

STAFF REPORT
ETHAN COURT
SUBDIVISION S 2-23
JULY 7, 2023

PROPOSAL DESCRIPTION

Date application filed: June 14, 2023

Date application complete: June 20, 2023

Applicant/Owner: Anthony Chapman
PO Box 1030
Creswell, OR 97426

Location: 1151 S. 4th St
Map 20-03-33-23-02000

Present Conditions: Developed with Single-Family Dwelling

Comp Plan Designation: M – Medium Density Residential

Zoning: R2 – Multi-Family Residential

PROPOSAL

The applicant has proposed a tentative subdivision at 1151 S. 4th Street, entitled Ethan Court. This proposal includes 7 lots, of which, the existing house will remain on one, with future townhouse development proposed on the others. The townhouse development will be a separate application, and is not included in this subdivision. The applicant proposes a 25' wide emergency services easement that doubles as access to the back parcels, and a 7' utility easement along S. 4th St. The parcel is zoned R-2 Multi-Family Residential, and is 0.62ac, with a required density of 8 units per acre.

COMMENTS RECEIVED

Comments were received from Eric Mongan, Cottage Grove City Planner, on July 7, 2023. The comments are addressed in this staff report and included in the conditions of approval.

NO OTHER COMMENTS WERE RECEIVED

MATERIALS TO BE PART OF THE RECORD

Application
Applicant's Narrative
Preliminary Plat
City of Cottage Grove Completeness Correspondence
Affidavit of Posting
Affidavit of Notice
Engineering Comments dated July 7, 2023
File S 2-23

APPROVAL CRITERIA; S 2-23

14.43.140 Approval Criteria: Preliminary Plat

A. General Approval Criteria. The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

- 1. The proposed preliminary plat complies with the applicable Development Code sections and all other applicable ordinances and regulations. At a minimum, the provisions of this Chapter, and the applicable chapters and sections of Chapter 2 (Land Use Districts) and Chapter 3 (Design Standards) shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 5;*
- 2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapters 92 and 209;*
- 3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat;*
- 4. All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat;*
- 5. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;*
- 6. Evidence that improvements or conditions required by the City, road authority, Lane County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met; and*
- 7. If any part of the site is located within an Overlay Zone or previously approved Planned Unit Development, Mixed Use Master Plan or Master Planned Development, it shall conform to the applicable regulations and/or conditions.*

Staff Finding:

Compliance with Chapter 2 and 3 is addressed in the staff finding to criterion B below. No variances are requested or necessary to comply with applicable criteria.

Ethan Court is the name of the proposed subdivision. This criterion shall be a condition of approval.

The applicant proposes to provide access to the parcels through one shared driveway that is approximately 25' wide, and therefore, there are no additional streets, sidewalks, bicycle lanes, or pathways proposed. The applicant did not provide plans for utilities, and therefore, it shall be a condition of approval before final plat submission to detail the locations of such.

No proposed private common areas and improvements (homeowner association property) are proposed.

No State or federal permits were shown to have been obtained.

No City improvements or conditions have been imposed yet.

The proposed subdivision is not located within an Overlay Zone, and is not part of a previously approved Planned Unit Development, Mixed Use Master Plan, nor a Master Planned Development.

The applicant proposed a hammer-head style access to the parcels on the west end of the parcel. The hammer-head must adhere to Fire Department Standards. This turnaround shall also meet requirements of Section 14.34.100 Transportation Standards G 1. This shall be a condition of approval.

The applicant's proposed 7 lots on 0.62 acres requires a minimum of 5 dwelling units (0.62*8(8-12 units per acre) = ~5) to meet the density requirements. The applicant has the intention of developing the newly subdivided parcels with townhouses, which shall meet the required density. This criterion has been met.

Any codes, covenants, and restrictions (CC&Rs) recorded by the applicant shall not preclude the City of Cottage Grove Development Code as a condition of approval.

