

STAFF REPORT
VILLAGE GREEN SUBDIVISION (TENTATIVE)
FIVE-LOT
PINE SPRINGS, LLC
SUBDIVISION (S 1-23)
March 15, 2023

PROPOSAL DESCRIPTION

Date application filed: February 21, 2023

Date application complete: February 21, 2023

Applicant/Owner: Pine Springs, LLC
3025 W 7th Place
Eugene, OR 97402

Location: 750 Row River Road, Cottage Grove, OR 97424
Map 20-03-27-20TL's 3701 & 3702

Present Conditions: Village Green Hotel, Restaurant, Conference Center, and RV Park

Comp Plan Designation: T – Tourist Commercial

Zoning: CT – Commercial Tourist

MATERIALS TO BE PART OF THE RECORD

City of Cottage Grove File(s): S 1-23

- Applicant's Application
- Applicant's Narrative
- Minutes and information from Community Meeting dated February 1, 2023
- Preliminary Plat, Existing Conditions, Easement Plan, Conceptual Plan Documents
- City of Cottage Grove Completeness Correspondence
- Affidavit of Posting
- Affidavit of Notice
- Engineering Comments dated March 3, 2023

PROPOSAL

Application S 1-23 for tentative approval of the proposed, Village Green Subdivision, is a proposal to divide the property at 750 Row River Road (approximately 16 acres) (MAP/TL(s): 20-03-27-20-03701 & 3702) into five lots. Two of the proposed lots include the existing Village Green motel (3.9 acres) and RV Park (2.7 acres). The other proposed lots include two lots abutting Row River Road for future commercial development (0.80 acres and 1.0 acres) and the fifth lot at 7.9 acres for the proposed Pine Springs Master Planned Development, which will be brought forward at a later date. The property is already developed with commercial development and is located within the CT – Commercial Tourist Zone. A virtual neighborhood meeting was held on Wednesday, February 1, 2023 at 5:30 PM and was attended by six members of the public (see Exhibit B for Neighborhood Meeting information (Ex. E in Application)). The applicant submitted their application on February 21, 2023 and following a review by staff the application

was determined to meet the requirements of Section 14.43.130 and deemed complete. Public Notices were mailed on February 21, 2023 the required on-site posting was completed on the 21st as well. The Notice of Public Hearing ran in The Chronicle on February 23rd, 2023.

As proposed the preliminary plat for the Village Green Subdivision meets/exceeds the minimum standards for the CT – Commercial Tourist Zone and the standards of Chapters 2 and 3 of Title 14 of the Cottage Grove Municipal Code.

COMMENTS RECEIVED

Engineering comments were received on March 3, 2023. The comments are addressed in this staff report and included in the conditions of approval.

South Lane Fire & Rescue, Fire Marshal, Danny Solesbee, reviewed the tentative subdivision plat and determined no comments were necessary at this time.

Per Chapter 14.41.800 of the Code, a Neighborhood Meeting was held on February 1, 2023. Minutes submitted by the applicant are included as an exhibit.

APPROVAL CRITERIA; S 1-23

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;

Staff Finding: The proposed preliminary plat is in compliance with relevant criteria from Chapters 2 and 3 and the requirements as stated in Section 14.41.130 Preliminary Plat Submission Requirements. Each lot has lawful access to public right-of-way (Row River Road), by existing frontage/driveway approach and/or proposed easement, and each lot meets the minimum standard for width and depth for the CT – Commercial Tourist Zone. A Variance is not required nor requested by the applicant. This criterion is met.

2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapters 92 and 209;

Staff Finding: The name of the subdivision, Village Green Subdivision, is not already recorded for another subdivision and meets the provisions of ORS’s 92 and 209, per correspondence between the developer and Lane County Public Works dated January 17, 2023 (Exhibit D in the Applicant’s submittals). This criterion is met.

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;

Staff Finding: The subject property is already development as a hotel, restaurant/conference center, and RV Park with existing public improvements and connections to adjoining properties, as shown in applicant submittal titled “Existing Conditions” dated January 27, 2023. The applicant is not proposing any new streets, roads, sidewalks, bicycle lanes, pathways, or surface water management facilities as the subject property is/was fully developed. New proposed utility connections to serve the proposed lots are shown on applicant submittal title “Utility Plan” dated February 15, 2023. This criterion is met.

4. All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat;

Staff Finding: As proposed by the applicant there are no “private common areas” to be recorded as separate tracks of land. There will be multiple easements and private agreements to clarify the location and maintenance of privately owned common open space, utilities, and shared access drives. These easements will be recorded following City approval of the Pine Springs Conceptual Master Plan. Locations of proposed easements and common areas are shown on applicant submittal(s) titled: “LA-1 Conceptual Site Plan,” “Sheet C-1.0 Utility Plan,” and “Sheet C-2.0 Easement Plan.” This criterion does not apply.

5. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;

Staff Finding: As proposed by the applicant the five-lot subdivision does not require permitting from State or Federal agencies. Row River Road is a State right-of-way, therefore any proposed changes to the pedestrian or vehicle access facilities along Row River Road would require a State Right-of-Way Permit. Future development of the site may require additional permitting from State and federal agencies. Requirements for permitting with other agencies will be addressed at time of Site Design Review based on the specifics of the proposals. This criterion does not apply.

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

Staff Finding: The subject property for the Village Green Subdivision is a developed commercial property with fully constructed pedestrian facilities, landscaping, and parking. The applicant has considered the newly adopted Stormwater Management Standards and retained A & O Engineering to prepare a utility plan demonstrating services can be provided to each proposed lot (See Sheet C-1.0 Utility Plan). A detailed Stormwater Management Plan was prepared for Lot 3 and is provided with the Pine Springs Master Plan application. Lots 4 and 5 are of sufficient size to accommodate stormwater and will be reviewed during the building permit process. The applicable standards have been met prior to this application or can be met and therefore this criterion has been met.

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: The site is not subject to a previously approved PUD, Mixed Use Master Plan or Master Planned Development. The subject property is within the Airport Overlay Zone. The Oregon Department of Aviation was notified of the proposed tentative subdivision and at time of publication of this staff report no comments have been received. Future development of the subject properties will require

notification to the Oregon Department of Aviation and may be subject to FAR Part 77.9 and OAR 738-070-0060. This criterion is met.

The following conditions of approval have been identified in the Engineering Comments dated March 3, 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 the Row River Road frontage, an ODOT right-of-way.
- Access to the site is off Row River Road, a fully constructed ODOT right-of-way.

Water

- The existing development is currently served off water mains in Row River Road.
- Developer is encouraged to install backflow devices on all water services.

Sanitary Sewer

- The proposed subdivision is served with sanitary sewer from sanitary sewer main in Row River Road.

Storm Drainage

- There are storm drainage facilities in Row River Road, which currently serve the proposed subdivision.
- Storm water runoff may not adversely affect adjacent property owners; therefore no overland flow is allowed. Downspouts shall discharge into the public storm drain system.

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.

Staff Finding: The subject property is located within the CT – Commercial Tourist Zoning District. There is no minimum lot area required for new lots in the CT land use district (proposed lots range from 0.80 to 7.9 acres). As shown on the preliminary plat, each proposed lot is equal to or greater than the required minimum lot width, 50’, and depth, 80’. This Criterion is met.

2. Setbacks shall be as required by the applicable land use district (Chapter 2).

Staff Finding: Per Table 14.23.120, there are no setback distances required in the CT land use district from front, street, side or rear property lines, minimum setbacks to the existing structures with the proposed lots range from 9’ to 25’. There are no dwellings or alleys within the subject property. Additionally, none of the adjacent properties are within the R/R-1 District. This criterion is met.

3. Each lot shall conform to the standards of Chapter 14.31 - Access and Circulation.

Staff Finding: The subject property is fully developed and already contains parking, access points onto Row River Road, vision clearances, fire access and turnarounds, pedestrian crossings, and accessible routes and parking. This criterion is met.

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.

Staff Finding: The subject property was fully developed and landscaped prior to the establishment of the current code criteria. The property already contains existing and mature landscaping. As shown on the preliminary plat and applicant submittal titled “Tree Survey” dated January 27, 2023, each proposed lot will contain a portion of this existing landscaping. This criterion is met.

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).*

Staff Finding: Danny Solesbee, Fire Marshal, reviewed the proposed preliminary plat and determined that the developed subject property is in compliance with relevant standards of the Oregon Fire Code. Indicating that the existing paved accesses around the buildings meets criteria for width, surface, and vertical clearances. Compliance with Uniform Fire Code will be further reviewed by the city during subsequent land use applications such as the Pine Springs Master Plan. This criterion has been met.

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.*

Staff Finding: A common drive is provided to serve the 5 lots. A reciprocal joint access easement will ensure access and maintenance rights and will be recorded with the Final Plat. An existing 20-foot-wide emergency access easement will continue to provide a second ingress/egress to the site (see Sheet C-2.0 Easement Plan). As part of the Pine Springs Master Plan the existing main access driveway at Jim Wright Way will be widened to provide a dedicated left turn lane to Row River. The developer shall provide a copy of the proposed easements for the subdivision at time of final plat review as a condition of approval, unless easement language is shown on the face of the plat.

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

Staff Finding: The subject property is fully developed and already contains utilities and surface water management facilities. However, due to the proposed subdivision, easements for access, use and maintenance of these facilities will be required as a condition of approval.

The conditions of approval identified by the Engineering Comments dated March 3, 2023 memo (see Exhibit A) 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).*

Staff Finding: Engineering Conditions for the subdivision and for any future development of the proposed lot are found in the City Engineer's memo dated March 3, 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 1-23 be **approved** for the proposed five-lot subdivision titled Village Green Subdivision 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 copy of the recorded plat for the City's records.
6. Subdivision plat shall show any existing easements or any proposed easements.
7. The proposed access and maintenance easement benefitting all proposed parcels shall be provided to the City at time of Final Plat review unless shown on the face of the plat.
8. Fire Department access standards shall be maintained with minimum 20' paved width and 13'6" vertical clearances as required by Oregon Fire Code.
9. 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.
10. Engineering Department has submitted additional Development Comments in a Memo dated March 3, 2023 that will be applicable to this development.

EXHIBITS

- A. Engineering Comments, dated, March 3, 2023
- B. Village Green Subdivision Application and Exhibits A – E
- C. Applicant's Narrative
- D. Preliminary Plat and Exiting Conditions
- E. Utility Plan
- F. Easement Plan
- G. Conceptual Site Plan

**EXHIBIT A:
MEMO**

Subject: ENGINEERING COMMENTS FOR S 1-23 (VILLAGE GREEN SUBDIVISION)

Date: March 3, 2023

The following comments are based on a project narrative including notes from a virtual neighborhood meeting, dated February 1, 2023 (6 – 8 1/2” x 11” pages), type III permit application dated February 1, 2023, (2 – 8 1/2” x 11” pages), and a plan set including a site analysis map, preliminary subdivision plat and property boundaries map, and other documents, dated January 27, 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

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.
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Streets

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Sanitary Sewer

- The proposed subdivision is served with sanitary sewer from sanitary sewer main in Row River Road.

Storm Drainage

- There are storm drainage facilities in Row River Road, which currently serve the proposed subdivision.
- Storm water runoff may not adversely affect adjacent property owners; therefore no overland flow is allowed. Downspouts shall discharge into the public storm drain system.

