
c. To prevent access to land abutting a street of the partition or subdivision, but not within the tract or parcel of land being partitioned or subdivided; or
d. To prevent access to land unsuitable for building development.

There are no streets that end at the property boundary. A reserve strip is proposed along the easterly edge of the proposed Walnut Street (Chick Lane) right-of-way.

4. **Intersections of streets.**
   a. **Angles.** Streets shall intersect one another at an angle as near to a right angle as is practicable, considering topography of the area and previous adjacent layout; where not so practicable, the right-of-way and street paving within the acute angle shall have a minimum of 30-foot centerline radius where such angle is not less than 60 degrees. In the case of streets intersecting at an angle of less than 60 degrees, then of such minimum as the planning commission may determine in accordance with the purpose of this ordinance.
   b. **Jogs.** Intersections shall be so designed that no jog dangerous to the traveling public is created as a result of staggering of intersections; and in no case shall there be a jog of less than 100 feet between nearest or adjacent right-of-way lines.

The only proposed street intersection is that of Walnut Street (Chick Lane) which is at the existing intersection location. Walnut Street will intersect West 6th Ave at a right angle and be 100 feet east of the existing intersection of Vine Street and West 6th Ave.

5. **Topography.** The layout of streets shall give suitable recognition to surrounding topographical conditions, in accordance with the purpose of this ordinance.

The proposed alignment of Walnut Street does address existing topography and structures on the property and all surrounding parcels of land. There are no structures that will need to be removed as part of an extension of Walnut Street.

6. **Future extension of streets.** Where the partitioned or subdivision area is adjacent to land likely to be partitioned or subdivided in the future, streets shall continue through to the boundary lines of the tract under the same ownership of

which the subdivision area is a part, where the planning commission determines that such continuation is necessary to provide for the orderly partitioning or subdivision of such adjacent land, or the transportation and access needs of the community.

The subject property could be further partitioned in the future based upon the current zoning designation. Oaklea Drive, West 6th Ave and the proposed Walnut Street dedication will provide sufficient access to all future parcels.

7. **Cul-de-sacs.** There shall be no cul-de-sacs more than 400 feet long or serving more than 18 single-family dwellings. Each cul-de-sac shall have a circular end with a minimum diameter of right-of-way width and paving as shown in the table of Subpart (2) (c) of this subsection.

There are no cul-de-sacs proposed nor required as part of this application.

8. **Street names.** Streets that are in alignment with existing named streets shall bear the names of such existing streets. Names for streets that are not in alignment with existing streets are subject to approval by the planning commission and shall not unnecessarily duplicate or resemble the name of any existing or platted street in the city. All streets running in a generally north and south direction shall be named in alphabetical form to the established pattern in the city.

Dedication of right-of-way for Walnut Street (Chick Lane) is in compliance with these criteria.

9. **Grades and curves.** Unless otherwise approved by the planning commission because topographical conditions will not reasonably permit, grades shall not exceed 6 percent on arterials, 10 percent on collector streets, or 12 percent on all other streets.

   Centerline radii on curves shall not be less than 300 feet on arterials, 200 feet on collector streets, or 100 feet on all other streets.

All streets grades are less than 6%. There are no horizontal curves required as part of this application.

10. **Access Management.**
    a. **Shared Access.**
        1. Subdivisions with frontage on the state highway system shall be designed to have shared access point to and from the highway. All such subdivision accesses shall be reviewed by the Oregon Department of Transportation.
    b. **Connectivity**
        1. The street system of proposed subdivisions shall be designed to connect with existing, proposed, and planned streets outside of the subdivision as provided in this Section.
        2. Wherever a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to abutting properties or to logically extend the street system into the surrounding area. All street stubs shall be provided with a turn-around. Removal of the turn-around shall be at the option and cost of the owner of the lot where the turn-around is located.
        3. Minor collector and local residential access streets shall connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods or facilitate emergency and evacuation. Connections shall be designed to avoid or minimize through traffic on local streets.

The dedication of right-of-way for Walnut Street is in compliance with these criteria.

B. ***Alleys.***
1. **Dedication.** The planning commission may require adequate and proper alleys to be dedicated to the public by the partitioner or subdivider of such design and in such location as necessary to provide for the access needs of the partitioned or subdivision area in accordance with the purpose of this ordinance.
2. **Width.** Width of right-of-way and paving design for alleys shall be not less than 20 feet, except that for an alley abutting land not in the partitioned or subdivision area a lesser width may be allowed, in the discretion of the planning commission, where the partitioner or subdivider presents a satisfactory plan whereby such alley will be expanded to the width otherwise required. Slope easements shall be dedicated in accordance with specifications adopted by the planning commission.
3. **Corner cut-offs.** Where two alleys intersect, 10-foot corner cut-offs shall be provided.
4. **Grades and curves.** Unless otherwise approved by the planning commission where topographical conditions will not reasonably permit, grades shall not

exceed 12 percent on alleys, and centerline radii on curves shall not be less than 100 feet.

5. **Other requirements.** All provisions and requirements with respect to streets shall apply to alleys the same in all respects as if the word "street" or "streets" therein appeared as the word "alley" or "alleys," respectively.

No alleys are proposed nor required as part of this application.

C. ***Blocks.***

1. **Block length.** Block length shall not exceed 600 feet. In residential and commercial zones, maximum block perimeter shall be 1,600 feet. The planning commission may allow exceptions where pedestrian pathways are utilized as mid-block connections between streets.
2. **Pedestrian ways.** When necessary for public convenience and safety, the planning commission may require the partitioner or subdivider to dedicate to the public pedestrian ways 10 feet in width to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, or to provide access to schools, parks, or other public areas, of such design and location as reasonably required to facilitate pedestrian travel.
3. **Easements for utilities.** Dedication of easements for storm water sewers and for access there-to for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water, and dedication of easements for sanitary sewers, and for access thereto for maintenance, and dedication of easements for other public or private utilities, may be required of the partitioner or subdivider by the planning commission along lot rear lines, lot side lines, or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this ordinance. Easements for utility lines shall be not less than 14 feet in width; except that, for an easement abutting land not in the partitioned or subdivision area, a lesser width may be allowed, in the description of the planning commission, where the petitioner or subdivider presents a satisfactory plan whereby such easement will be expanded to the width otherwise required.
4. **Street Connectivity.** In order to promote efficient vehicular and pedestrian circulation throughout the city, land divisions and developments greater than two acres in size shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:
    a. The proposed development shall include street connections in the direction of all existing or planned streets within ¼ mile of the development site. The proposed development shall also include street connections to any streets that abut, are adjacent to, or terminate at the development site.

b. The proposed development shall include streets that extend to undeveloped or partially developed land that is adjacent to the development site.
c. The requirements of subparagraphs (a) and (b) of this subsection do not apply if it is demonstrated that the connections cannot be made due to impact of natural resource areas such as wetlands, streams, or upland wildlife habitat area or where existing development on adjacent lands, including previously subdivided vacant parcels, preclude a connection now or in the future.

All surrounding block lengths are less than 600'. Pedestrian ways are not requires as part of this application. Public utility easements are proposed adjacent to all public right-of-ways. A private storm drainage easement is propose on the northerly side of Parcels 2 and 3. The dedication of right-of-way for Walnut Street is in compliance with these criteria.

C1. ***Perimeter Fences.*** Perimeter fences shall be required where rear yards abut an existing or planned street. The perimeter fence shall be sight-obscuring and at least 5 feet in height, and shall be setback at least 3 feet from the sidewalk or right-of-way. At least one deciduous shade tree (a minimum 2-inches in caliper at planting) shall be provided for each 50 lineal feet of street frontage. At the time of application review, the Planning Commission may also require additional subdivision perimeter fencing, retaining walls, or other perimeter treatment in order to address privacy, stormwater runoff, or other issues relating to compatibility with adjacent properties.

Perimeter fencing and landscaping may be required along Oaklea Drive and West 6th Ave depending upon development of the proposed parcels.

D. ***Lots.*** Lot sizes in mobile home subdivisions shall conform to the provisions of the city's Mobile Home Park District zoning Ordinance , and all amendments to that section made after the adoption of this amendment to Section 5, rather than this subsection (D).
1. **Size and frontage.**
a. **General requirements.**
1. **Width.** Each lot shall have an average width between the lot side lines of not less than 60 feet. Each corner lot and each authorized key lot and butt lot shall have an average width between the lot side lines of not less than 65 feet.
2. **Depth.** Each lot shall have an average depth between the lot front line and the lot rear line of not less than 80 feet and not more than 2½ times the average width between the lot side lines. Each double frontage lot shall have an average depth between the lot

front line and lot rear line of not less than 120 feet, unless a lesser depth is approved by the planning commission where necessitated by unusual topographic conditions.