The following conditions of approval have been identified by the City Planner in the July 7, 2023 memo (see Exhibit A) as required to ensure that the proposal meets the above criterion:

Subdivision Comments

General

- A Professional Land Surveyor registered in the State of Oregon shall perform the subdivision plat.
- Work shall conform to the Oregon Revised Statutes Chapter 92, Lane County Surveyor's Office and the City of Cottage Grove. The platted subdivision needs to show existing easements and their reference/filing numbers, proposed easements, and proposed dedications. Any proposed dedications and easements to the City of Cottage Grove shown on the plat shall have acceptance language on the face of the plat.
- A condition of all proposed easements shall be that no structure can be built over them. This condition should also be on the plat.
- Lane County Surveyor's Office and City of Cottage Grove shall review subdivision plat prior to filing. Please include closure sheets.
- Developer, Property Owner or Surveyor shall provide the City of Cottage Grove with a copy of the filed plat for the City's records.

Development Comments

General

- Construction of any new structures will require that all cable utilities to that structure be placed underground including telephone, television and power. This requirement is inclusive of all connections to the feeder main. Separate permits from the individual private utilities may be required. Plans from the individual utility companies need to be submitted to the
- Traffic control shall be in accordance of the Manual of Uniform Traffic Control Devices for any work within the public right of way.
- Any construction will require erosion control is required and shall be installed prior to and maintained during any construction. Provide erosion control sheets in the plan set for construction. Any spills or tracking dirt onto existing road shall be cleaned up immediately.
- Any new utility work or repair of any utility work or connection to any utility within the City public right-of-way shall conform to the City of Cottage Grove's detail 602.

- The City of Cottage Grove requires a minimum of five feet horizontal separation from its utilities and all other utilities. This distance is measured from outside of pipe to outside of pipe. Other utility companies may have stricter standards than this. The standard with the greatest separation will apply.

Streets

- Sidewalks exist along South 4th Street frontage, a Cottage Grove right-of-way.
- Access to the site is off South 4th Street, a fully constructed CG right-of-way.

Water

- The existing development is currently served off water mains in South 4th Street. There is a 2” tap established to serve the development.
- Developer is required to install backflow devices on all water services.

Sanitary Sewer

- The proposed subdivision is served with sanitary sewer from sanitary sewer main in South 4th Street. There is an 8” lateral to serve the proposed subdivision.
- Per DEQ Rules any sanitary sewer service that serves two or more dwellings must be a public facility. Depending on the proposed design of the sanitary sewer collection facilities an easement granted to the City may be required (14’ wide).
- Public facilities shall be designed by a licensed Professional Engineer and meet City Standards.

Storm Drainage

- There are storm drainage facilities in South 4th Street, which currently serve the proposed subdivision.
- Stormwater calculations shall be completed by a licensed Professional Engineer.
- Storm water runoff may not adversely affect adjacent property owners; therefore no overland flow is allowed.

B. Layout and Design of Streets, Blocks and Lots. All proposed blocks (i.e., one or more lots bound by public streets), lots and parcels conform to the specific requirements below:

- 1. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use district (Chapter 14.20), and the standards of Section 14.31.200.J - Street Connectivity and Formation of Blocks.*
- 2. Setbacks shall be as required by the applicable land use district (Chapter 2).*
- 3. Each lot shall conform to the standards of Chapter 14.31 - Access and Circulation.*
- 4. Landscape or other screening may be required to maintain privacy for abutting uses. See Chapter 14.2 - Land Use Districts, and Chapter 14.32 - Landscaping.*
- 5. In conformance with the Uniform Fire Code, a fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. This drive shall have a minimum paved surface of 12 feet (for one to two dwelling units) or minimum 16 feet (three to four dwelling units), with 20 feet minimum of clearance. See Chapter 14.31- Access and Circulation and Section 14.43.115(D).*
- 6. Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.*

7. *All applicable engineering design standards for streets, utilities, surface water management, and easements shall be met.*

Staff Finding:

Proposed lots range from 2497 to 6816 sq. ft. The minimum lot size in the R-2 Zone for single family not attached, duplex, multifamily, cottage clusters, or nonresidential uses is 4,000 sq. ft. and 2,000 sq. ft. for townhouses. The minimum lot width for a single family not attached is 40ft, and for townhouses it is 20ft, both with a minimum depth of 70ft. The applicant proposes to keep the existing single family dwelling on Lot 1, which is a 66.5ft by 102.5ft parcel, for a total of approximately 6816 sq. ft. Lot 1 is in conformance with applicable lot size. Proposed Lots 2-7 are under the minimum size requirements for single family dwellings. The applicant has proposed townhouses on Lots 2-7 (6 total townhouses), specifically sharing parcel lines along Lot 6 and 7, Lot 4 and 5, and Lot 2 and 3. As proposed as townhouse parcels, each lot conforms to the applicable standards.