EXHIBIT B



400 Main Street Cottage Grove, OR 97424

File No.: _____
Date Submitted by Applicant: _____
Date Deemed Complete: _____

TYPE III PERMIT APPLICATION

To: City of Cottage Grove Planning Commission

A. Applicant

1. Name: Pine Springs, LLC Phone No.: 503-929-3331
2. Mailing Address: 3025 West 7th Place, Eugene OR 97402
3. Email Address: colin@timberviewconst.com
4. Status: Owner Agent

Note: If agent you must have owner's consent and signature.

B. Owner (if not applicant)

4. Owner's Name: _____ Phone No.: _____
5. Owner's Mailing Address: _____

C. Location of Property

6. Address/Location: 725 Row River Road, Cottage Grove OR 97424
7. Map & Tax Lot Number: 20-03-27-20 tax lots 3701, 3702
8. Present Use: Village Green former Hotel and existing RV Park
9. Proposed Use: Commercial uses, RV Park, and apartments

D. Request for Consideration

10. Type of Land Use Application applying for: Subdivision Preliminary Plat
Options: Conditional Use, Greenway Conditional Use, Cottage Industry, Historic Alteration, Land Use District Map changes (no plan amendment required), Master Planned Developments, Site Design Reviews, Subdivisions, Variance (Class C)
11. Is this application filed in association with other land use permit applications?
 Yes No
12. Reasons for Application: To create 3 lots for commercial uses plus 1 lot for the Village Green RV Park and 1 lot for the Pine Springs Apartments.

E. Required Information

- Narrative Statement:** This application must be filed with one copy of a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making.
 Note: Additional information may be required under the specific application requirements for each approval, e.g., Chapters 4.2 (Land Use Review), 4.3 (Land Divisions), 4.4 (Conditional Use), 4.5 (Master Planned Developments), 4.6 (Modifications), 4.8 (Code Interpretations), 4.9 (Miscellaneous Permits) and 5.1 (Variances).
- Plans:** Three (3) sets of plans, including one (1) set of plans in a reproducible form that is no larger than 11"x17" in size. Content of plans will vary with application type. Refer to submittal requirements for specific application type.
- Neighborhood Meeting verification** (for Master Planned Developments, Conditional Uses and Subdivisions). Must include copy of meeting notice and minutes and/or recording of meeting.
- Non-refundable application fee.**

G. Signature

I hereby request a Type III Permit on the above described real property, which is either owned by or under contract of sale to the applicant, and is located within the City of Cottage Grove, Oregon.

I hereby acknowledge that this application is not considered filed and complete until all of the required information has been submitted as determined by the Community Development Director and all required fees have been paid in full. Once the original application is submitted, Staff has 30 days to determine whether an application is complete. Within 30 days a letter will be mailed to you either deeming the application complete or requesting additional information. If additional information is requested you have 150 days to either: submit the missing information, submit some of the information and written notice that no other information will be provided, or submit a written notice that none of the missing information will be provided. *Once your application is deemed complete* you will be assigned a public hearing date before the Planning Commission and Staff will have 120 days to complete the processing of your application. (ORS 227.178)

	Owner:	Agent:
Signature:	<u>Brent Lanz</u>	_____
Name:	Brent Lanz for Pine Springs, LLC	_____
Date:	_____	_____

Office Use Only

Date Application Received: _____ Initials: _____
 Date Application Complete: _____ Initials: _____
 Applicant Notified of Completeness: _____
 Fee Paid: _____ Receipt No. _____ Initials: _____

- CANCELLED
- 906
- 0906
- 100
- 101
- 1700
- 1801
- 2100
- 2101
- 2200
- 2500
- 3400
- 3401
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- 501

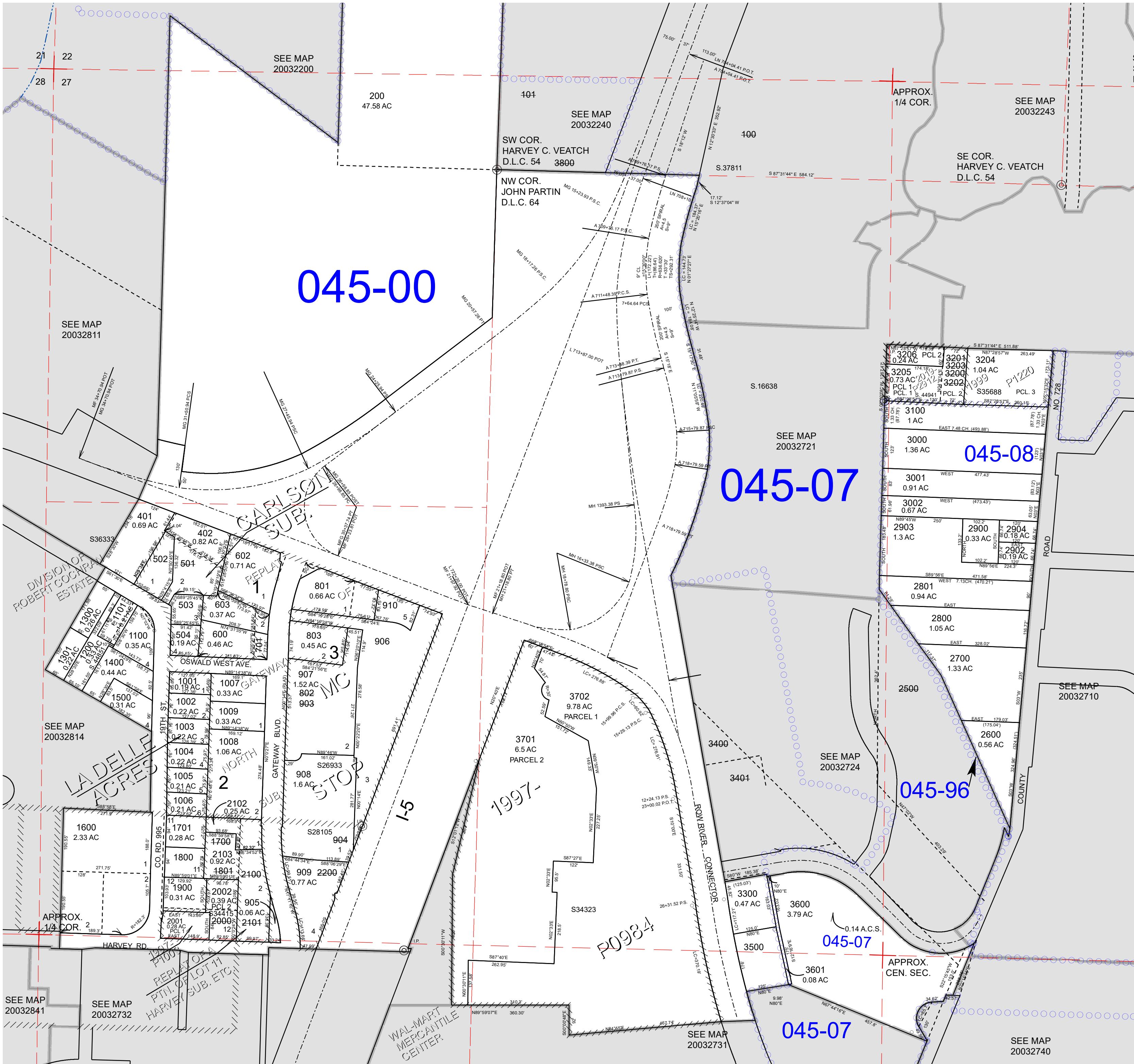
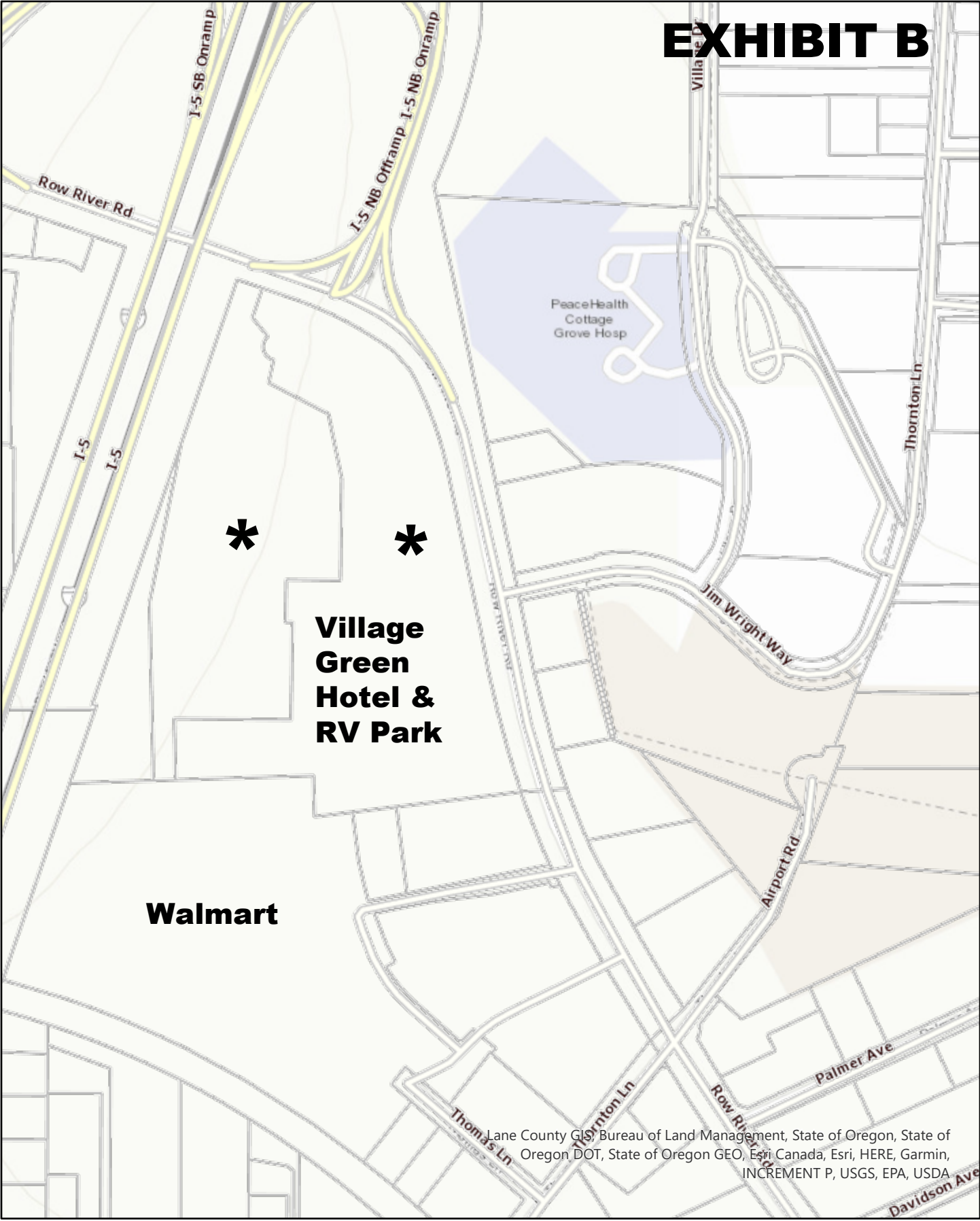
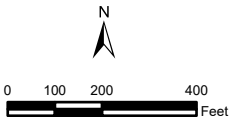


EXHIBIT B



Lane County GIS, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



ArcGIS Web Map

Lane County, Oregon

EXHIBIT C

LEGAL DESCRIPTION

Parcels 1 and 2, LAND PARTITION PLAT NO. 97-P0984, filed May 7, 1997, Lane County Oregon Plat Records, in Lane County, Oregon.