3. Area. Minimum lot area shall be in accord with requirements for the zoning district within which the lot is located.
4. Frontage. Each lot shall have frontage of not less than 60 feet 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 35 feet upon a street, measured on the arc.
5. Reverse Frontage.
    a. Lots that front on more than on street shall be required to locate motor vehicle accesses on the street with lower functional classification.
    b. When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access from a frontage road or interior local road. Access rights of these lots to the arterial shall be dedicated to the city and recorded with the deed (reserve strip.) A berm or buffer yard may be required at the rear of through lots to buffer residences from traffic on the arterial. The berm or buffer yard shall not be located within the public right-of-way.

The proposed parcel configuration meets all the specified lot size criteria. All parcels are greater than 60 feet wide and have more than 60 feet of frontage onto a public street. The depth of all parcels is less than 2 times the parcel widths. Parcel 1 will be required to take access from West 6th Ave at the furthest point from Oaklea Drive. A shared 20' wide access easement centered on the common lot line between Parcels 1 and 2 is proposed for access to Parcels 1 and 2. Each parcel is proposed to be developed in compliance with current zoning standards for Low Density Residential (R1). Parcel 3 will be required to take access from Walnut Street (Chick Lane).

b. **Exceptions.**
    1. Partitioned or subdivision area developed as a unit. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein where the partitioner or subdivider presents a plan satisfactory to the planning commission whereby the entire partitioned or subdivision area will be designed and developed with provision for proper maintenance of recreation and park area which will be commonly available for recreation and park purposes to the residents of the partitioned or subdivision area, 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 parcel or lot size and frontage requirements otherwise specified, and will be in accordance with the purpose of this ordinance.

2. **Land zoned for commercial or industrial use.** The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein in the case of land zoned for commercial use, where such relaxation is necessary in consideration of the suitability of the land for such use, and in accordance with the purpose of this ordinance.
3. **Parcel or lot retained for future partition or subdivision.** The planning commission may, in its discretion, waive parcel or lot frontage requirements where, in its judgment, a parcel or lot should and will be retained by the partitioner or subdivider, and future partition or subdivision of such parcel or lot will be the highest and best use thereof, and such use will be best protected by the creation of a reserve strip separating such parcel or lot from any street.

2. **Key parcels or lots and butt parcels or lots.** There shall be no key parcels or lots or butt parcels or lots, except where authorized by the planning commission where such parcels or lots are necessitated by unusual topographic conditions or previous adjacent layout.

There are no proposed key or butt lots proposed.

3. **Parcel and lot side lines.** As far as is practicable, parcel and lot side lines shall run at right angles to the street upon which the parcels or lots face, except that on curved streets they shall be radial to the curve.

All parcel side lines are at right angles to the public right-of-ways.

4. **Suitability for intended use.** All parcels and lots shall be suitable for the purpose for which they are intended to be used. No parcel or lot shall be of such size or design as to be detrimental to the health, safety, or sanitary needs of the residents of the partition or subdivision area or of such parcel or lot, as determined by the planning commission in accordance with the purpose of this ordinance.

The proposed parcels are suitable for the current zoning of Multi Family Duplex Residential.

5. **Future partitioning or subdivision of parcels or lots.** Where the partition or subdivision will result in a parcel or lot ½ acre or larger in size which, in the judgment of the planning commission, is likely to be partitioned or subdivided in the future, the planning commission may require that the location of parcel or lot lines and other details of layout be such that future partition or subdivision may readily be made without violating the requirements of this ordinance and without interfering with orderly extension of adjacent streets. Any restriction of buildings within future street locations shall be made a matter of record, if the planning commission deems it necessary for the purpose of future subdivision.

There is no plan for further dividing the proposed partition in the future.

6. **Panhandle lots.** Panhandle lot configurations shall not be utilized in new subdivisions. The Planning Commission may authorize exceptions from frontage requirements for panhandle lots in the R1 and R2, only in established neighborhoods, provided that the following standards, applicable to all panhandle lots, are met.
    a. Minimum lot sizes for panhandle lots shall be as follows, unless the zoning ordinance requires larger minimum lot sizes:
        1. All rear lots and parcels must be at least 6,000 square feet, exclusive of the panhandle; and
        2. All front lots must be at least 5,000 square feet, exclusive of the panhandle.
    b. Minimum panhandle width shall be as follows, whether or not the panhandle is used for access: One rear lot or parcel - 15 feet; two or more rear lots or parcels - 25 feet;
    c. Minimum access paving width of the panhandle or abutting driveway used for access shall be as follows: One or two rear lot(s) or parcel(s) - 15 feet; three or four rear lots or parcels - 20 feet (to preserve existing natural features, paving width may be reduced to 22 feet, except for the first 25 feet back from the sidewalk, with the approval of the Planning Commission if both sides of the driveway are landscaped in accordance with an approved landscape plan).
    d. Driveways (which may or may not be the panhandle) and parking areas shall have a durable, dust-free surfacing of asphalt concrete, Portland cement concrete or other approved material.
    e. Use of a panhandle for access shall be permitted only if creation of an public street, including a future public street, is not possible because:
        1. Physical conditions preclude development of a public street. Such conditions may include, but are not limited to, topography or the existence of natural resource areas such as wetlands, ponds, streams, channels, rivers or lakes, or a resource on the National Wetlands Inventory or under protection by state or federal law;

2. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection now or in the future, considering the potential for redevelopment in the planning period;

f. A maximum of four rear lots or parcels may be assigned to a single panhandle.

g. Vehicular access from public streets to the rear lots or parcels may be obtained one of three ways:
   1. Via a panhandle driveway;
   2. Via an existing alley;
   3. Via an abutting property's driveway.

h. If an abutting property's access driveway is used:
   1. An "access easement-maintenance agreement" shall be required and shall be recorded in the Lane County Office of Deeds and Records;
   2. There shall be adequate room elsewhere on the abutting property to meet off-street parking requirements for that property.

i. When the panhandle is used for access and the abutting property owner requests a visual buffer at the time of land division review, that buffer shall consist of the following:
   1. A minimum five foot high site-obscuring fence or wall, or
   2. Landscaping that will be five feet high and 75% site-obscuring within five years.

j. If access is provided via an existing unimproved alley, the property owner filing for the land division shall improve the alley to city standards. The alley must be able to provide automobile and emergency vehicle access to a public street.

k. Whether or not the panhandle is used for access, it shall remain free of structures and be available for possible future access to a public street.

l. Each rear lot or parcel shall have four parking spaces (only two may be enclosed) with sufficient turn-around area to eliminate the necessity for a vehicle to back out onto the street. The four spaces shall not be located in the panhandle portion of driveways.

m. The building official shall not issue a certificate of occupancy until the project is completed in accordance with approval conditions, this code and the zoning ordinance.

n. Except as provided herein, the design and development standards of the zone district in which the panhandle lots or parcels are located shall apply.

There are no panhandle parcels proposed as part of this application.

E. ***Drainage.*** Where land in the partitioned or subdivision area is or will be periodically subject to accumulations of surface water or is traversed by any watercourse, channel, stream or creek, the planning commission may require the partitioner or subdivider to provide for adequate unrestricted drainage over drainage land by dedicating to the public easements therefor approved by the planning commission as adequate for the drainage needs of the area; or, where necessary, in the judgment of the planning commission, for protection of such needs, by conveying ownership of such drainage land for drainage purposes to the city.

The application includes a detailed storm water study that addresses drainage issues. A private drainage easement at the north end of Parcels 2 and 3 will provide protection for the required storm water treatment pond.

F. ***Railroads.***
   1. **Crossings.** Special requirements may be imposed by the planning commission, including but not limited to provisions for separation of street and railroad grades, in connection with any railroad crossing which will immediately affect the safety of the residents of the partitioned or subdivision area, for the protection of such residents, and the safety of the general public, in accordance with the purpose of this ordinance.
   2. **Partition or subdivision area adjacent to right-of-way.** Where the partitioned or subdivision area is adjacent to a railroad right-of-way, and the surrounding economic and physical conditions indicate such property will be used for industrial purposes in the normal growth of the community, all streets shall be located at a sufficient distance from said right-of-way to allow for reasonable sites for industrial use adjacent to said right-of-way.

G. ***Partial development.*** Where the partitioned or subdivision area includes only a part of the tract owned by the partitioner or subdivider, the planning commission may require a sketch of a tentative layout of streets in the remainder of said tract.

H. ***Recreational area.*** The planning commission, after council approval first having been obtained, may require, as a condition of approval of the subdivision, either:
   1. The dedication of land for park and recreational purpose of an amount equal to a ratio of not less than one acre of recreational area to every one hundred people of the ultimate population in the subdivision; or
   2. The payment to the city of a sum as established by the resolution adopting park systems development charges for each living unit permitted to be constructed within the subdivision. Payment of the charge shall be made at the time the building permit for construction of each living unit is issued by the city. The amount of the charge shall be that prescribed in the sparks systems development resolution in effect at the time the individual permit is issued.

      In exercising the discretion of requiring the dedication of land or the payment of money, the commission shall consider recreational needs of the ultimate

population of the subdivision and the extent to which a dedication of land under the above rate would fulfill those needs.