The applicant proposed to demolish the existing carport/garage on site, but keep the existing single family dwelling. On the application, it appears there is approximately 3ft between the north side of Lot 1 and the existing residence. With the division of Lot 1 (with the existing single family dwelling), setbacks will need to be adhered to on the final plat, and shall be a condition of approval.

The applicant has proposed a 25ft wide drive aisle to all future development, which doubles as the emergency services easement. This criterion is met as proposed.

All new lots created, consolidated, or modified through a land division, partition, lot line adjustment, lot consolidation or street vacation must have frontage or approved access to a public street (Chapter 14.34.100.A). All proposed lots within the subdivision have direct access to approved public streets through a shared access. As a condition of approval, a reciprocal access agreement must be put in place, as required by 14.31.200(K). This criterion as conditioned.

There is one existing access to the existing single family dwelling. Concrete curbs, curb cuts, wheelchair ramps, and driveway approaches shall be constructed in accordance with standards specified in Chapter 14.31, Access and Circulation.

No new streets are being proposed by this application.

Plans for mail boxes shall be approved by the United States Postal Service.

Street trees shall be planted for all developments that are subject to Subdivision, Master Plan or Site Design Review (14.32.400). Planting of street trees shall generally follow construction of curbs and sidewalks; however the City may defer tree planting until final inspection of completed dwellings to avoid damage to trees during construction. Planting of street trees shall conform to the standards in 14.32.400. The minimum diameter or caliper size at planting, as measured 4 feet above grade, shall be 2 inches. Street trees shall be planted behind the sidewalk and public utility easement, if any. Spacing shall be based upon the type of tree(s) selected and the canopy size at maturity, but shall be spaced in general no more than 30 feet apart, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. Trees from Table 14.32.400(F) Trees Approved for Street Tree Planting should be used as a guide.

The conditions of approval identified by the City Planner in the July 7, 2023 memo (see Exhibits) are also required to ensure that the proposal meets the above criterion.

C. Conditions of Approval. *The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See Chapter 14.34 (Public Facilities).*

Engineering Conditions for the subdivision and for future development of this lot are found in the memo dated July 7, 2023. Reserve strips are not applicable to this application.

CONCLUSION

Subdivision **approval** pursuant to Section 14.43.140 Approval Criteria: Preliminary Plat and subject to the recommended conditions is supported by the findings of fact that establish compliance with the applicable state and local standards.

STAFF RECOMMENDATION

That the Subdivision S 2-23 be **APPROVED** for the proposed 7 lot subdivision titled Ethan Court pursuant to Section 14.43.140 and 14.43.115 which are supported by findings of fact and conditions that can establish compliance with applicable state and local standards.

CONDITIONS OF APPROVAL

1. Preliminary Approval shall be effective for a period of three (3) years from the date of approval. The preliminary plat shall lapse if a final plat has not been submitted within a 3-year period.
2. A Professional Land Surveyor registered in the State of Oregon shall survey property.
3. Work shall conform to the Oregon Revised Statutes Chapters 92 & 209 and, Lane County Surveyor's Office and the City of Cottage Grove.
4. Lane County Surveyor's Office and City of Cottage Grove shall review partition plat prior to filing. Review of a final plat for a subdivision or partition shall be processed as a Type I procedure under Section 14.41.200, using the approval criteria in Section 14.43.160.
5. Property Owner or Surveyor shall provide the City of Cottage Grove with a Mylar copy of the recorded plat for the City's records.
6. The proposed subdivision name will need to adhere to ORS Chapters 92 and 209.
7. Partition plat shall show any existing easements or any proposed easements.
8. Any proposed easements to the City of Cottage Grove can be shown on the survey or a separate recorded document. The survey or document shall have acceptance language by the City of Cottage Grove.
9. Concrete curbs, curb cuts, wheelchair ramps, and driveway approaches shall be constructed in accordance with standards specified in Chapter 14.31, Access and Circulation.
10. Details for locations of utilities must be submitted prior to final plat recordation.
11. The proposed hammer-head style access to the parcels must adhere to Fire Department Standards, as well as Section 14.34.100 Transportation Standards (G)(1).
12. Setbacks must be demonstrated on the final plat.
13. A reciprocal access agreement must be put in place, as required by Chapter 14.31.200(K).
14. Plans for mail boxes shall be approved by the United States Postal Service.
15. Street trees shall be planted for all developments that are subject to Subdivision, Master Plan or Site Design Review (14.32.400). Planting of street trees shall generally follow construction of curbs and sidewalks; however the City may defer tree planting until final inspection of completed dwellings to avoid damage to trees during construction. Planting of street trees shall conform to the standards in 14.32.400. The minimum diameter or caliper size at planting, as measured 4 feet above grade, shall be 2 inches. Street trees shall be planted behind the sidewalk and 8' utility