Tuesday, January 17, 2023 at 15:59:47 Pacific Standard Time

Subject: RE: Village Green Subdivision Name Reservation Request
Date: Tuesday, January 17, 2023 at 3:56:33 PM Pacific Standard Time
From: HANKE-HILLS Ben J <ben.hanke-hills@lanecountyor.gov>
To: Teresa Bishow <Teresa@bishowconsulting.com>
CC: 'Colin Kelley' <colin@timberviewconst.com>, Brent Knapp <knapp@ieengineering.com>
Attachments: Village Green Subdivision.pdf

Hi Teresa,

Yes, the name "Village Green Subdivision" is approved and reserved for your project.

Let me know if you have any questions.

Take care,

Ben Hanke-Hills
Engineering Associate
Lane County Surveyor's Office
541-682-6942

From: Teresa Bishow <Teresa@bishowconsulting.com>
Sent: Tuesday, January 17, 2023 3:38 PM
To: HANKE-HILLS Ben J <ben.hanke-hills@lanecountyor.gov>
Cc: 'Colin Kelley' <colin@timberviewconst.com>; Brent Knapp <knapp@ieengineering.com>
Subject: Village Green Subdivision Name Reservation Request

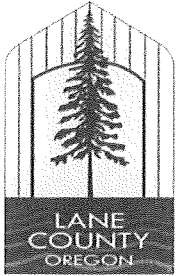
EXTERNAL

Hi Ben,

Attached is a completed Plat Name Reservation form. Is Village Green Subdivision name approved and reserved by Lane County Surveyor?

Teresa

Teresa Bishow, AICP
Bishow Consulting LLC
375 West 4th Ave, Suite 204
P.O. Box 50721
Eugene, OR 97405
541-514-1029
www.bishowconsulting.com



Subdivision / Condominium Name Reservation

Lane County Surveyors Office
3050 North Delta Highway
Eugene, OR 97408
Phone: (541) 682-4195
Fax: (541) 682-3947

Please complete this form and submit to the Lane County Surveyors Office.

Date: January 17, 2023

Subdivision / Condominium Name: Village Green Subdivision


Map & Tax Lot Number: 20-03-27-20, Lots 3701, 3702

Jurisdiction: City of Cottage Grove

Surveyor: Brent Knapp

Developer: Colin Kelley

I Teresa Bishow understand that if the above name is not pending or recorded within three (3) years the name will no longer be reserved for use.


(Signature)

The Lane County Surveyors Office does hereby approve and reserve the above name pursuant to ORS 92.090 / ORS 100.115 (5) & (6).

Approval

Date

Reservation Expires: _____

Return via Fax / Mail to:



PLANNING & DEVELOPMENT SERVICES

375 West 4th Ave., Ste 204

P.O. Box 50721

Eugene, OR 97405

541-514-1029

www.bishowconsulting.com

**VILLAGE GREEN SUBDIVISION
&
PINE SPRINGS MASTER PLAN**

APPLICANT / NEIGHBORHOOD MEETING NOTES

February 1, 2023 - 5:30 p.m.

Applicant's Team:

Teresa Bishow, Bishow Consulting
Colin Kelley, Property Owner/Developer
Bailey Williams, A & E Engineering

Community Members:

During the virtual meeting, 7 community members participated. Most stated they lived either in the Village Green RV Park or within three blocks. Those providing names are listed below:

Stephen Lawn, Chamber of Commerce & Tourism, stephenlawn@msn.com

Buck Strode, buckstrode@gmail.com

Don Place, DonPlace@aol.com

Tracy Evans, t1e2068@aol.com

Sharon

Gayle

Teresa Bishow facilitated the virtual meeting beginning with introductions. She presented an overview of the Village Green Subdivision including number of proposed lots and use of the existing driveways on Row River. She presented an overview of the Pine Springs Master Plan including key features such as the number of proposed apartments, access and circulation, arrangement of open space and parking.

Colin Kelley described the continued operation and potential expansion of the RV Park and the property owner's desire to find someone to purchase and operate the hotel and restaurant/bar. Colin also shared about the property owner's commitment to provide housing, especially in small to mid-size communities.

Below are key questions and brief responses by the applicant's team.

KEY QUESTIONS AND COMMENTS

1. How can people learn more about the project? What applications are required?

The project requires City approval of the Village Green Subdivision and Pine Springs Master Plan applications. Each application requires a public hearing before the Planning Commission. After considering public comments, the Planning Commission will forward a recommendation to the City Council. The City Council will also hold a public hearing before taking final action.

2. Will the Village Green Hotel and restaurant be re-opened? What are the plans for the hotel?

The property owners hope to find a local buyer interested in investing in the hotel/restaurant and re-opening with about 40 guest rooms. The purchase of the hotel can't occur until that portion of the site is on its own legal lot. The RV Park will be on a separate legal lot allowing it to be owned independently or by the same person that buys the hotel.

3. What are the plans for the RV Park? Can a mailbox, community restroom or laundry room be provided for residents?

The property owners plan to continue to operate the RV Park. The RV Park lot will allow a small expansion of the number of spaces or enhanced amenities. The current property owners are looking into providing a mailbox for residents and seeing how the existing building on the site might provide other amenities for residents.

4. Once the Pine Springs Apartments are complete, will the property owners look to sell the property?

The property owners are constructing the new apartments for a long-term hold. The family-owned business has built apartment complexes in several Oregon communities and have retained the properties following construction – they do not “flip” the property.

5. Will Pine Springs Apartments be income-controlled housing?

No. The apartments will be market based rental units.

6. What is the design of the apartments and what type of households do you foresee renting units?

The apartments each have 2-bedrooms and 2-baths and access to an outdoor patio or 2nd floor balcony. The apartment floor plans are attractive to a wide range of households including retirees, young adults and families with children. The property

owners have developed garden style apartments in several other communities along I-5 such as Junction City, Roseburg, Springfield and Eugene.

7. Has a traffic study been done?

Yes. The developer retained Sandow Engineering to conduct a traffic study. The scope and methodology of the traffic study complied with City and ODOT requirements. The study concluded that a traffic signal was not warranted at the intersection of Row River Road and Jim Wright Way. The Sandow Engineering study also included looked at crash data and any known traffic problems in the vicinity.

8. When will the apartments be constructed and when will the hotel/restaurant re-open?

The goal is to obtain City approval of the Subdivision and Master Plan by fall. Once new lots are created, the hotel property can be sold to new owners and the hotel/restaurant re-opened. Before construction can begin on the apartments, City needs to approve a more detailed set of plans reviewed during a Site Plan Review process. Ideally, restoration of the hotel/restaurant will occur while the apartments are being built so upon completion people can live, work, dine and stay.

9. Are the new commercial lots being listed by a real estate broker? Has there been any interest in the new commercial uses on the property?

The property owners have reached out to local hotel groups and a few parties have expressed interest. Until the subdivision is approved, the hotel can't be sold. The property owners have an agreement with a developer interested in the future commercial lots on Row River.

In closing, Teresa again provided her e-mail address and offered to respond to any further inquiries regarding the project.

Meeting notes prepared by Teresa Bishow.



NEIGHBORHOOD MEETING

- Village Green Subdivision
- Pine Springs Master Plan

February 1, 2022 - 5:30 p.m.

Please join meeting from your computer, tablet or smartphone.

<https://meet.goto.com/920307973>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 920-307-973

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

The Village Green Subdivision will create 5 lots for commercial and residential use. The site is located at 725 Row River Road in Cottage Grove, Oregon. One lot will allow re-opening the hotel/restaurant, one lot will allow for continued operation of the RV Park, two lots are for future commercial use on Row River Road and one lot is for the Pine Springs Apartments.

The Pine Springs Master Plan consists of 120 new 2-bedroom / 2-bath apartment units and a leasing office / apartment unit for an on-site manager. It also includes parking and open space amenities for residents.

The Pine Springs Master Plan allows for the continued operation of the Village Green Hotel and RV Park and space for future new commercial uses on Row River Road.

Please see the enclosed Tentative Subdivision Plat and Pine Springs Master Plan Site Plan.

For more information contact:

Teresa Bishow at teresa@bishowconsulting.com or 541-514-1029.

NEIGHBORHOOD MEETING MAILING LIST - January 5, 2023

Autozone Development Corporation	123 S Front St	Memphis	TN	38103
Cave Income Properties LLC	PO Box 40051	Eugene	OR	97404
Kristen Woodard LLC	PO Box 10666	Eugene	OR	97440
McDonalds Cottage Grove	2855 Willamette St	Eugene	OR	97405
Oregon State of	3040 25th St SE	Salem	OR	97310
PB Row River LLC	10502 126th Ave NE	Kirkland	WA	98033-4723
Peacehealth	1115 SE 164th Ave	Vancouver	WA	98683
Pine Springs LLC	3025 W 7th Pl	Eugene	OR	97402
ST Vincent De Paul Society of Lane County Inc	PO Box 24608	Eugene	OR	97402
Sunlight Basin LLC	PO Box 948	Powell	WY	82435
Wal-Mart Real Estate Business Trust	PO Box 8050 Ms 0555	Bentonville	AR	72716-0555
Friends of Mt. David	PO Box 22	Cottage Grove	OR	97424

VILLAGE GREEN SUBDIVISION AND PINE SPRINGS MASTER PLAN NEIGHBORHOOD MEETING
Posted Notices



EXHIBIT C

VILLAGE GREEN
Subdivision Preliminary Plat

Submitted to:
CITY OF COTTAGE GROVE
400 E. Main Street
Cottage Grove, OR 97424

Prepared For:
PINE SPRINGS, LLC
3025 West 7th Place
Eugene, OR 97402

Submittal Date:
February 21, 2023



P.O. Box 50721
Eugene, OR 97405
www.bishowconsulting.com

APPLICATION CONTENTS

PART I.	SUMMARY	3
PART II.	APPLICATION SUBMITTAL REQUIREMENTS	7
PART III.	PRELIMINARY PLAT APPROVAL CRITERIA	12
	A. General Approval Criteria	12
	B. Layout and Design of Streets, Blocks and Lots	13
PART IV.	CONCLUSION	16

EXHIBITS

Exhibit A - County Assessor's Map
Exhibit B - Vicinity Map
Exhibit C - Legal Description
Exhibit D - Lane County Surveyor's Village Green Subdivision Name Reservation
Exhibit E - Neighborhood Meeting Documentation

SUBDIVISION DRAWINGS

i.e. Engineering

Sheet 1 of 4 Preliminary "Village Green Subdivision
Sheet 2 of 4 Existing Conditions
Sheet 3 of 4 Tree Survey Map
Sheet 4 of 4 Tree Survey Data
Sheet 1 Boundary Survey and Proposed Lots

A & O Engineering

Sheet C-1.0 Utility Plan
Sheet C-2.0 Easement Plan

Dougherty Landscape Architects

Sheet LA-1 Conceptual Site Plan

FORMS AND FEES

Type III Land Use Application Form – Preliminary Plat
Application Fees

PART I. - SUMMARY

Project Name: Village Green Subdivision

Subdivide about 16.26 acres into 5 lots. The lot sizes will allow retention of the Village Green Hotel, small expansion of the RV Park, 2 lots for future commercial development on Row River Road, and 1 lot for the Pine Springs Apartments.