All moneys received from the above provision shall be deposited in the recreational reserve area fund and shall be expended from that fund for the purpose of purchasing recreational land and making improvements thereof.

I. ***Building lots filled.*** All building lots shall be filled in accordance with accepted engineering practice. All fill shall be placed in accordance with Chapter 70 of Oregon Structural, Specialty and Fire and Life Safety Code.
J. ***Finish floor elevations.*** Finish floor elevations shall be established for all buildings on the final plat in accordance with elevations established by and for the city of Junction City.
K. ***Utility access.*** All accesses to utilities are to be brought to finish grade.

FOR ASSESSMENT AND TAXATION ONLY

SECTION 31 T.15S. R.4W. W.M.
Lane County
1" = 400'

15043100

GIS DATA
1/27/2009 10:19:02 AM : lostchec

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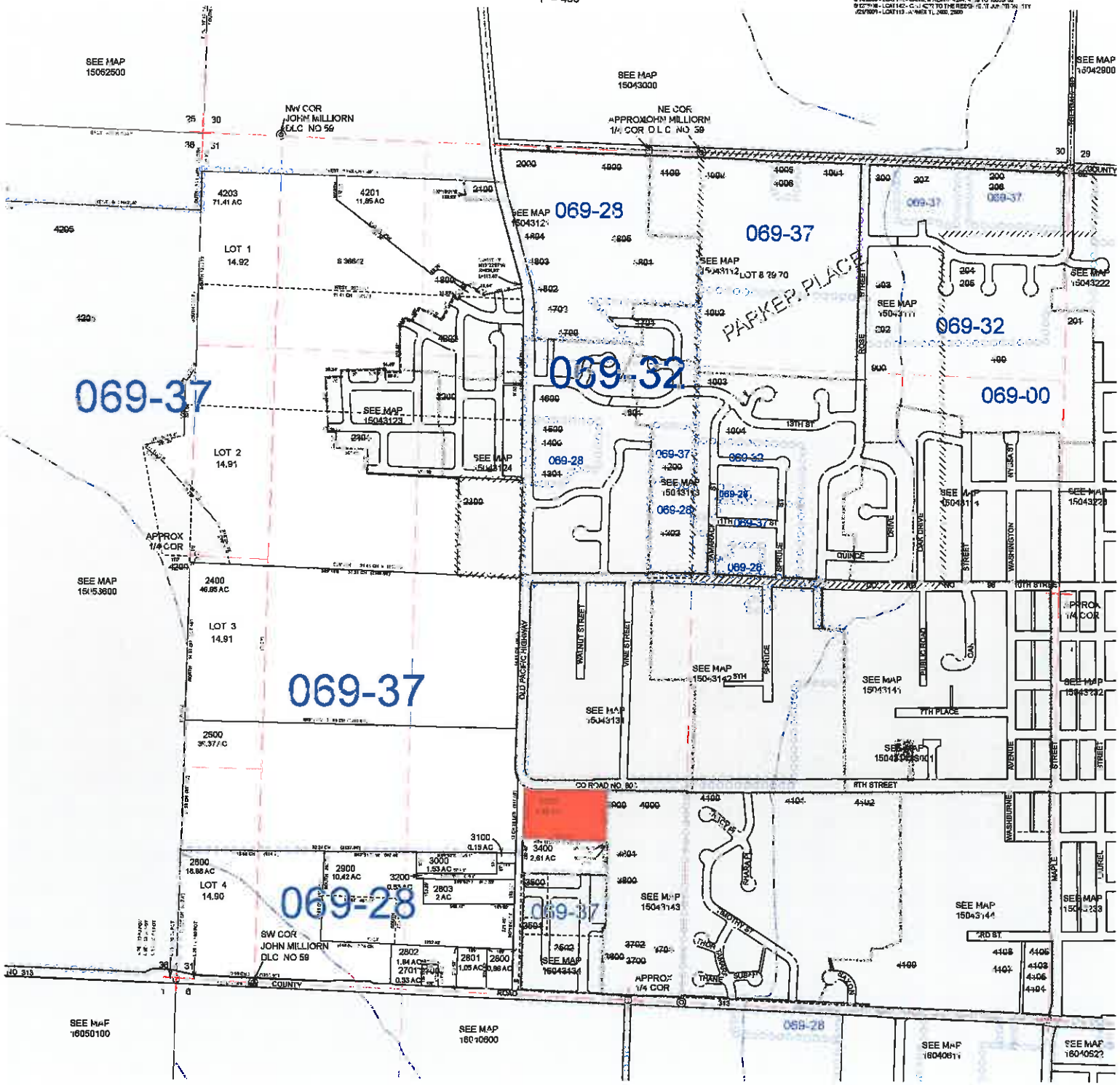

15043100

CT 158158 GB
RETURN TO CASCADE TITLE CO.

After recording return to: _____

Send all tax statements to: NO CHANGE

WARRANTY DEED

LARRY F. WALSH and **PHYLLIS DONNALEE WALSH, CO-TRUSTEES OF THE WALSH LIVING TRUST**, Grantor, conveys and warrants to **PADDOCK MASONRY, INC.**, Grantee, the following described real property:

See attached **EXHIBIT A** incorporated herein fully by this reference.

Hereinafter the real property shall be referred to as "Property".

The true and actual consideration for this conveyance is **FOUR HUNDRED THOUSAND, AND NO/100 DOLLARS ($400,000.00)**.

Grantor acquired title to the property via an ASSIGNMENT OF REAL ESTATE CONTRACT and DEED dated **March 27, 2008**, recorded **March 28, 2008**, at Reception No. **2008-017488**, in the Official Records of **Lane** County, Oregon.

The described Property is free of encumbrances created or suffered by the Grantor herein, except:

1. Zoning ordinances, building and use restrictions, easements, covenants, conditions and restrictions of record;
2. Liens or encumbrances attaching as of the date of execution of this Warranty Deed, or which arise by, through or under Grantee; and
3. Conditions and restrictions apparent from a visual inspection of the Property and restrictions and regulations discoverable in the public records of any governmental agency.
4. See attached **EXHIBIT B** for FURTHER EXCEPTIONS incorporated by reference herein as though fully set forth.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the Seller has caused this Warranty Deed to be executed as of this 10th day of April, 2008.

GRANTOR:
WALSH LIVING TRUST

By: Larry F. Walsh Trustee — **Larry F. Walsh**, Co-Trustee

By: Phyllis Donnalee Walsh Co-Trustee — **Phyllis Donnalee Walsh**, Co-Trustee

STATE OF **OREGON**)
: ss.
County of **Lane**)

On the 10th day of April, 2008, this instrument was acknowledged by **LARRY F. WALSH** and **PHYLLIS DONNALEE WALSH**, as Co-Trustee of the **WALSH LIVING TRUST**, before me.

Annee Devereaux
Notary Public for **OREGON**
Seal:

OFFICIAL SEAL
ANNEE DEVEREAUX
NOTARY PUBLIC - OREGON
COMMISSION NO. 416039
MY COMMISSION EXPIRES APRIL 3, 2011

Division of Chief Deputy Clerk
Lane County Deeds and Records
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10/17/2008 09:40:21 AM
RPR-DEED Cnt=1 Stn=6 CASHIER 07
$15.00 $11.00 $10.00

EXHIBIT A

Beginning at a point in the center of the County Road 14.90 chains North 0° 25' West of a point in the South line of the John Millom Donation Land Claim No. 59, in Township 15 South, Range 4 West of the Willamette Meridian, Oregon, 15.73 chains North 89° 35' West of the Southeast corner of the said Donation Land Claim No. 59, and running thence from said beginning point South 89° 35' East parallel to the South line of said Claim 8.23 chains, thence North 0° 25' West 5.24 chains to the middle of Sixth Street in the City of Junction City, Oregon, if extended westerly, thence South 87° 59' 30" West along the center of said street if extended westerly, 8.23 chains, thence South 0° 25' East along the center of the County Road 4.85 chains to the place of beginning, in Section 31 of said Township and Range, Lane County, Oregon.