easement. Spacing shall be based upon the type of tree(s) selected and the canopy size at maturity, but shall be spaced in general no more than 30 feet apart, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. Trees from Table 14.32.400(F) Trees Approved for Street Tree Planting should be used as a guide.

16. The City Planner has submitted additional Engineering Comments in a Memo dated July 7, 2023 that will be applicable to this development and are considered to be conditions of approval.

EXHIBITS

- A. Engineering Comments, Eric Mongan, City Planner, July 7, 2023
- B. Applicant's Narrative
- C. Preliminary Plat.

EXHIBIT A:

MEMO

To: Allison Crow, Assistant Planner

From: Eric Mongan, City Planner

Subject: ENGINEERING COMMENTS FOR S 2-23 PRELIMINARY PLAT “ETHAN COURT” SUBDIVISION

Date: July 7, 2023

The following comments are based on a project narrative, type III permit application dated June 14, 2023, (2 – 8 ½” x 11” pages), and a preliminary plat dated May 10, 2023. Changes may occur during the review process and/or development phase that will be in conflict with statements below and some issues may have been overlooked that will be commented on during the review process and/or development phase of this project.

Subdivision Comments

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Streets

- Sidewalks exists along South 4th Street frontage, a Cottage Grove right-of-way.
- Access to the site is off South 4th Street, a fully constructed CG right-of-way.

Water

- The existing development is currently served off water mains in South 4th Street. There is a 2" tap established to serve the development.
- Developer is required to install backflow devices on all water services.

Sanitary Sewer

- The proposed subdivision is served with sanitary sewer from sanitary sewer main in South 4th Street. There is an 8" lateral to serve the proposed subdivision.
- Per DEQ Rules any sanitary sewer service that serves two or more dwellings must be a public facility. Depending on the proposed design of the sanitary sewer collection facilities an easement granted to the City may be required (14' wide).
- Public facilities shall be designed by a licensed Professional Engineer and meet City Standards.

Storm Drainage

- There are storm drainage facilities in South 4th Street, which currently serve the proposed subdivision.
- Stormwater calculations shall be completed by a licensed Professional Engineer.
- Storm water runoff may not adversely affect adjacent property owners; therefore no overland flow is allowed.

Subdivision Narrative

Anthony Chapman

1154 S. 4th St. Cottage Grove, OR

The owner proposes subdividing Tax Lot 20-03-33-23-02000, located on South 4th St. in Cottage Grove, Oregon into seven lots. An existing home at 1154 S. 4th St. will remain. Two new homes will be constructed on lots 2 and 3 with condominiums on lots 4 and 5 and 6 and 7. The parent lot is zoned R-2.

4.3.110 General Requirements

- A. Subdivision and Partition Approval through Two-step Process.** Applications for subdivision or partition approval shall be processed by means of a preliminary plat evaluation and a final plat evaluation, according to the following two steps:
1. The preliminary plat must be approved before the final plat can be submitted for approval consideration; and
 2. The final plat must include all conditions of approval of the preliminary plat.
- B. Compliance with ORS Chapter 92.** All subdivision and partition proposals shall conform to state regulations in Oregon Revised Statute (ORS) Chapter 92, Subdivisions and Partitions, and Chapter 209, County Surveyors.
- The proposal complies with Chapter 92 or ORS.
- C. Future Re-division Plan.** When subdividing or partitioning tracts into large lots (i.e., greater than two times or 200 percent the minimum lot size allowed by the underlying land use district), the City shall require that the lots be of such size, shape, and orientation as to facilitate future re-division in accordance with the requirements of the land use district and this Code. A re-division plan shall be submitted for large lots identifying:
1. Potential future lot division(s), consistent with the density and lot size standards of Chapter 2;
 2. Potential street right-of-way alignments to serve future development of the property and connect to adjacent properties, including existing or planned rights-of-way;
 3. A disclaimer that the plan is a conceptual plan intended to show potential future development. It shall not be binding on the City or property owners, except as may be required through conditions of land division approval. For example, dedication and improvement of rights-of-way within the future plan area may be required to provide needed secondary access and circulation.
- No Re-division is proposed.
- D. Lot Size Averaging.** Single-family residential lot size may be averaged to allow lots less than the minimum lot size in Residential districts, as provided by Section 4.3.115 Flexible Lot Size, 2.2.120 Development Standards, and 2.2.150 Residential Density Standard, or through approval of a Master Planned Development under Chapter 4.5.
- Although the lots vary in size from 2497 to 6816 square feet, average lot size for the