Applications: Village Green Subdivision Preliminary Plat

Location: 725 Row River Road, Cottage Grove OR 97424

Assessor Map: 20-03-27-20

Tax Lots: 3701, 3702

Size: 16.26 Acres consisting of Tax Lot 3701 (6.51 acres) and Tax Lot 3702 (9.75 acres)

Zoning: CT Commercial Tourist

Plan Designation: Tourist Commercial

Existing Uses: Village Green Hotel, Seasons at the Green Restaurant and The Fireside Lounge temporarily closed, may re-open following approval of subdivision. Village Green RV Park currently operating and may be expanded following approval of subdivision. Remainder of site vacant.

Proposed Uses: Commercial uses that support tourism, retention of the existing main hotel building and RV Park, and new apartments with amenities such as off-street parking, on-site pedestrian circulation and common open space.

Pre-Application Mtg: January 4, 2023

Neighborhood Mtg: February 1, 2023

Prior Land Use Decisions:

CUP 6-86 Conditional Use Permit granted for Village Green RV Park.

MP 2-96 Partition creating Parcels 1 and 2, Land Partition Plan No. 97-P0984. The partition separated the hotel buildings and RV Park from the garden area.

Project Design Team:

Owner/Applicant

Pine Springs, LLC
Colin Kelley
3025 West 7th Place
Eugene, OR 97402
colin@timberviewconst.com

Landscape Architect

David Dougherty, ASLA
Dougherty Landscape Architects
474 Willamette Street, Suite 305
Eugene, OR 97401
davidd@dladesign.com

Civil Engineer

Scott Morris, PE
A & O Engineering
380 Q Street
Springfield, OR 97477
scottmorris@ao-engr.com

Traffic Engineer

Kelly Sandow, P.E.
Sandow Engineering
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Eugene, OR 97402
kellysandow@sandowengineering.com

Land Use Planner

Teresa Bishow, AICP
Bishow Consulting LLC
P.O. Box 50721
Eugene, OR 97405
teresa@bishowconsulting.com

Architect

Rodd Hansen, AIA
Rodd Hansen Architect
1551 Oak Street, Ste A
Eugene, OR 97401
Rodd@rharchitectural.com

Surveyor

Brent Knapp, PLA, CWRE
i.e. Engineering, Inc.
809 SE Pine Street
Roseburg, OR 97470
knapp@ieengineering.com

Geotechnical Engineer

Ron Derrick
Branch Engineering
301 5th Street
Springfield, OR 97477
RonD@branchengineering.com

2022 Conditions & Key Problems:

The property owners acquired the Village Green site in 2022. At that time, the hotel was not operating in a sustainable manner due to:

- Substantial decline in the hotel and tourist industry
- Increased hotel competition in the region
- Insufficient modern amenities
- Several buildings are in substandard or blighted conditions.
- The 6.5-acre garden, seasonal pool and hot tub require extensive maintenance substantially impacting operational costs.



View of one-story building renovated for hotel guest rooms and currently proposed to be retained on proposed Lot 1.



View of building in substandard condition when applicant purchased the site. The substandard buildings on proposed Lot 3 were demolished in 2022.

Project Objectives:

1. To develop a vibrant area that supports tourism, small commercial developments and new apartments.
2. To preserve the Village Green Hotel main building and a sufficient number of hotel rooms to be economically viable and sustainable.
3. To demolish buildings formerly used by the hotel that are in deteriorating or substandard conditions.
4. To retain and potentially expand the existing RV Park providing affordable housing for residents.
5. To transform areas formerly consisting of substandard buildings and the former garden area into new apartments providing needed housing for the community.

Development Schedule:

The Village Green Subdivision will create 5 legal lots for a mix of uses.

Lot 1 will allow a portion of the former Village Green Hotel to be on a separate lot. This will encourage the renovation of the buildings and potential re-opening of a hotel and restaurant. Lot 2 will allow the Village Green RV Park to continue to operate with the ability to expand. Lots 4 and 5 are intended for future commercial development with high visibility from Row River Road. Lot 3 is intended for the Pine Springs Apartments.

The phasing of construction activities will comply with applicable standards including clear fire access routes being maintained at all times.



View of hotel courtyard with existing privately-owned, open green space and gazebo on proposed Lot 1.

PART II. – APPLICATION SUBMITTAL REQUIREMENTS

14.43.130 Preliminary Plat Submission Requirements

A. **General Submission Requirements.** For all partitions (three or fewer parcels), the application shall contain all of the information required for a Type II procedure under Section [14.41.300](#). For all subdivisions (four or more lots) the application shall contain all of the information required for a Type III procedure under Section [14.41.400](#), and the information in subsections 1-3, below:

1. **Public Facilities and Services Impact Study, if required by the City and/or service provider.** The impact study shall quantify and assess the effect of the development on public facilities and services. The City shall advise as to the scope of the study during the required pre-application conference (Section 14.41.600.C). . .

At the January 4, 2023 pre-application conference City staff did not identify a requirement for a Public Facilities and Services Impact Study. The Preliminary Plat application contains information regarding existing public facilities and services to the site and projected impacts.

2. **Traffic Impact Study, if required by the City and/or road authority.** *Traffic Impact Studies shall conform to the standards and procedures in Section [14.41.900](#); and*

The applicant retained Sandow Engineering to prepare a Traffic Impact Analysis (TIA) according to City and ODOT standards and procedures. Please refer to the Pine Springs at Village Green Traffic Impact Analysis dated March 10, 2022 submitted with the Pine Springs Master Plan application.

3. ***In situations where this Code requires the dedication of real property to the City, the City shall either (1) include in the written decision evidence that shows that the required property dedication is directly related to and roughly proportional to the projected impacts of the development on public facilities and services, or (2) delete the dedication as a condition of approval.***

The Subdivision does not propose any dedication of real property to the City.

B. ***Preliminary Plat Information.*** *In addition to the general information described in Subsection A above, the preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide the following information:*

1. General information:

a. Name of subdivision (not required for partitions). This name must not duplicate the name of another subdivision in Lane County (please check with County Surveyor);

Lane County Surveyor approved and reserved the “Village Green Subdivision” name. See Exhibit D – Lane County Surveyor’s Village Green Subdivision Name Reservation.

b. Date, north arrow, and scale of drawing;

Drawings all contain a date, north arrow, and scale.

c. Location of the development sufficient to define its location in the City, boundaries, and a legal description of the site;

See Exhibit A – County Assessor’s Map, Exhibit B – Vicinity Map, and Exhibit C – Legal Description.

d. A title block including the names, addresses and telephone numbers of the owners of the subject property and, as applicable, the designer, and engineer and surveyor if any, and the date of the survey if submitted; and

All drawings contain the required information in the title block.

e. Identification of the drawing as a “preliminary plat”.

The Preliminary Plat contains the required General Information listed above. Please refer to Sheet 1 of 4 Preliminary “Village Green Subdivision”.

2. Site analysis

a. Streets: Location, name, present width of all streets, alleys and rights-of-way on and abutting the site;

b. Easements: Width, location and purpose of all existing easements of record on and abutting the site;

c. Utilities: Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest one and show how utilities will be brought to standards;

- d. Ground elevations shown by contour lines at 5-foot vertical intervals for ground slopes exceeding 10 percent and at 2-foot intervals for ground slopes of less than 10 percent or as required by the City. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor or City Engineer. This requirement may be waived for partitions when grades, on average, are less than 6 percent;***
- e. The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);***
- f. Potential natural hazard areas, including any flood plains, areas subject to high water table, landslide areas, and areas having high erosion potential;***
- g. Sensitive lands, including wetland areas, streams, wildlife habitat, and other areas identified by the City or natural resource regulatory agencies as requiring protection. (See also, Chapter [14.37](#) and relevant portions of the Comprehensive Plan.);***
- h. Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;***
- i. Designated historic and cultural resources on the site and adjacent parcels or lots;***
- j. The location, size and species of trees having a caliper (diameter) of 6 inches or greater at 4 feet above grade in conformance with Chapter [14.32](#);***
- k. North arrow and scale;***
- l. Date(s) prepared and revised;***
- m. Name and address of project designer, if applicable; and***
- n. Other information, as deemed appropriate by the Community Development Director. The City may require studies or exhibits prepared by qualified professionals to address specific site features and code requirements.***

The subdivision application includes the required Site Analysis information listed above. Please refer to full size drawings.

3. Proposed improvements:

a. Public and private streets, tracts, driveways, open space and park land; location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;

b. Easements: location, width and purpose of all proposed easements;

c. Lots and private tracts (e.g., private open space, common area, or street): approximate dimensions, area calculation (e.g., in square feet), and identification numbers for all proposed lots and tracts;

d. Proposed uses of the property, including all areas proposed to be dedicated to the public or reserved as open space for the purpose of surface water management, recreation, or other use; potential location of future buildings;

e. Proposed improvements, as required by Chapter 3 (Design Standards), and timing of improvements (e.g., in the case of streets, sidewalks, street trees, utilities, etc.);

f. Preliminary location of development showing those future buildings can meet siting and dimensional standards of the district.

g. The proposed source of domestic water;

h. The proposed method of sewage disposal;

i. Proposed method of surface water drainage and treatment if required;

j. The approximate location and identity of other utilities, including the locations of street lighting fixtures;

k. Proposed railroad crossing or modifications to an existing crossing, if any, and evidence of contact with the affected railroad and the Oregon Department of Transportation Rail Division regarding proposed railroad crossing(s);

l. Changes to navigable streams, or other watercourses. Status of public access to these areas shall be shown on the preliminary plat, as applicable;

m. Identification of the base flood elevation for development within a designated 100-year floodplain. Written evidence of initiation of a Federal Emergency Management Agency (FEMA) flood plain map amendment shall be required when development is proposed to modify a designated 100-year flood plain. FEMA approval of the amendment shall be a condition of City land use approval;

n. Evidence of contact with from the road authority for any development requiring access to its facility(ies); and

o. Evidence of written notice to the applicable natural resource regulatory agency(ies) for any development within or adjacent to jurisdictional wetlands and other sensitive lands, as identified in Chapter [14.37](#). (Ord. 2959 §5(Exh. A (part)), 2007. Formerly 4.3.130).

The subdivision contains proposed improvements. See [Sheet LA-1 Conceptual Site Plan](#) and [Sheet C-1.0 Utility Plan](#).

PART III. – PRELIMINARY PLAT APPROVAL CRITERIA

Part III addresses compliance with Preliminary Plat approval criteria in the Cottage Grove Development Code. Each criterion is listed below in ***bold italics*** followed by findings demonstrating compliance.

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;

This narrative addresses applicable Development Code sections and other applicable ordinances and regulations referenced above. The subdivision does not require any variances for preliminary plat approval.