EXHIBIT B

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:

Granted to:	Pacific Power & Light Company, a corporation
Purpose:	Electric transmission and distribution line
Recorded:	December 6, 1989, Reception No. 8955133.
Affects:	Reference is made to said document for full particulars

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:

Granted to:	Ray L. Freeman and Paula A. Freeman, husband and wife
Purpose:	Ingress and Egress
Recorded:	June 2, 1993, Reception No. 9333465.
Affects:	Reference is made to said document for full particulars

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:

Granted to:	City of Junction City
Purpose:	Sanitary Sewer Force Main
Recorded:	March 15, 2005, Reception No. 2005-017575 and re-recorded December 21, 2005, Reception No. 2005-101273.
Affects:	Reference is made to said document for full particulars

10. Notice of Proposed Assessment by City of Junction City, including the terms and provisions thereof,

    Recorded: March 13, 2007, Reception No. 2007-016610

11. Walsh Annexation Agreement, including the terms and provisions thereof,

    Recorded: September 26, 2007, Reception No. 2007-067061

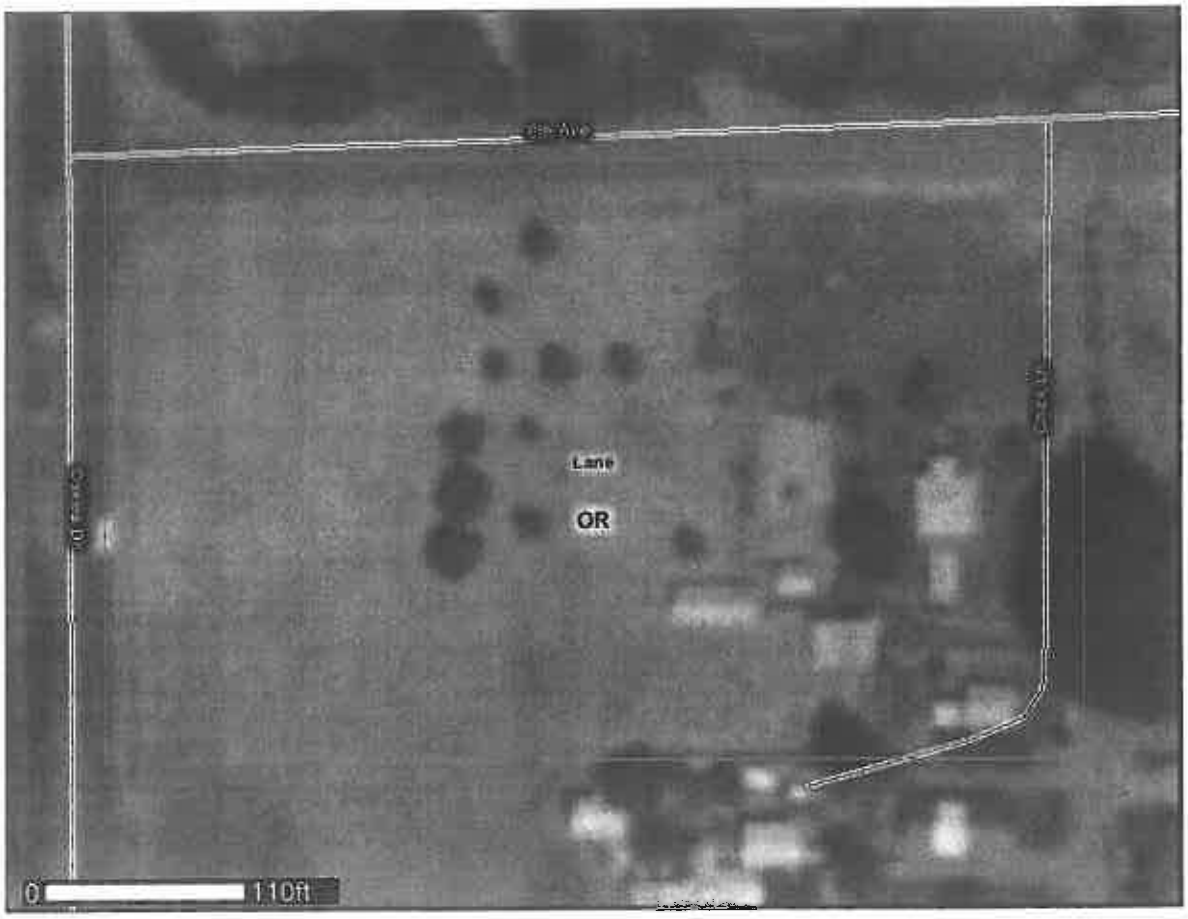
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Lane County Area, Oregon



June 14, 2010

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://soils.usda.gov/sqi/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

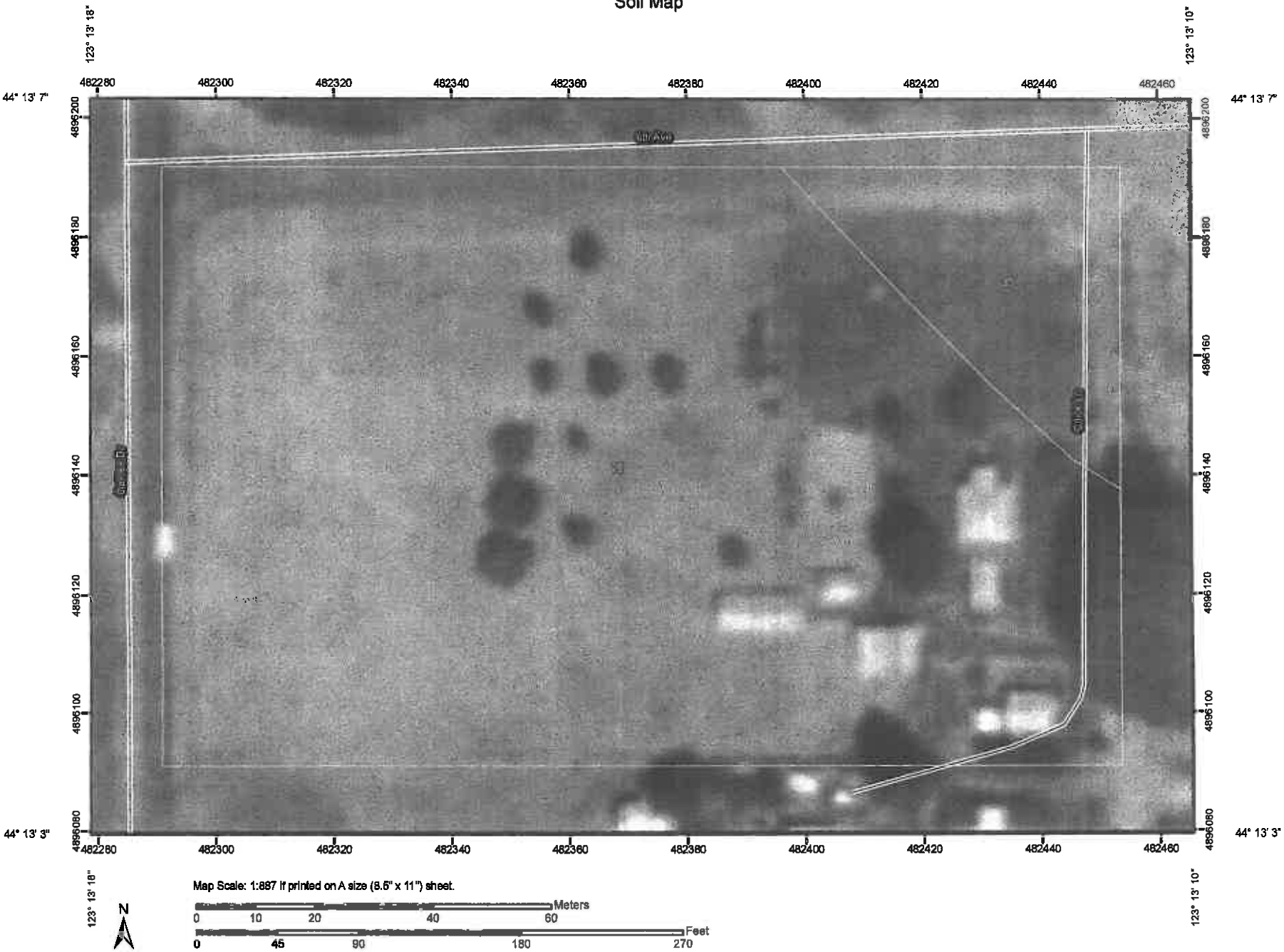
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

- Gully
- Short Steep Slope
- Other

Political Features

- Cities

Water Features

- Oceans
- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:887 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lane County Area, Oregon
Survey Area Data: Version 8, Feb 9, 2010

Date(s) aerial images were photographed: 8/4/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Lane County Area, Oregon (OR637)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33	Conser silty clay loam	0.4	10.2%
75	Malabon silty clay loam	3.6	89.8%
Totals for Area of Interest		4.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lane County Area, Oregon

33—Conser silty clay loam

Map Unit Setting

Elevation: 90 to 1,000 feet
Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 160 to 235 days

Map Unit Composition

Conser and similar soils: 85 percent
Minor components: 10 percent

Description of Conser

Setting

Landform: Depressions on stream terraces, drainageways on stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty and clayey alluvium from mixed sources

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: Rare
Frequency of ponding: None
Available water capacity: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability (nonirrigated): 3w

Typical profile

0 to 9 inches: Silty clay loam
9 to 41 inches: Silty clay
41 to 60 inches: Sandy loam