entire parcel 3945 square feet which exceeds the minimum.

E. Temporary Sales Office. A temporary sales office in conjunction with a subdivision may be approved as set forth in Section 4.9.100, Temporary Uses.

- N/A

F. Minimize Flood Damage. All subdivisions and partitions shall be designed based on the need to minimize the risk of flood damage. No new building lots shall be created entirely within a floodway. All new lots shall be buildable without requiring development within the floodway (i.e. minimum lot size under base zoning must be provided outside of the floodway) and, where possible, allow building outside of the 100-year flood plain. Development in a 100-year flood plain shall comply with the National Flood Insurance Program and state building code requirements, including elevating structures above the base flood elevation. The applicant shall be responsible for obtaining floodplain development permit from the City of Cottage Grove.

- The latest proposed FEMA flood maps indicate the parcel is in the 500 year flood hazard area.

G. Determination of Base Flood Elevation. Where a development site is located in or near areas prone to inundation for which the base flood elevation has not been mapped, the applicant shall have the

base flood elevation it shall be determined by a qualified professional as part of the land division application.

- N/A

H. Need for Adequate Utilities. All lots created through land division shall have adequate public utilities and facilities such as sewer, gas, electrical, and water systems. These systems shall be located and constructed to prevent or minimize flood damage, and to avoid impairment of the system and contamination from them during flooding.

- Public utilities are available on 4th St.

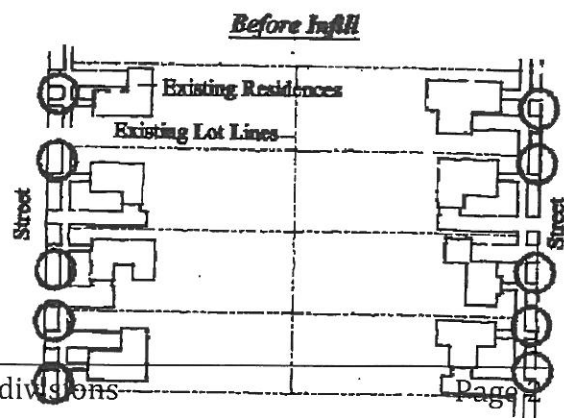
I. Need for Adequate Drainage. All subdivision and partition proposals shall have adequate surface water drainage facilities that reduce exposure to flood damage and improve water quality. Water quality or quantity control improvements may be required.

- N/A

4.3.115 Flexible Lot Size; Flag Lots; Lots Accessed by Mid-Block Lanes

A. Flexible Lot Size. To allow creativity and flexibility in subdivision design and to address physical constraints, such as topography, existing development, significant trees and other natural and built features, the approval body may grant a 10% modification to the lot area and/or lot dimension (width/depth) standards in Section 2.2.130, provided that the overall

Figure 4.3.115B - Mid-block Infill



density of the subdivision does not exceed the allowable density of the district and the approval body finds that granting the modification allows for a greater variety of housing types or it improves development compatibility with natural features or adjacent land uses. The approval body may require that standard size lots be placed at the perimeter of the development where the abutting lots are standard size or larger; except that this provision shall not apply where the abutting lots are larger than 20,000 square feet.

- There are three abutting lots. The lot to the north is Tax lot 20-03-33-23-01800 and is 25700 s.f. The lot to the south is Tax lot 20-03-33-23-02100 and is 52707 s.f. The lot to the west is Tax lot 20-03-33-23-01900 and is 9583 s.f. but is contiguous with Tax lot 23-03-33-23-02100 and under the same ownership.