2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapters [92](#) and [209](#);

Lane County Surveyor's office approved and reserved the Village Green Subdivision name. The proposed plat name has not already been recorded for another subdivision and satisfies the provisions of ORS Chapters 92 and 209. See [Exhibit D – Lane County Surveyor's Village Green Subdivision Name Reservation](#).

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;

The site is already developed as a hotel and RV park with existing public improvements and connections to adjoining properties. See [Sheet 2 Of 4 Existing Conditions](#). Existing utilities and proposed connections to public facilities are shown on [Sheet C1.0 Utility Plan](#).

4. All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat;

The subdivision does not propose any private common areas to be recorded as separate tracts. There will be multiple easements and private agreements to clarify the location and maintenance of privately owned common open space, utilities, and shared access drives. These easements will be recorded following City approval of the Pine Springs Conceptual Master Plan. Refer to LA-1 Conceptual Site Plan, Sheet C-1.0 Utility Plan and Sheet C-2.0 Easement Plan.

5. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;

The applicant will obtain any required State and federal permits prior to approval of the final plat. Currently, the site is not within the 100-year floodplain and would typically not be subject to federal permits. Preliminary FEMA revised Flood Insurance Rate Maps show portions of the site within the 100-year floodplain. Although the maps are not yet adopted, the applicant used the maps to establish minimum building floor elevations. At the pre-application meeting, City staff indicated further discussions were taking place to revise the maps to continue to show the site as the outside the 100-year floodplain. In the event the site remains outside the 100-year floodplain, the grading plan will be revised to reduce the amount of fill required onsite.

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

As stated above, the site is developed with existing public improvements. At a pre-application meeting with city staff on January 4, 2023 requirements were discussed including recently adopted stormwater management standards. The applicant retained A & O Engineering to prepare a utility plan demonstrating services can be provided to each proposed lot. See Sheet C-1.0 Utility Plan. A detailed Stormwater Management Plan was prepared for Lot 3 and is provided with the Pine Springs Master Plan application. Lots 4 and 5 are of sufficient size to accommodate stormwater and will be reviewed during the building permit process.

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.

The site is not subject to a previously approved PUD, Mixed Use Master Plan or Master Planned Development. This criterion is not applicable.

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 2), and the standards of Section 14.31.200.J - Street Connectivity and Formation of Blocks.

The property is zoned C-T Commercial Tourist. Table 1 below lists applicable lot standards.

TABLE 1- LOT STANDARDS

Subject	Standards for C-T Zone	Proposed	Complies
<i>Minimum Lot Area</i>	<i>None</i>	<i>Proposed lots range from about 0.8 to 7.9 acres</i>	<i>YES</i>
<i>Minimum Lot. Width</i>	<i>50 ft</i>	<i>Lot Widths Exceed 50 ft</i>	<i>YES</i>
<i>Minimum Setbacks</i>	<i>0 ft</i>	<i>Existing buildings have substantial setbacks.. New buildings will have setbacks ranging from at least 9 ft. to 25 ft.</i>	<i>YES</i>

2. Setbacks shall be as required by the applicable land use district (Chapter 2).

The development site is zoned C-T and there are no minimum required building setbacks when adjacent to non-residential uses.

3. Each lot shall conform to the standards of Chapter [14.31](#) - Access and Circulation.

Each lot conforms to the standards of Chapter 14.31 – Access and Circulation. The development site will continue to be served by the existing driveways on Row River Road and shared access easements for internal circulation. The subdivision will not change any of the existing pedestrian walkways on Lots 1 and 2. Any new motor vehicle and pedestrian circulation proposed on Lots 3, 4, and 5 will be reviewed by the city during future land use applications or development permits. See [Sheet C-2.0 Easement Plan](#) and [Sheet LA-1 Conceptual Site Plan](#).

4. Landscape or other screening may be required to maintain privacy for abutting uses. See Chapter 2 - Land Use Districts, and Chapter [14.32](#) - Landscaping.

The development site is not subject to special landscape screening due to abutting uses consisting of I-5, Row River Road, and Walmart (commercial zoned lot).

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\(D\)](#).

A fire apparatus access drive is provided to each proposed lot from the existing main access driveway. A second emergency access route is provided from each proposed lot to the existing southern driveway. See [Sheet C-2.0 Easement Plan](#). Compliance with Uniform Fire Code will be further reviewed by the city during subsequent land use applications such as the Pine Springs Master Plan.

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.

A common drive is provided to serve the 5 lots. A reciprocal joint access easement will ensure access and maintenance rights and will be recorded with the Final Plat. An existing 20-foot-wide emergency access easement will continue to provide a second ingress/egress to the site. See [Sheet C-2.0 Easement Plan](#). As part of the Pine Springs Master Plan the existing main access driveway at Jim Wright Way will be widened to provide a dedicated left turn lane to Row River.

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

The applicant concurs.

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). (Ord. 2959 §5(Exh. A (part)), 2007. Formerly 4.3.140)

The applicant acknowledges the City may attached conditions.

PART IV. – CONCLUSION

The Village Green Subdivision Preliminary Plat application provides evidence demonstrating compliance with the applicable approval criteria.

If there are questions, please contact Teresa Bishow at 541-514-1029 or via e-mail at teresa@bishowconsulting.com.

Sincerely,

Teresa Bishow

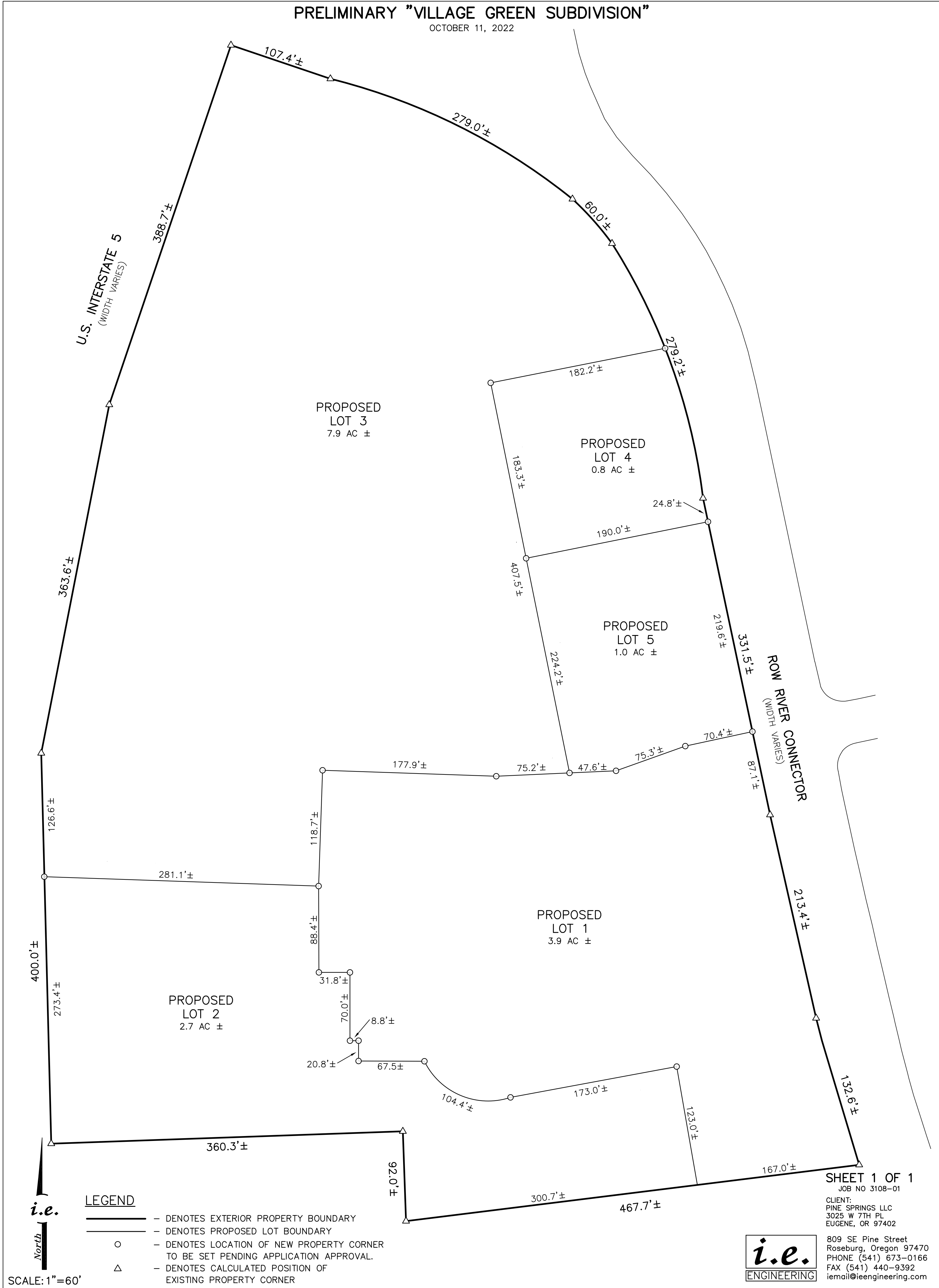
Teresa Bishow, AICP

END OF WRITTEN STATEMENT

EXHIBIT D

PRELIMINARY "VILLAGE GREEN SUBDIVISION"

OCTOBER 11, 2022



U.S. INTERSTATE 5
(WIDTH VARIES)

ROW RIVER CONNECTOR
(WIDTH VARIES)

PROPOSED LOT 3
7.9 AC ±

PROPOSED LOT 4
0.8 AC ±

PROPOSED LOT 5
1.0 AC ±

PROPOSED LOT 1
3.9 AC ±

PROPOSED LOT 2
2.7 AC ±

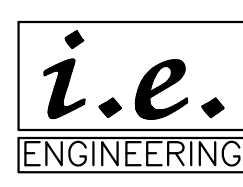
LEGEND

- DENOTES EXTERIOR PROPERTY BOUNDARY
- DENOTES PROPOSED LOT BOUNDARY
- DENOTES LOCATION OF NEW PROPERTY CORNER TO BE SET PENDING APPLICATION APPROVAL.
- △ DENOTES CALCULATED POSITION OF EXISTING PROPERTY CORNER