Minor Components

Awbrig

Percent of map unit: 5 percent
Landform: Terraces

Bashaw

Percent of map unit: 5 percent
Landform: Terraces

75—Malabon silty clay loam

Map Unit Setting

Elevation: 300 to 650 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days

Map Unit Composition

Malabon and similar soils: 90 percent

Description of Malabon

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty and clayey alluvium

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability (nonirrigated): 1

Typical profile

0 to 12 inches: Silty clay loam
12 to 42 inches: Silty clay
42 to 60 inches: Clay loam

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Engineering *Surveying* *Land Planning Services*
25469 Highway 126 Veneta, OR 97487
Phone: 541-687-0542 Fax: 1-888-653-0152 E-mail:

Stormwater Report

Preliminary Partition
Tax Lot 3300
Map 15-04-31

REGISTERED PROFESSIONAL ENGINEER
13677
OREGON
July 16, 1997
SCOTT J. GOEBEL
EXPIRES: 6/30/2015

Applicant: Paddock
Aug 2013

Reach 1R: EXISTING CULVERT

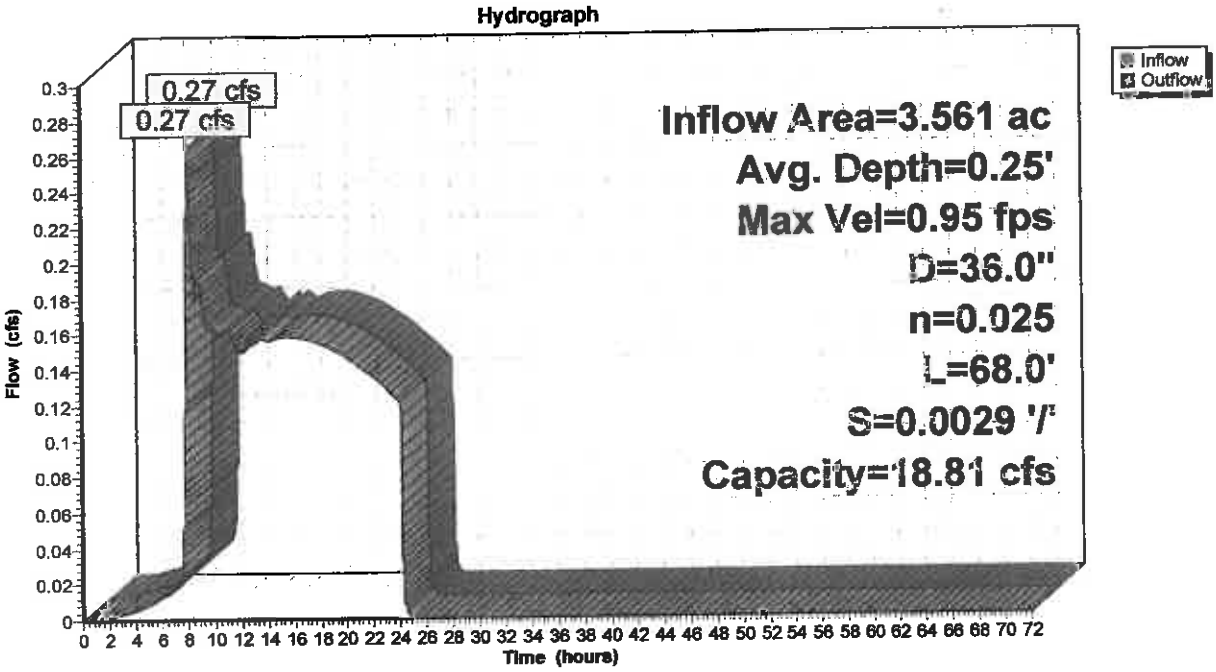
Inflow Area =	3.561 ac,	Inflow Depth =	0.72"	for	5 YEAR event
Inflow =	0.27 cfs @	8.00 hrs,	Volume=	0.213 af	
Outflow =	0.27 cfs @	8.04 hrs,	Volume=	0.213 af,	Atten= 1%, Lag= 1.9 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Max. Velocity= 0.95 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 0.66 fps, Avg. Travel Time= 1.7 min

Peak Storage= 19 cf @ 8.02 hrs, Average Depth at Peak Storage= 0.25'
Bank-Full Depth= 3.00', Capacity at Bank-Full= 18.81 cfs

36.0" Diameter Pipe, n= 0.025 Corrugated metal
Length= 68.0' Slope= 0.0029 '/'
Inlet Invert= 297.90', Outlet Invert= 297.70'

Reach 1R: EXISTING CULVERT



Hydrograph for Reach 1R: EXISTING CULVERT

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)
0.00	0.00	0	297.90	0.00
2.00	0.00	0	297.91	0.00
4.00	0.01	1	297.94	0.01
6.00	0.01	2	297.96	0.01
8.00	**0.27**	**19**	**298.15**	**0.25**
10.00	0.16	**14**	**298.10**	**0.16**
12.00	0.15	13	298.09	0.15
14.00	0.15	13	298.09	0.15
16.00	0.16	13	298.09	0.16
18.00	0.15	13	298.09	0.15
20.00	0.15	13	298.09	0.15
22.00	0.13	12	298.08	0.13
24.00	0.12	11	298.07	0.12
26.00	0.00	0	297.90	0.00
28.00	0.00	0	297.90	0.00
30.00	0.00	0	297.90	0.00
32.00	0.00	0	297.90	0.00
34.00	0.00	0	297.90	0.00
36.00	0.00	0	297.90	0.00
38.00	0.00	0	297.90	0.00
40.00	0.00	0	297.90	0.00
42.00	0.00	0	297.90	0.00
44.00	0.00	0	297.90	0.00
46.00	0.00	0	297.90	0.00
48.00	0.00	0	297.90	0.00
50.00	0.00	0	297.90	0.00
52.00	0.00	0	297.90	0.00
54.00	0.00	0	297.90	0.00
56.00	0.00	0	297.90	0.00
58.00	0.00	0	297.90	0.00
60.00	0.00	0	297.90	0.00
62.00	0.00	0	297.90	0.00
64.00	0.00	0	297.90	0.00
66.00	0.00	0	297.90	0.00
68.00	0.00	0	297.90	0.00
70.00	0.00	0	297.90	0.00
72.00	0.00	0	297.90	0.00

Reach 1R: EXISTING CULVERT

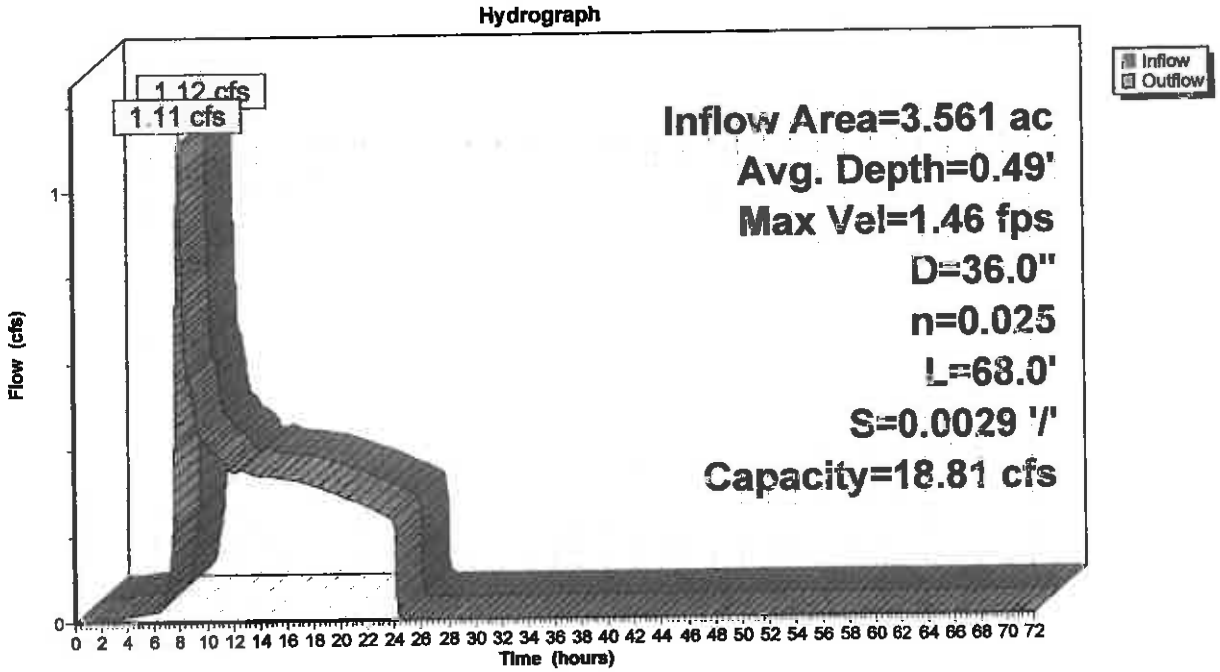
Inflow Area =	3.561 ac,	Inflow Depth =	1.69"	for	25 YEAR event
Inflow =	1.12 cfs @	8.00 hrs,	Volume=	0.500 af	
Outflow =	1.11 cfs @	8.01 hrs,	Volume=	0.500 af,	Atten= 0%, Lag= 1.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Max. Velocity= 1.46 fps, Min. Travel Time= 0.8 min
Avg. Velocity = 0.84 fps, Avg. Travel Time= 1.4 min