B. Mid-block lanes. Lots may be developed without frontage onto a public street when lot access is provided by mid-block lanes, as shown below. Mid-block lanes or shared driveways, as illustrated in Figure 4.3.115B, may be required, when practicable, to provide connectivity between infill developments. Mid-block lanes with access easements for adjoining properties may be allowed as an alternative to requiring through streets where block lengths do not necessitate a through street. The lanes shall meet the standards for Fire Department Access, and the standards under subsections C-F, below.

- A mid block shared access is proposed. The shared access will be 25 feet wide with a minimum 16 foot paved road. A fire truck turn around will be provided at the front of the rear lots.

C. Flag lots. Flag lots may be created only when a through street or mid-block lanes cannot be extended to serve abutting uses or future development. A flag lot driveway (“flag pole”) may serve no more than two (2) dwelling units, including accessory dwellings and dwellings on individual lots, unless Uniform Fire Code (UFC) standards are met for more units. When UFC standards are met, the maximum number of dwellings shall be four (4). Two abutting panhandles cannot be combined to increase the number of dwelling units being accessed. A drive serving more than one lot shall have a reciprocal access and maintenance easement recorded for all lots. No fence, structure or other

obstacle shall be placed within the drive area. The Fire Marshal may require an emergency turn-around or fire hydrants. Fire sprinklers may also be required for buildings that cannot be fully served by fire hydrants (i.e., due to distance from hydrant or insufficient fire flow).

- See B above.

D. Driveway and lane width. The minimum paved width of all shared drives and mid-block lanes shall be 12 feet with an easement of 20 feet; easements must be 25 feet in width with a minimum paved width of 16 feet for all shared drives and/or mid-block lanes providing primary access to more than 2 dwelling units. The maximum width is 20 feet, except as required by the Uniform Fire Code. Alleys that provide secondary or maintenance access to lots which front on a through street or mid-block lane may be 16 to 20 feet in width, with a paved surface of 12 to 16 feet.

E. Easement and improvement of drive lane. The property owner shall record a 20-25 -foot easement benefiting all properties that are to receive vehicle access. The drive lane shall be improved with an all weather surface approved by the City. The easement shall state that the entire width of the easement shall remain unobstructed for emergency access. Dedication or recording, as applicable, shall be so indicated on the face of the subdivision or partition plat.

- See B above.