SHEET 1 OF 1
JOB NO 3108-01

CLIENT:
PINE SPRINGS LLC
3025 W 7TH PL
EUGENE, OR 97402

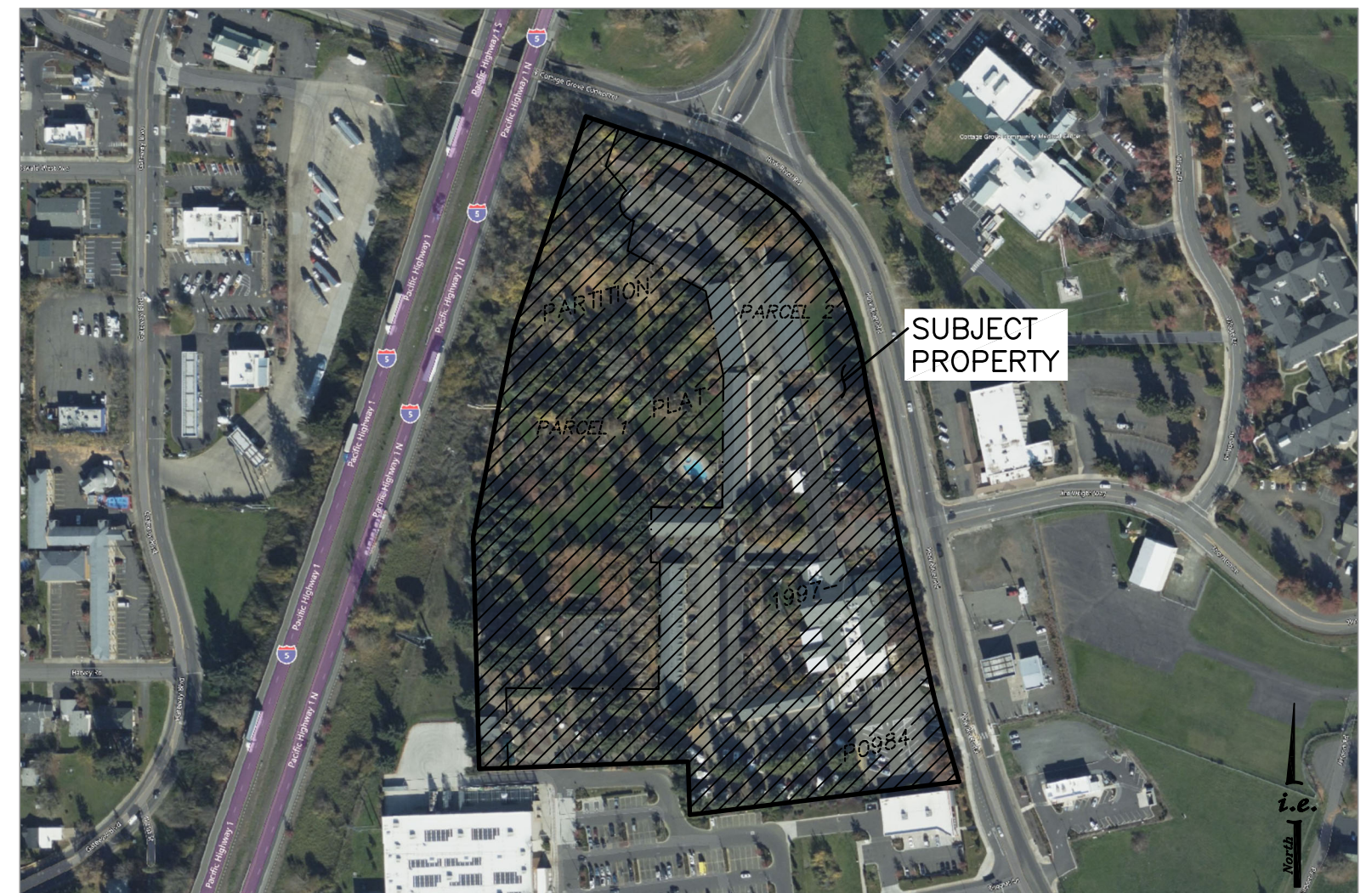
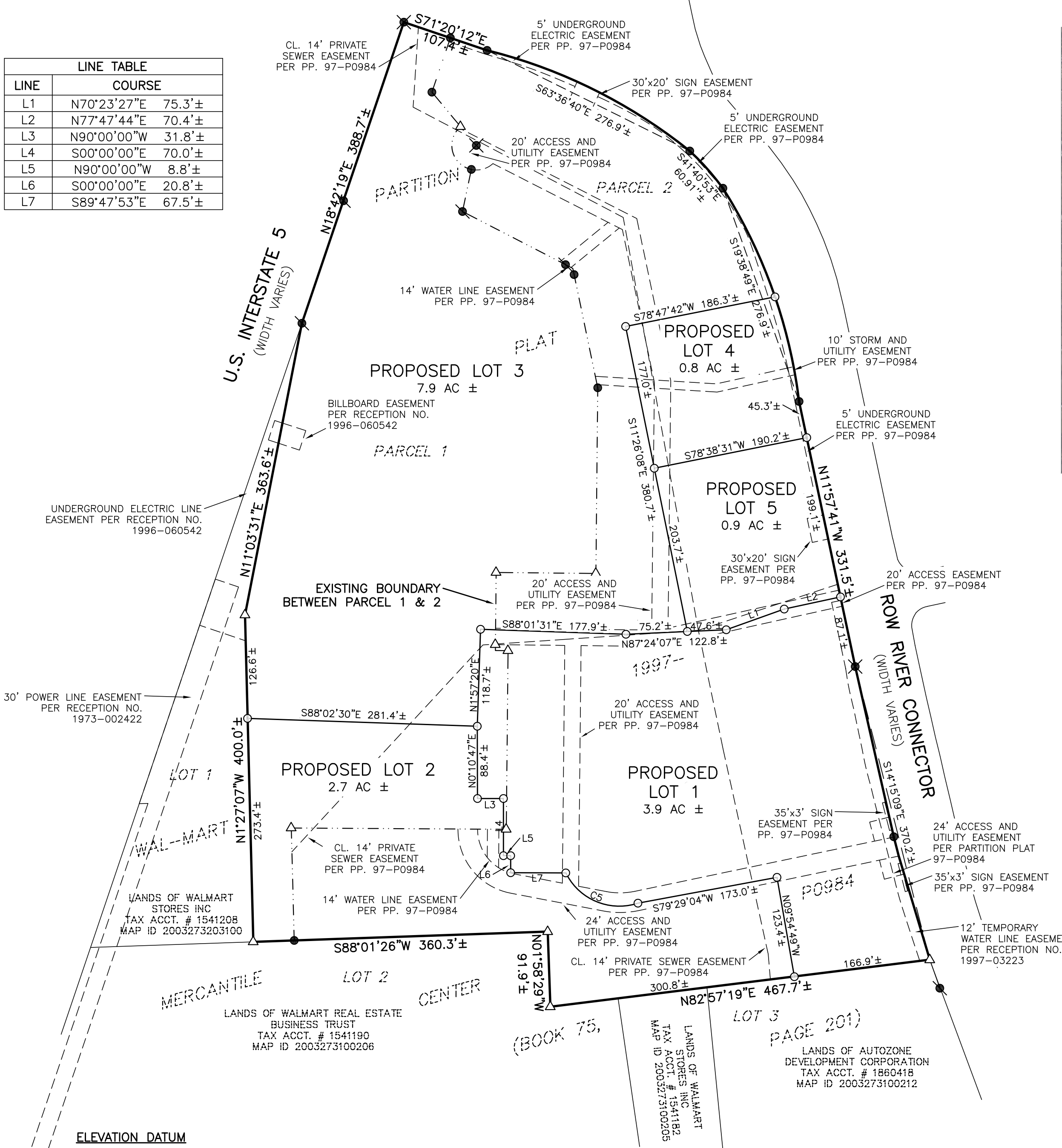
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com



North
i.e.
SCALE: 1"=60'

PRELIMINARY "VILLAGE GREEN SUBDIVISION"
 LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST,
 WILLAMETTE MERIDIAN, LANE COUNTY, OREGON
 JANUARY 27, 2023

LINE TABLE		
LINE	COURSE	
L1	N70°23'27"E	75.3'±
L2	N77°47'44"E	70.4'±
L3	N90°00'00"W	31.8'±
L4	S00°00'00"E	70.0'±
L5	N90°00'00"W	8.8'±
L6	S00°00'00"E	20.8'±
L7	S89°47'53"E	67.5'±



VICINITY MAP
(NOT TO SCALE)

LEGEND

- DENOTES EXTERIOR PROPERTY BOUNDARY
- DENOTES PROPOSED LOT BOUNDARY
- - - DENOTES EXISTING PARCEL BOUNDARY
- DENOTES FOUND 5/8-INCH IRON ROD MARKED "CASWELL" PER PARTITION PLAT 1997-P0984
- DENOTES FOUND 5/8-INCH IRON ROD (UNMARKED)
- ⊗ DENOTES FOUND PK NAIL WITH WASHER PER PARTITION PLAT 1997-P0984
- DENOTES LOCATION OF NEW PROPERTY CORNER TO BE SET PENDING APPLICATION APPROVAL.
- △ DENOTES CALCULATED POSITION OF EXISTING PROPERTY CORNER

PROPERTY INFORMATION

OWNERS: PINE SPRINGS LLC
 3025 W 7TH PL
 EUGENE OR 97402

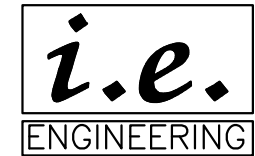
LOTS: OVERALL - 16.3 ± ACRES
 PROPOSED LOT 1-3.9± ACRES
 PROPOSED LOT 2-2.7± ACRES
 PROPOSED LOT 3-7.9± ACRES
 PROPOSED LOT 4-0.8± ACRES
 PROPOSED LOT 5-0.9± ACRES

TAX ACCOUNT NO.: 1597572, 1088507
TAX ID: 2003272003701; 2003272003702
ZONE: CT - COMMERCIAL TOURIST
COMP. PLAN: T - TOURIST COMMERCIAL

SCALE: 1"=100'
 SHEET 1 OF 4
 JOB NO 3108-01

CLIENT:
 PINE SPRINGS LLC
 3025 W 7TH PL
 EUGENE, OR 97402

809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com



ELEVATION DATUM
 ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND GEOID 12B AS DERIVED FROM GNSS OBSERVATION USING THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) COTTAGE GROVE-CANYONVILLE ZONE.

LANDS OF WALMART STORES INC
 TAX ACCT. # 1541208
 MAP ID 2003273203100

LANDS OF WALMART REAL ESTATE BUSINESS TRUST
 TAX ACCT. # 1541190
 MAP ID 2003273100206

LANDS OF AUTOZONE DEVELOPMENT CORPORATION
 TAX ACCT. # 1860418
 MAP ID 2003273100212

LANDS OF WALMART STORES INC
 TAX ACCT. # 1541182
 MAP ID 2003273100205



EXISTING CONDITIONS
JANUARY 27, 2023



LEGEND:

- | | | | |
|--|---------------------------|--|-----------------------------|
| | EXISTING EDGE OF ASPHALT | | EXISTING SEWER CLEAN OUT |
| | EXISTING FENCE/FENCE POST | | EXISTING WATER FOUNTAIN |
| | EXISTING ASPHALT | | EXISTING GAS METER |
| | EXISTING CONCRETE | | EXISTING GAS VALVE |
| | EXISTING MANHOLE | | EXISTING POWER POLE |
| | EXISTING CATCH BASIN | | EXISTING JUNCTION BOX |
| | EXISTING CATCH BASIN | | EXISTING POWER TRANSFORMER |
| | EXISTING WATER VALVE | | EXISTING LIGHT POLE |
| | EXISTING IRRIGATION BOX | | EXISTING LIGHT POLE W/POWER |
| | EXISTING HOSE BIB | | EXISTING SIGN |
| | EXISTING WATER VALVE | | EXISTING GREASE TRAP |
| | EXISTING FIRE HYDRANT | | EXISTING 4.5" BOLLARD |



SCALE: 1"=60'

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

PRELIMINARY

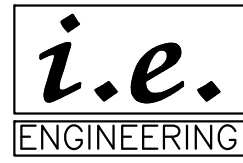
**OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116**