Peak Storage= 52 cf @ 8.00 hrs, Average Depth at Peak Storage= 0.49'
Bank-Full Depth= 3.00', Capacity at Bank-Full= 18.81 cfs

36.0" Diameter Pipe, n= 0.025 Corrugated metal
Length= 68.0' Slope= 0.0029 '/'
Inlet Invert= 297.90', Outlet Invert= 297.70'

Reach 1R: EXISTING CULVERT



Hydrograph for Reach 1R: EXISTING CULVERT

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)
0.00	0.00	0	297.90	0.00
2.00	0.00	1	297.93	0.00
4.00	0.01	2	297.96	0.01
6.00	0.02	3	297.97	0.02
8.00	**1.12**	**52**	**298.39**	**1.11**
10.00	0.41	26	298.21	**0.41**
12.00	0.34	23	298.18	0.34
14.00	0.33	22	298.18	0.33
16.00	0.33	22	298.18	0.33
18.00	0.31	21	298.17	0.31
20.00	0.29	20	298.16	0.29
22.00	0.26	19	298.15	0.26
24.00	0.23	17	298.13	0.23
26.00	0.00	0	297.90	0.00
28.00	0.00	0	297.90	0.00
30.00	0.00	0	297.90	0.00
32.00	0.00	0	297.90	0.00
34.00	0.00	0	297.90	0.00
36.00	0.00	0	297.90	0.00
38.00	0.00	0	297.90	0.00
40.00	0.00	0	297.90	0.00
42.00	0.00	0	297.90	0.00
44.00	0.00	0	297.90	0.00
46.00	0.00	0	297.90	0.00
48.00	0.00	0	297.90	0.00
50.00	0.00	0	297.90	0.00
52.00	0.00	0	297.90	0.00
54.00	0.00	0	297.90	0.00
56.00	0.00	0	297.90	0.00
58.00	0.00	0	297.90	0.00
60.00	0.00	0	297.90	0.00
62.00	0.00	0	297.90	0.00
64.00	0.00	0	297.90	0.00
66.00	0.00	0	297.90	0.00
68.00	0.00	0	297.90	0.00
70.00	0.00	0	297.90	0.00
72.00	0.00	0	297.90	0.00

Summary for Pond 1P: DETENTION POND

Inflow Area =	3.561 ac, 38.00% Impervious, Inflow Depth = 1.35" for 5 YEAR event				
Inflow =	1.03 cfs @	7.90 hrs,	Volume=	0.401 af	
Outflow =	0.27 cfs @	10.11 hrs,	Volume=	0.401 af,	Atten= 73%, Lag= 133.0 min
Primary =	0.27 cfs @	10.11 hrs,	Volume=	0.401 af	

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 299.03' @ 10.11 hrs Surf.Area= 0.098 ac Storage= 0.085 af

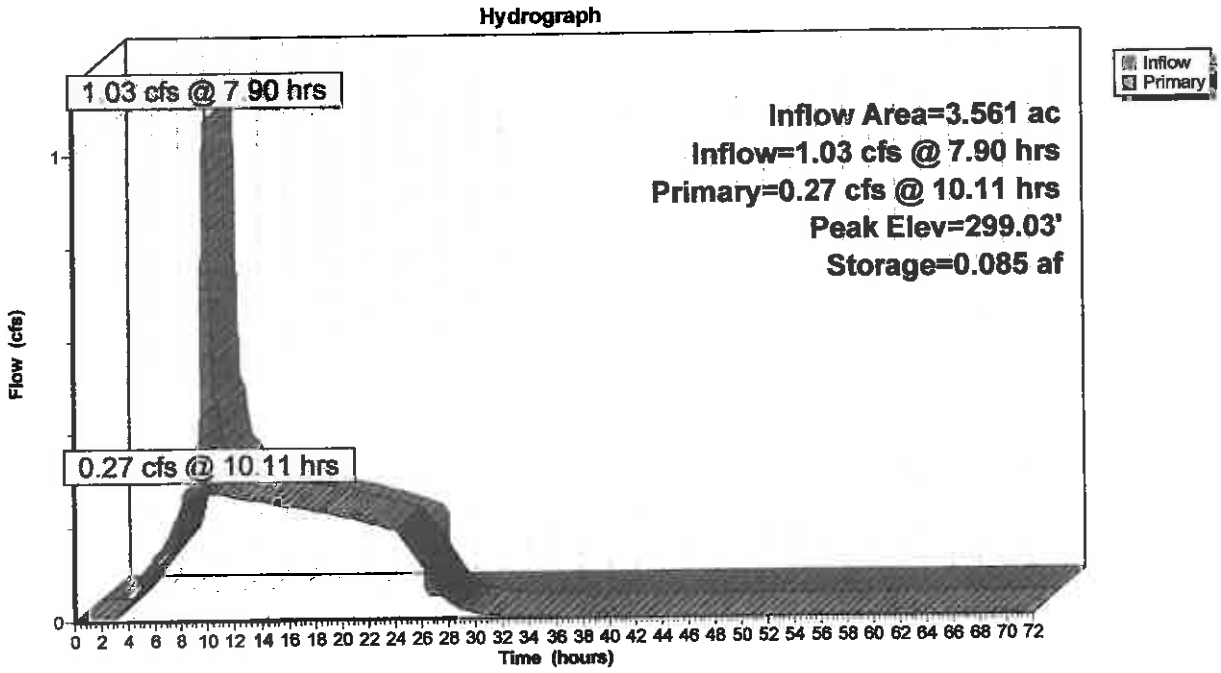
Plug-Flow detention time= 195.8 min calculated for 0.401 af (100% of inflow)
Center-of-Mass det. time= 195.7 min (954.0 - 758.4)

Volume	Invert	Avail.Storage	Storage Description
#1	298.00'	0.195 af	**25.00'W x 120.00'L x 2.00'H POND Z=4.0**

Device	Routing	Invert	Outlet Devices
#1	Primary	298.00'	**2.3" Vert. Orifice/Grate X 2.00** C= 0.600
#2	Primary	299.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600

Primary OutFlow Max=0.27 cfs @ 10.11 hrs HW=299.03' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.27 cfs @ 4.65 fps)
└─**2=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.56 fps)

Pond 1P: DETENTION POND



Hydrograph for Pond 1P: DETENTION POND

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	298.00	0.00
2.00	0.02	0.000	298.00	0.00
4.00	0.09	0.008	298.11	0.04
6.00	**0.20**	0.018	298.25	0.11
8.00	**1.00**	0.062	298.78	0.23
10.00	0.28	**0.085**	**299.03**	**0.27**
12.00	0.22	**0.082**	**299.00**	**0.26**
14.00	0.21	0.076	298.93	0.25
16.00	0.21	0.070	298.87	0.24
18.00	0.20	0.064	298.80	0.23
20.00	0.18	0.058	298.73	0.22
22.00	0.16	0.051	298.65	0.21
24.00	0.14	0.043	298.56	0.19
26.00	0.00	0.019	298.26	0.11
28.00	0.00	0.007	298.10	0.03
30.00	0.00	0.004	298.06	0.01
32.00	0.00	0.003	298.04	0.01
34.00	0.00	0.002	298.03	0.00
36.00	0.00	0.001	298.02	0.00
38.00	0.00	0.001	298.02	0.00
40.00	0.00	0.001	298.01	0.00
42.00	0.00	0.001	298.01	0.00
44.00	0.00	0.001	298.01	0.00
46.00	0.00	0.001	298.01	0.00
48.00	0.00	0.000	298.01	0.00
50.00	0.00	0.000	298.01	0.00
52.00	0.00	0.000	298.00	0.00
54.00	0.00	0.000	298.00	0.00
56.00	0.00	0.000	298.00	0.00
58.00	0.00	0.000	298.00	0.00
60.00	0.00	0.000	298.00	0.00
62.00	0.00	0.000	298.00	0.00
64.00	0.00	0.000	298.00	0.00
66.00	0.00	0.000	298.00	0.00
68.00	0.00	0.000	298.00	0.00
70.00	0.00	0.000	298.00	0.00
72.00	0.00	0.000	298.00	0.00