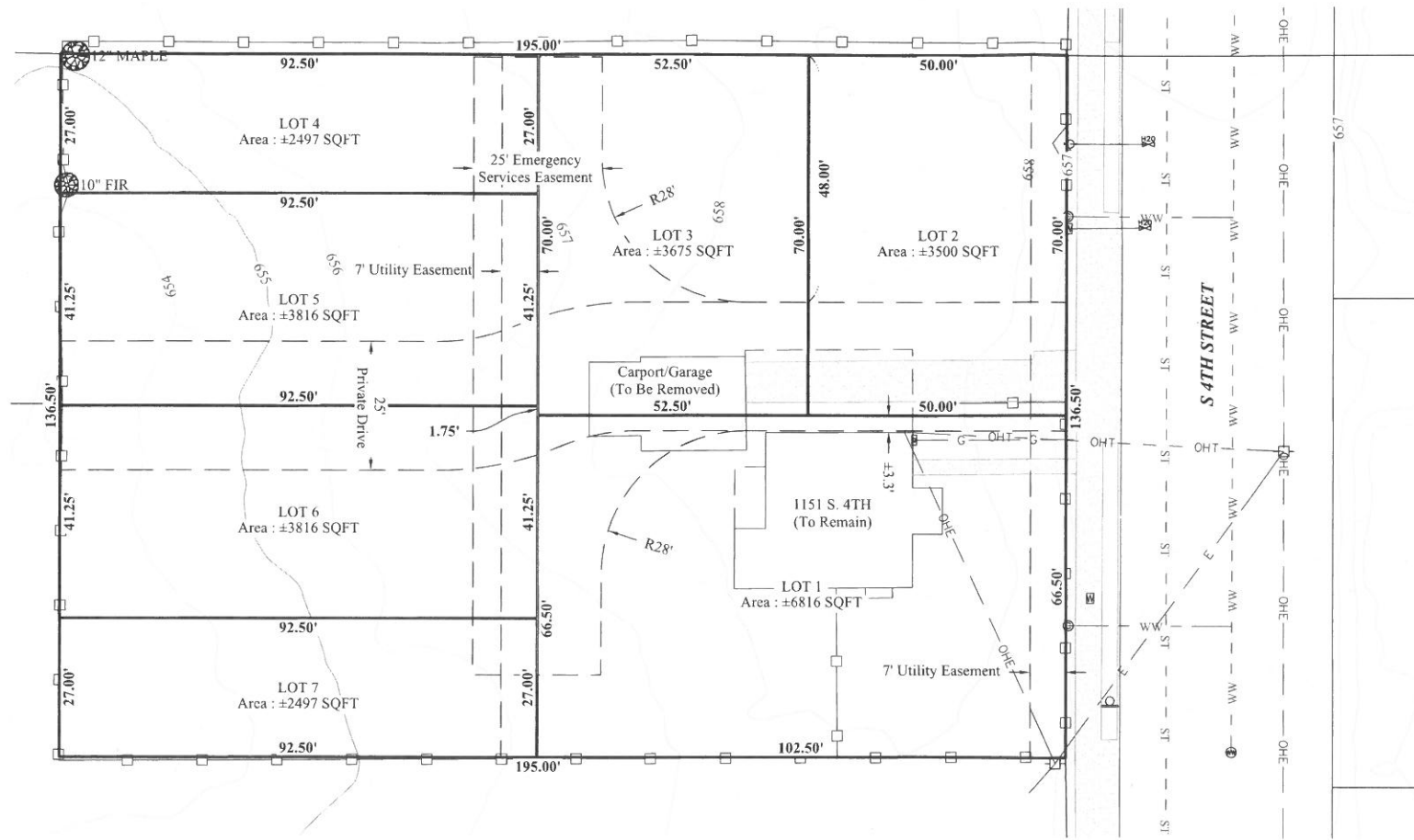
F. Maximum drive lane length. The maximum drive lane length is subject to requirements of the Uniform Fire Code, but shall not exceed 150 feet for a shared side drive, and 400 feet for a shared mid-block lane.

- See B above.

G. Future street plans. Building placement and alignment of shared drives shall be designed so that future street connections can be made as surrounding properties develop (*i.e.*, as shown in the Figure 4.3.115.B).

- Buildings shall be placed to allow the shared driveway to the lots west of the subdivision.

PRELIMINARY SUBDIVISION
 ETHAN COURT
 TAX MAP 20-03-33-23 TAX LOT 2000
 COTTAGE GROVE, OREGON
 10 MAY, 2023



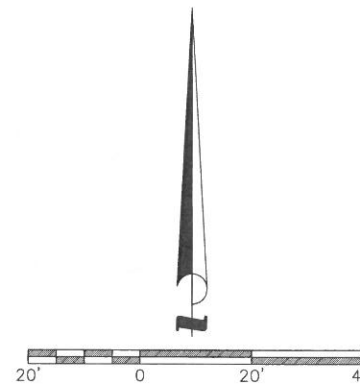
LEGEND:

- MANHOLE - WASTE WATER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- SIGN - COMMERCIAL VEHICLE PARKING ONLY
- TREE
- WASTE WATER LINE
- STORM WATER LINE
- WATER LINE
- UNDERGROUND ELECTRICAL POWER LINE
- OVERHEAD ELECTRICAL POWER LINE
- NATURAL GAS LINE
- OVERHEAD TELEPHONE/COMMUNICATIONS LINE
- WOOD PICKET FENCE (3' TYP.)
- CONCRETE WALK/DRIVE

NOTE:

UTILITIES SHOWN ARE LOCATED PER EGR & ASSOCIATES INC. FIELD DATA COLLECTED FROM VISIBLE UTILITIES & PAINT MARKED UTILITIES.

ELEVATIONS SHOWN ARE IN NAVD88 PER ORGN RTK NETWORK, GEOID 12 OBSERVATIONS AND DOGAMI LIDAR



May 10, 2023 - 11:44am
 S:\Projects\8972 Tony Chapman\21-0060 1151 4th\AutoCAD\4th St OC688.dwg LAYOUT=Site Survey

Plot Date
 Main File

NOT A FINAL MAP
 FOR PLANNING PURPOSES ONLY



EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
 Eugene, Oregon 97402

(541) 688-8322
 Fax (541) 688-8087