EXPIRES: 6/30/2023

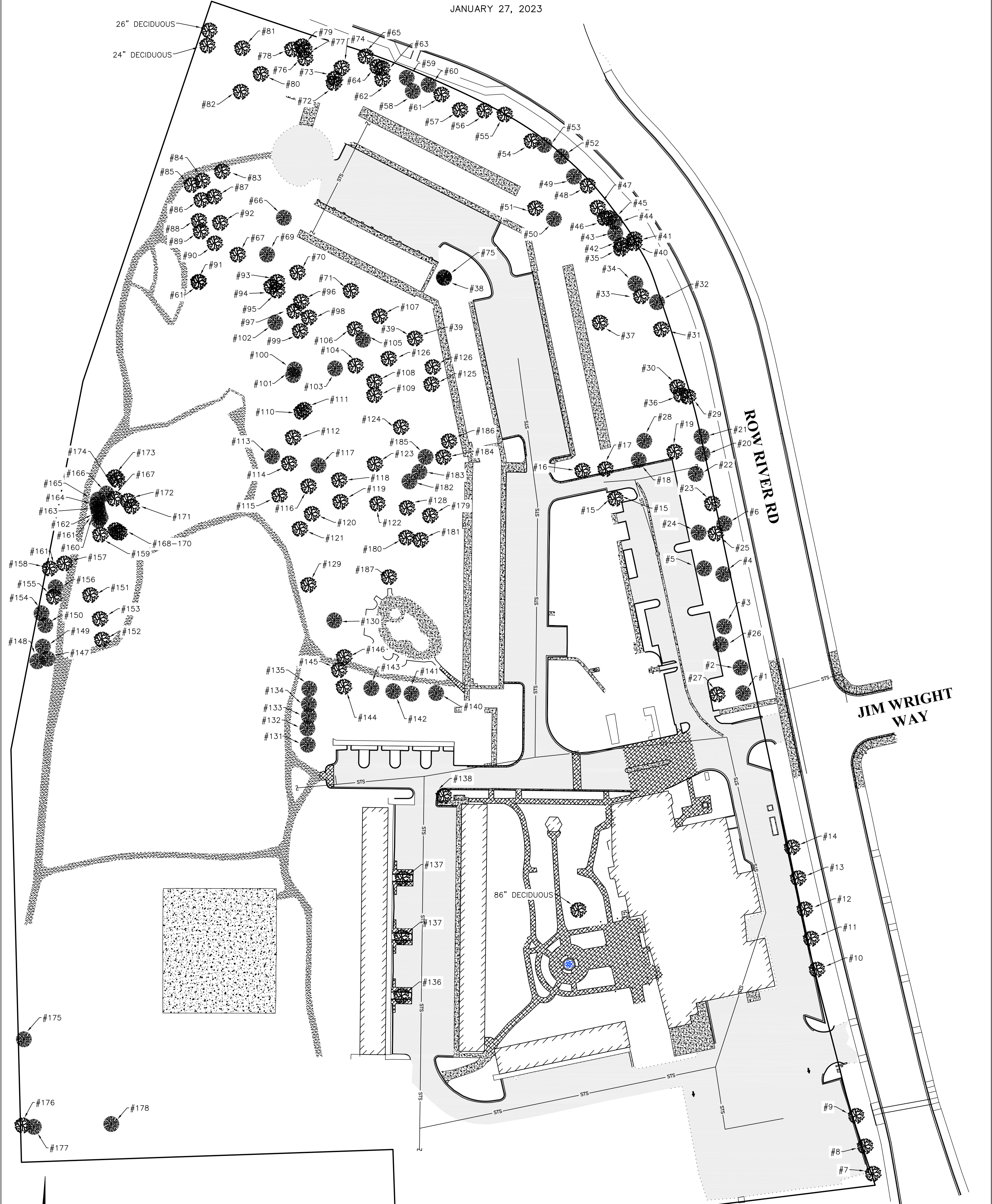
SHEET 2 OF 4
JOB NO. 3108-01

CLIENT:
PINE SPRINGS LLC
3025 W 7TH PL
EUGENE, OR 97402

809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com



TREE SURVEY
JANUARY 27, 2023



ROMBER RD



JIM WRIGHT WAY

86" DECIDUOUS



SCALE: 1"=60'

LEGEND:

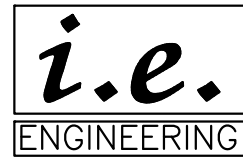
-  EXISTING DECIDUOUS TREE AS NOTED
-  EXISTING CONIFEROUS TREE AS NOTED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2023



SHEET 3 OF 4
JOB NO. 3108-01

CLIENT:
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EUGENE, OR 97402

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Roseburg, Oregon 97470
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FAX (541) 440-9392
iemail@ieengineering.com

TREE SURVEY
JANUARY 27, 2023

TAG NUMBER	DESCRIPTION
1	10" CONIFEROUS TREE
2	14" CONIFEROUS TREE
3	15" CONIFEROUS TREE
4	22" CONIFEROUS TREE
5	13" CONIFEROUS TREE
6	8" CONIFEROUS TREE
7	24" DECIDUOUS TREE
8	18" DECIDUOUS TREE
9	22" DECIDUOUS TREE
10	26" DECIDUOUS TREE
11	26" DECIDUOUS TREE
12	32" DECIDUOUS TREE
13	34" DECIDUOUS TREE
14	34" DECIDUOUS TREE
15	10" DECIDUOUS TREE
16	6" DECIDUOUS TREE
17	14" DECIDUOUS TREE
18	7" CONIFEROUS TREE
19	24" DECIDUOUS TREE
20	15" CONIFEROUS TREE
21	26" CONIFEROUS TREE
22	13" CONIFEROUS TREE
23	38" DECIDUOUS TREE
24	13" CONIFEROUS TREE
25	5" DECIDUOUS TREE
26	10" CONIFEROUS TREE
27	36" DECIDUOUS TREE
28	6" CONIFEROUS TREE
29	18" DECIDUOUS TREE
30	24" DECIDUOUS TREE
31	13" DECIDUOUS TREE
32	15" CONIFEROUS TREE
33	8" DECIDUOUS TREE
34	6" CONIFEROUS TREE
35	12" DECIDUOUS TREE
36	10" DECIDUOUS TREE
37	27" DECIDUOUS TREE
38	17" CONIFEROUS TREE
39	24" DECIDUOUS TREE
40	10" DECIDUOUS TREE
41	17" DECIDUOUS TREE
42	7" DECIDUOUS TREE
43	8" CONIFEROUS TREE
44	11" CONIFEROUS TREE
45	7" DECIDUOUS TREE
46	7" DECIDUOUS TREE
47	16" DECIDUOUS TREE
48	24" DECIDUOUS TREE
49	9" CONIFEROUS TREE
50	5" CONIFEROUS TREE
51	40" DECIDUOUS TREE
52	20" CONIFEROUS TREE
53	12" CONIFEROUS TREE
54	42" DECIDUOUS TREE
55	40" DECIDUOUS TREE
56	14" DECIDUOUS TREE
57	40" DECIDUOUS TREE
58	11" CONIFEROUS TREE
59	12" CONIFEROUS TREE
60	12" CONIFEROUS TREE
61	12" DECIDUOUS TREE
62	36" DECIDUOUS TREE
63	24" DECIDUOUS TREE

64	36" DECIDUOUS TREE
65	6" DECIDUOUS TREE
66	30" CONIFEROUS TREE
67	26" DECIDUOUS TREE
68	17" DECIDUOUS TREE
69	12" CONIFEROUS TREE
70	12" DECIDUOUS TREE
71	42" DECIDUOUS TREE
72	30" DECIDUOUS TREE
73	30" DECIDUOUS TREE
74	9" DECIDUOUS TREE
75	17" CONIFEROUS TREE
76	6" DECIDUOUS TREE
77	6" DECIDUOUS TREE
78	5" DECIDUOUS TREE
79	10" DECIDUOUS TREE
80	12" DECIDUOUS TREE
81	32" DECIDUOUS TREE
82	28" DECIDUOUS TREE
83	6" DECIDUOUS TREE
84	8" DECIDUOUS TREE
85	8" DECIDUOUS TREE
86	13" DECIDUOUS TREE
87	18" DECIDUOUS TREE
88	7" DECIDUOUS TREE
89	4" DECIDUOUS TREE
90	12" DECIDUOUS TREE
91	18" DECIDUOUS TREE
92	12" DECIDUOUS TREE
93	24" DECIDUOUS TREE
94	12" DECIDUOUS TREE
95	29" DECIDUOUS TREE
96	12" DECIDUOUS TREE
97	12" DECIDUOUS TREE
98	15" DECIDUOUS TREE
99	8" DECIDUOUS TREE
100	16" CONIFEROUS TREE
101	17" CONIFEROUS TREE
102	28" CONIFEROUS TREE
103	10" CONIFEROUS TREE
104	10" DECIDUOUS TREE
105	20" CONIFEROUS TREE
106	6" DECIDUOUS TREE
107	7" DECIDUOUS TREE
108	9" DECIDUOUS TREE
109	12" DECIDUOUS TREE
110	7" DECIDUOUS TREE
111	7" DECIDUOUS TREE
112	40" DECIDUOUS TREE
113	6" CONIFEROUS TREE
114	20" DECIDUOUS TREE
115	24" DECIDUOUS TREE
116	30" DECIDUOUS TREE
117	10" CONIFEROUS TREE
118	12" DECIDUOUS TREE
119	15" DECIDUOUS TREE
120	14" DECIDUOUS TREE
121	10" DECIDUOUS TREE
122	54" DECIDUOUS TREE
123	10" DECIDUOUS TREE
124	24" DECIDUOUS TREE
125	12" DECIDUOUS TREE
126	10" DECIDUOUS TREE
127	20" DECIDUOUS TREE

128	12" DECIDUOUS TREE
129	17" DECIDUOUS TREE
130	24" CONIFEROUS TREE
131	24" CONIFEROUS TREE
132	20" CONIFEROUS TREE
133	17" CONIFEROUS TREE
134	24" CONIFEROUS TREE
135	24" CONIFEROUS TREE
136	5" DECIDUOUS TREE
137	5" DECIDUOUS TREE
138	5" DECIDUOUS TREE
139	4" DECIDUOUS TREE
140	24" CONIFEROUS TREE
141	20" CONIFEROUS TREE
142	24" CONIFEROUS TREE
143	6" CONIFEROUS TREE
144	5" DECIDUOUS TREE
145	5" DECIDUOUS TREE
146	7" DECIDUOUS TREE
147	12" CONIFEROUS TREE
148	18" CONIFEROUS TREE
149	7" CONIFEROUS TREE
150	17" CONIFEROUS TREE
151	17" DECIDUOUS TREE
152	9" DECIDUOUS TREE
153	6" DECIDUOUS TREE
154	22" CONIFEROUS TREE
155	18" DECIDUOUS TREE
156	24" CONIFEROUS CLUSTER
157	12" DECIDUOUS TREE
158	15" DECIDUOUS TREE
159	12" DECIDUOUS TREE
160	24" CONIFEROUS TREE
161	14" CONIFEROUS TREE
162	12" CONIFEROUS TREE
163	12" CONIFEROUS TREE
164	12" CONIFEROUS TREE
165	12" CONIFEROUS TREE
166	16" CONIFEROUS TREE
167	7" DECIDUOUS TREE
168	10" DECIDUOUS TREE
169	10" DECIDUOUS TREE
170	20" DECIDUOUS TREE
171	24" DECIDUOUS TREE
172	4" DECIDUOUS TREE
173	30" DECIDUOUS TREE
174	10" DECIDUOUS TREE
175	30" CONIFEROUS TREE
176	30" DECIDUOUS TREE
177	22" CONIFEROUS TREE
178	21" CONIFEROUS TREE
179	12" DECIDUOUS TREE
180	11" DECIDUOUS TREE
181	9" DECIDUOUS TREE
182	14" CONIFEROUS TREE
183	16" CONIFEROUS TREE
184	9" DECIDUOUS TREE
185	14" CONIFEROUS TREE
186	11" DECIDUOUS TREE
187	12" DECIDUOUS TREE