Stage-Discharge for Pond 1P: DETENTION POND

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
298.00	0.00	298.53	0.18	299.06	0.29	299.59	0.89
298.01	0.00	298.54	0.19	299.07	0.30	299.60	0.89
298.02	0.00	298.55	0.19	299.08	0.31	299.61	0.90
298.03	0.00	298.56	0.19	299.09	0.32	299.62	0.91
298.04	0.01	298.57	0.19	299.10	0.33	299.63	0.92
298.05	0.01	298.58	0.19	299.11	0.34	299.64	0.92
298.06	0.01	298.59	0.20	299.12	0.35	299.65	0.93
298.07	0.02	298.60	0.20	299.13	0.36	299.66	0.94
298.08	0.02	298.61	0.20	299.14	0.37	299.67	0.94
298.09	0.03	298.62	0.20	299.15	0.39	299.68	0.95
298.10	0.03	298.63	0.20	299.16	0.40	299.69	0.96
298.11	0.04	298.64	0.20	299.17	0.41	299.70	0.97
298.12	0.04	298.65	0.21	299.18	0.43	299.71	0.97
298.13	0.05	298.66	0.21	299.19	0.44	299.72	0.98
298.14	0.06	298.67	0.21	299.20	0.46	299.73	0.99
298.15	0.06	298.68	0.21	299.21	0.47	299.74	0.99
298.16	0.07	298.69	0.21	299.22	0.49	299.75	1.00
298.17	0.08	298.70	0.22	299.23	0.51	299.76	1.01
298.18	0.08	298.71	0.22	299.24	0.52	299.77	1.01
298.19	0.09	298.72	0.22	299.25	0.54	299.78	1.02
298.20	0.09	298.73	0.22	299.26	0.55	299.79	1.03
298.21	0.09	298.74	0.22	299.27	0.57	299.80	1.03
298.22	0.10	298.75	0.22	299.28	0.58	299.81	1.04
298.23	0.10	298.76	0.23	299.29	0.60	299.82	1.04
298.24	0.11	298.77	0.23	299.30	0.61	299.83	1.05
298.25	0.11	298.78	0.23	299.31	0.63	299.84	1.06
298.26	0.11	298.79	0.23	299.32	0.64	299.85	1.06
298.27	0.12	298.80	0.23	299.33	0.65	299.86	1.07
298.28	0.12	298.81	0.23	299.34	0.66	299.87	1.07
298.29	0.12	298.82	0.24	299.35	0.67	299.88	1.08
298.30	0.13	298.83	0.24	299.36	0.68	299.89	1.09
298.31	0.13	298.84	0.24	299.37	0.69	299.90	1.09
298.32	0.13	298.85	0.24	299.38	0.70	299.91	1.10
298.33	0.13	298.86	0.24	299.39	0.71	299.92	1.10
298.34	0.14	298.87	0.24	299.40	0.72	299.93	1.11
298.35	0.14	298.88	0.25	299.41	0.73	299.94	1.12
298.36	0.14	298.89	0.25	299.42	0.74	299.95	1.12
298.37	0.15	298.90	0.25	299.43	0.75	299.96	1.13
298.38	0.15	298.91	0.25	299.44	0.76	299.97	1.13
298.39	0.15	298.92	0.25	299.45	0.77	299.98	1.14
298.40	0.15	298.93	0.25	299.46	0.78	299.99	1.14
298.41	0.16	298.94	0.26	299.47	0.79	300.00	**1.15**
298.42	0.16	298.95	0.26	299.48	0.80		
298.43	0.16	298.96	0.26	299.49	0.81		
298.44	0.16	298.97	0.26	299.50	0.81		
298.45	0.17	298.98	0.26	299.51	0.82		
298.46	0.17	298.99	0.26	299.52	0.83		
298.47	0.17	299.00	0.26	299.53	0.84		
298.48	0.17	299.01	0.27	299.54	0.85		
298.49	0.17	299.02	0.27	299.55	0.86		
298.50	0.18	299.03	0.27	299.56	0.86		
298.51	0.18	299.04	0.28	299.57	0.87		
298.52	0.18	299.05	0.28	299.58	0.88		

Stage-Area-Storage for Pond 1P: DETENTION POND

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
298.00	0.000	299.06	0.089
298.02	0.001	299.08	0.091
298.04	0.003	299.10	0.093
298.06	0.004	299.12	0.095
298.08	0.006	299.14	0.097
298.10	0.007	299.16	0.099
298.12	0.008	299.18	0.101
298.14	0.010	299.20	0.103
298.16	0.011	299.22	0.105
298.18	0.013	299.24	0.107
298.20	0.014	299.26	0.109
298.22	0.016	299.28	0.111
298.24	0.017	299.30	0.113
298.26	0.019	299.32	0.115
298.28	0.020	299.34	0.117
298.30	0.022	299.36	0.120
298.32	0.023	299.38	0.122
298.34	0.025	299.40	0.124
298.36	0.027	299.42	0.126
298.38	0.028	299.44	0.128
298.40	0.030	299.46	0.130
298.42	0.031	299.48	0.133
298.44	0.033	299.50	0.135
298.46	0.035	299.52	0.137
298.48	0.036	299.54	0.139
298.50	0.038	299.56	0.142
298.52	0.039	299.58	0.144
298.54	0.041	299.60	0.146
298.56	0.043	299.62	0.149
298.58	0.045	299.64	0.151
298.60	0.046	299.66	0.153
298.62	0.048	299.68	0.156
298.64	0.050	299.70	0.158
298.66	0.051	299.72	0.160
298.68	0.053	299.74	0.163
298.70	0.055	299.76	0.165
298.72	0.057	299.78	0.168
298.74	0.058	299.80	0.170
298.76	0.060	299.82	0.172
298.78	0.062	299.84	0.175
298.80	0.064	299.86	0.177
298.82	0.066	299.88	0.180
298.84	0.068	299.90	0.182
298.86	0.069	299.92	0.185
298.88	0.071	299.94	0.187
298.90	0.073	299.96	0.190
298.92	0.075	299.98	0.192
298.94	0.077	300.00	**0.195**
298.96	0.079		
298.98	0.081		
299.00	0.083		
299.02	0.085		
299.04	0.087		

Summary for Pond 1P: DETENTION POND

Inflow Area =	3.561 ac, 38.00% Impervious, Inflow Depth = 2.44" for 25 YEAR event				
Inflow =	1.85 cfs @	7.96 hrs, Volume=	0.723 af		
Outflow =	0.77 cfs @	8.76 hrs, Volume=	0.723 af, Atten= 58%, Lag= 48.2 min		
Primary =	0.77 cfs @	8.76 hrs, Volume=	0.723 af		

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 299.45' @ 8.76 hrs Surf.Area= 0.111 ac Storage= 0.130 af

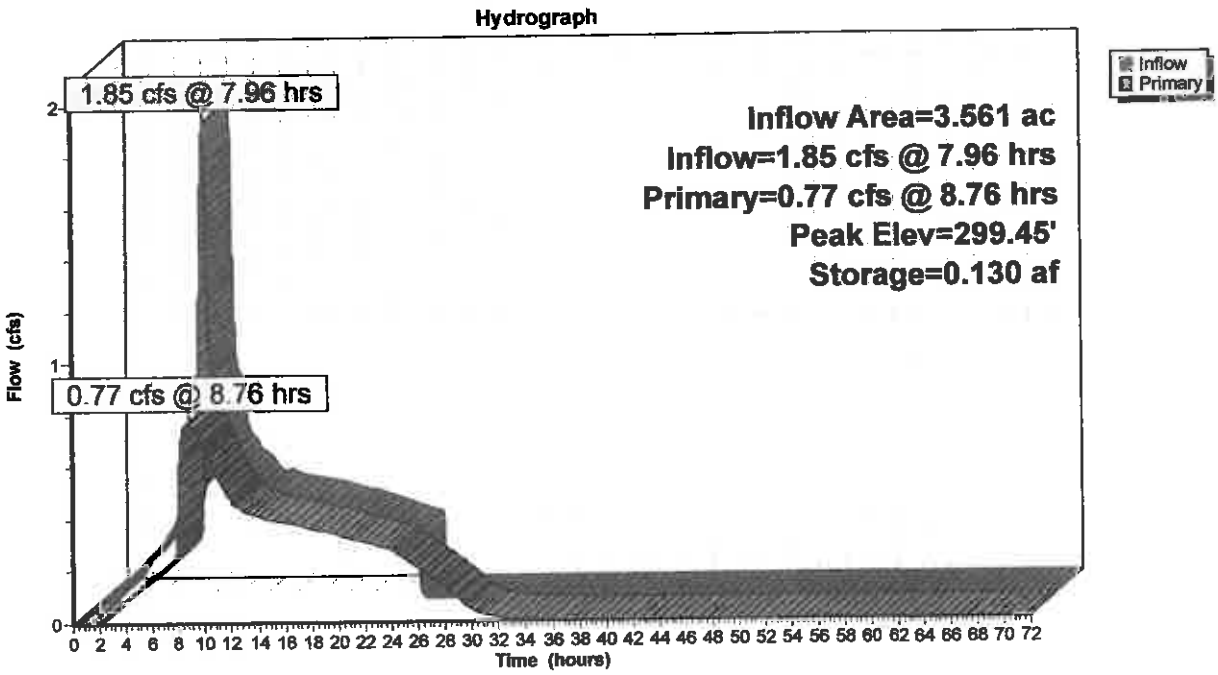
Plug-Flow detention time= 170.3 min calculated for 0.723 af (100% of inflow)
Center-of-Mass det. time= 170.2 min (923.6 - 753.3)

Volume	Invert	Avail.Storage	Storage Description
#1	298.00'	0.195 af	**25.00'W x 120.00'L x 2.00'H POND Z=4.0**

Device	Routing	Invert	Outlet Devices	
#1	Primary	298.00'	**2.3" Vert. Orifice/Grate X 2.00**	C= 0.600
#2	Primary	299.00'	**4.0" Vert. Orifice/Grate X 2.00**	C= 0.600

Primary OutFlow Max=0.77 cfs @ 8.76 hrs HW=299.45' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.32 cfs @ 5.61 fps)
└─**2=Orifice/Grate** (Orifice Controls 0.45 cfs @ 2.57 fps)

Pond 1P: DETENTION POND



Hydrograph for Pond 1P: DETENTION POND

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	298.00	0.00
2.00	0.06	0.002	298.03	0.00
4.00	0.18	0.015	298.21	0.09
6.00	**0.33**	0.034	298.45	0.17
8.00	**1.84**	**0.111**	**299.28**	**0.59**
10.00	0.53	**0.117**	**299.34**	**0.66**
12.00	0.41	0.103	299.20	0.46
14.00	0.39	0.099	299.17	0.41
16.00	0.37	0.097	299.15	0.38
18.00	0.35	0.096	299.13	0.36
20.00	0.32	0.093	299.11	0.33
22.00	0.29	0.090	299.08	0.31
24.00	0.25	0.087	299.04	0.28
26.00	0.00	0.049	298.63	0.20
28.00	0.00	0.022	298.30	0.12
30.00	0.00	0.008	298.11	0.04
32.00	0.00	0.004	298.06	0.01
34.00	0.00	0.003	298.04	0.01
36.00	0.00	0.002	298.03	0.00
38.00	0.00	0.002	298.02	0.00
40.00	0.00	0.001	298.02	0.00
42.00	0.00	0.001	298.02	0.00
44.00	0.00	0.001	298.01	0.00
46.00	0.00	0.001	298.01	0.00
48.00	0.00	0.001	298.01	0.00
50.00	0.00	0.001	298.01	0.00
52.00	0.00	0.000	298.01	0.00
54.00	0.00	0.000	298.01	0.00
56.00	0.00	0.000	298.00	0.00
58.00	0.00	0.000	298.00	0.00
60.00	0.00	0.000	298.00	0.00
62.00	0.00	0.000	298.00	0.00
64.00	0.00	0.000	298.00	0.00
66.00	0.00	0.000	298.00	0.00
68.00	0.00	0.000	298.00	0.00
70.00	0.00	0.000	298.00	0.00
72.00	0.00	0.000	298.00	0.00

Stage-Discharge for Pond 1P: DETENTION POND

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
298.00	0.00	298.53	0.18	299.06	0.29	299.59	0.89
298.01	0.00	298.54	0.19	299.07	0.30	299.60	0.89
298.02	0.00	298.55	0.19	299.08	0.31	299.61	0.90
298.03	0.00	298.56	0.19	299.09	0.32	299.62	0.91
298.04	0.01	298.57	0.19	299.10	0.33	299.63	0.92
298.05	0.01	298.58	0.19	299.11	0.34	299.64	0.92
298.06	0.01	298.59	0.20	299.12	0.35	299.65	0.93
298.07	0.02	298.60	0.20	299.13	0.36	299.66	0.94
298.08	0.02	298.61	0.20	299.14	0.37	299.67	0.94
298.09	0.03	298.62	0.20	299.15	0.39	299.68	0.95
298.10	0.03	298.63	0.20	299.16	0.40	299.69	0.96
298.11	0.04	298.64	0.20	299.17	0.41	299.70	0.97
298.12	0.04	298.65	0.21	299.18	0.43	299.71	0.97
298.13	0.05	298.66	0.21	299.19	0.44	299.72	0.98
298.14	0.06	298.67	0.21	299.20	0.46	299.73	0.99
298.15	0.06	298.68	0.21	299.21	0.47	299.74	0.99
298.16	0.07	298.69	0.21	299.22	0.49	299.75	1.00
298.17	0.08	298.70	0.22	299.23	0.51	299.76	1.01
298.18	0.08	298.71	0.22	299.24	0.52	299.77	1.01
298.19	0.09	298.72	0.22	299.25	0.54	299.78	1.02
298.20	0.09	298.73	0.22	299.26	0.55	299.79	1.03
298.21	0.09	298.74	0.22	299.27	0.57	299.80	1.03
298.22	0.10	298.75	0.22	299.28	0.58	299.81	1.04
298.23	0.10	298.76	0.23	299.29	0.60	299.82	1.04
298.24	0.11	298.77	0.23	299.30	0.61	299.83	1.05
298.25	0.11	298.78	0.23	299.31	0.63	299.84	1.06
298.26	0.11	298.79	0.23	299.32	0.64	299.85	1.06
298.27	0.12	298.80	0.23	299.33	0.65	299.86	1.07
298.28	0.12	298.81	0.23	299.34	0.66	299.87	1.07
298.29	0.12	298.82	0.24	299.35	0.67	299.88	1.08
298.30	0.13	298.83	0.24	299.36	0.68	299.89	1.09
298.31	0.13	298.84	0.24	299.37	0.69	299.90	1.09
298.32	0.13	298.85	0.24	299.38	0.70	299.91	1.10
298.33	0.13	298.86	0.24	299.39	0.71	299.92	1.10
298.34	0.14	298.87	0.24	299.40	0.72	299.93	1.11
298.35	0.14	298.88	0.25	299.41	0.73	299.94	1.12
298.36	0.14	298.89	0.25	299.42	0.74	299.95	1.12
298.37	0.15	298.90	0.25	299.43	0.75	299.96	1.13
298.38	0.15	298.91	0.25	299.44	0.76	299.97	1.13
298.39	0.15	298.92	0.25	299.45	0.77	299.98	1.14
298.40	0.15	298.93	0.25	299.46	0.78	299.99	1.14
298.41	0.16	298.94	0.26	299.47	0.79	300.00	**1.15**
298.42	0.16	298.95	0.26	299.48	0.80		
298.43	0.16	298.96	0.26	299.49	0.81		
298.44	0.16	298.97	0.26	299.50	0.81		
298.45	0.17	298.98	0.26	299.51	0.82		
298.46	0.17	298.99	0.26	299.52	0.83		
298.47	0.17	299.00	0.26	299.53	0.84		
298.48	0.17	299.01	0.27	299.54	0.85		
298.49	0.17	299.02	0.27	299.55	0.86		
298.50	0.18	299.03	0.27	299.56	0.86		
298.51	0.18	299.04	0.28	299.57	0.87		
298.52	0.18	299.05	0.28	299.58	0.88		

Stage-Area-Storage for Pond 1P: DETENTION POND

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
298.00	0.000	299.06	0.089
298.02	0.001	299.08	0.091
298.04	0.003	299.10	0.093
298.06	0.004	299.12	0.095
298.08	0.006	299.14	0.097
298.10	0.007	299.16	0.099
298.12	0.008	299.18	0.101
298.14	0.010	299.20	0.103
298.16	0.011	299.22	0.105
298.18	0.013	299.24	0.107
298.20	0.014	299.26	0.109
298.22	0.016	299.28	0.111
298.24	0.017	299.30	0.113
298.26	0.019	299.32	0.115
298.28	0.020	299.34	0.117
298.30	0.022	299.36	0.120
298.32	0.023	299.38	0.122
298.34	0.025	299.40	0.124
298.36	0.027	299.42	0.126
298.38	0.028	299.44	0.128
298.40	0.030	299.46	0.130
298.42	0.031	299.48	0.133
298.44	0.033	299.50	0.135
298.46	0.035	299.52	0.137
298.48	0.036	299.54	0.139
298.50	0.038	299.56	0.142
298.52	0.039	299.58	0.144
298.54	0.041	299.60	0.146
298.56	0.043	299.62	0.149
298.58	0.045	299.64	0.151
298.60	0.046	299.66	0.153
298.62	0.048	299.68	0.156
298.64	0.050	299.70	0.158
298.66	0.051	299.72	0.160
298.68	0.053	299.74	0.163
298.70	0.055	299.76	0.165
298.72	0.057	299.78	0.168
298.74	0.058	299.80	0.170
298.76	0.060	299.82	0.172
298.78	0.062	299.84	0.175
298.80	0.064	299.86	0.177
298.82	0.066	299.88	0.180
298.84	0.068	299.90	0.182
298.86	0.069	299.92	0.185
298.88	0.071	299.94	0.187
298.90	0.073	299.96	0.190
298.92	0.075	299.98	0.192
298.94	0.077	300.00	**0.195**
298.96	0.079		
298.98	0.081		
299.00	0.083		
299.02	0.085		
299.04	0.087		