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

PRELIMINARY

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2023

i.e.
ENGINEERING

SHEET 4 OF 4
JOB NO. 3108-01

CLIENT:
PINE SPRINGS LLC
3025 W 7TH PL
EUGENE, OR 97402

809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
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iemail@ieengineering.com

EXHIBIT E

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN ON-SITE ARE SHOWN. INFORMATION ASSEMBLED USING CONSTRUCTION SET DESIGN DRAWINGS PREPARED BY SOLARC ARCHITECTURE AND ENGINEERING DATED AUGUST 2005 AND SURVEY INFORMATION GATHERED BY IE ENGINEERING. EXISTING UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. BOUNDARY LINES AND PROPOSED LOT LINES ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. CONSULT SURVEY DOCUMENTS FOR SPECIFIC SURVEY INFORMATION.

STORM NOTES:

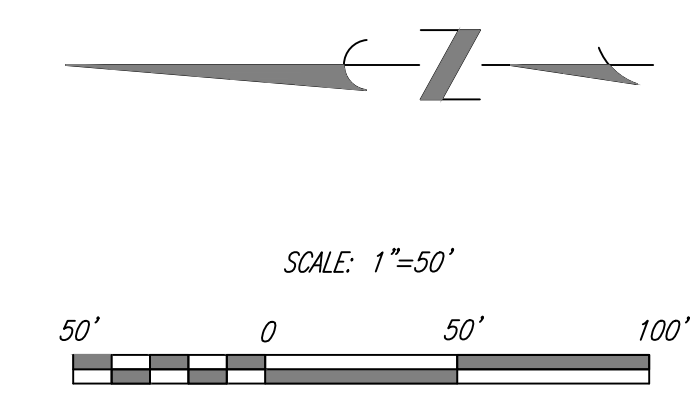
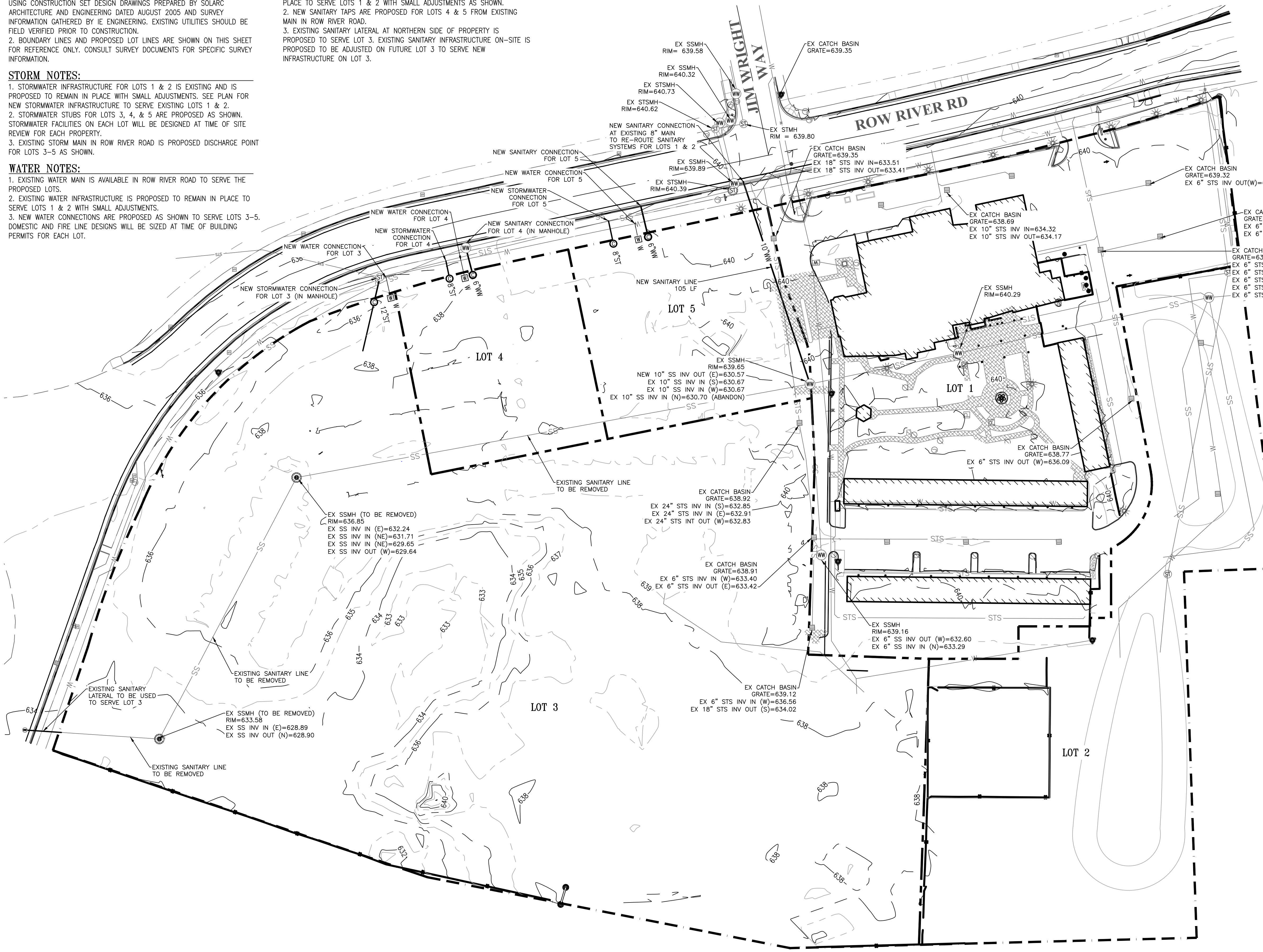
1. STORMWATER INFRASTRUCTURE FOR LOTS 1 & 2 IS EXISTING AND IS PROPOSED TO REMAIN IN PLACE WITH SMALL ADJUSTMENTS. SEE PLAN FOR NEW STORMWATER INFRASTRUCTURE TO SERVE EXISTING LOTS 1 & 2.
 2. STORMWATER STUBS FOR LOTS 3, 4, & 5 ARE PROPOSED AS SHOWN. STORMWATER FACILITIES ON EACH LOT WILL BE DESIGNED AT TIME OF SITE REVIEW FOR EACH PROPERTY.
 3. EXISTING STORM MAIN IN ROW RIVER ROAD IS PROPOSED DISCHARGE POINT FOR LOTS 3-5 AS SHOWN.

WATER NOTES:

1. EXISTING WATER MAIN IS AVAILABLE IN ROW RIVER ROAD TO SERVE THE PROPOSED LOTS.
 2. EXISTING WATER INFRASTRUCTURE IS PROPOSED TO REMAIN IN PLACE TO SERVE LOTS 1 & 2 WITH SMALL ADJUSTMENTS.
 3. NEW WATER CONNECTIONS ARE PROPOSED AS SHOWN TO SERVE LOTS 3-5. DOMESTIC AND FIRE LINE DESIGNS WILL BE SIZED AT TIME OF BUILDING PERMITS FOR EACH LOT.

SANITARY NOTES:

1. EXISTING SANITARY INFRASTRUCTURE ON-SITE IS PROPOSED TO REMAIN IN PLACE TO SERVE LOTS 1 & 2 WITH SMALL ADJUSTMENTS AS SHOWN.
 2. NEW SANITARY TAPS ARE PROPOSED FOR LOTS 4 & 5 FROM EXISTING MAIN IN ROW RIVER ROAD.
 3. EXISTING SANITARY LATERAL AT NORTHERN SIDE OF PROPERTY IS PROPOSED TO SERVE LOT 3. EXISTING SANITARY INFRASTRUCTURE ON-SITE IS PROPOSED TO BE ADJUSTED ON FUTURE LOT 3 TO SERVE NEW INFRASTRUCTURE ON LOT 3.



LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EXISTING 1' CONTOUR LINE
- ==== EXISTING CURB & GUTTER
- ⊙ EXISTING WATER METER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- 12"ST ⊙ EXISTING STORM DRAINAGE SYSTEM
- ⊙ EXISTING CURB INLET
- ⊙ EXISTING CATCH BASIN
- 12"ST ⊙ EXISTING STORMWATER CULVERT
- 10"WW ⊙ EXISTING WASTEWATER SYSTEM
- OHE EXISTING OVERHEAD UTILITIES
- ⊙ EXISTING ELECTRIC TRANSFORMER
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING GUY ANCHOR
- GAS EXISTING GAS LINE
- ⊙ EXISTING GAS RISER
- ⊙ EXISTING PHONE PEDESTAL
- EXISTING WATER LINE
- ⊙ EXISTING STORM DRAINAGE SYSTEM
- ⊙ EXISTING AREA DRAIN
- - - NEW LOT LINES
- 10"WW ⊙ PROPOSED WASTEWATER SYSTEM
- 12"ST ⊙ PROPOSED STORM DRAINAGE SYSTEM

THESE PLANS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION IN THE FIELD

A & O Engineering L.L.C.
 CIVIL ENGINEERING & SITE DEVELOPMENT CONSULTING
 380 O ST. SUITE 300
 SPRINGFIELD, OR 97477
 PHONE: (541) 302-9790
 SOLO@AANDOE.COM

PROFESSIONAL SEAL
 PRELIMINARY NOT FOR CONSTRUCTION
 EXPIRES 12/31/2024

Utility Plan for Village Green Subdivision
 Cottage Grove Lane County Oregon

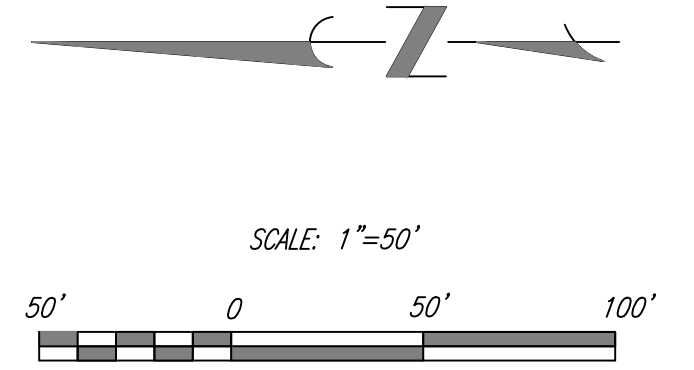
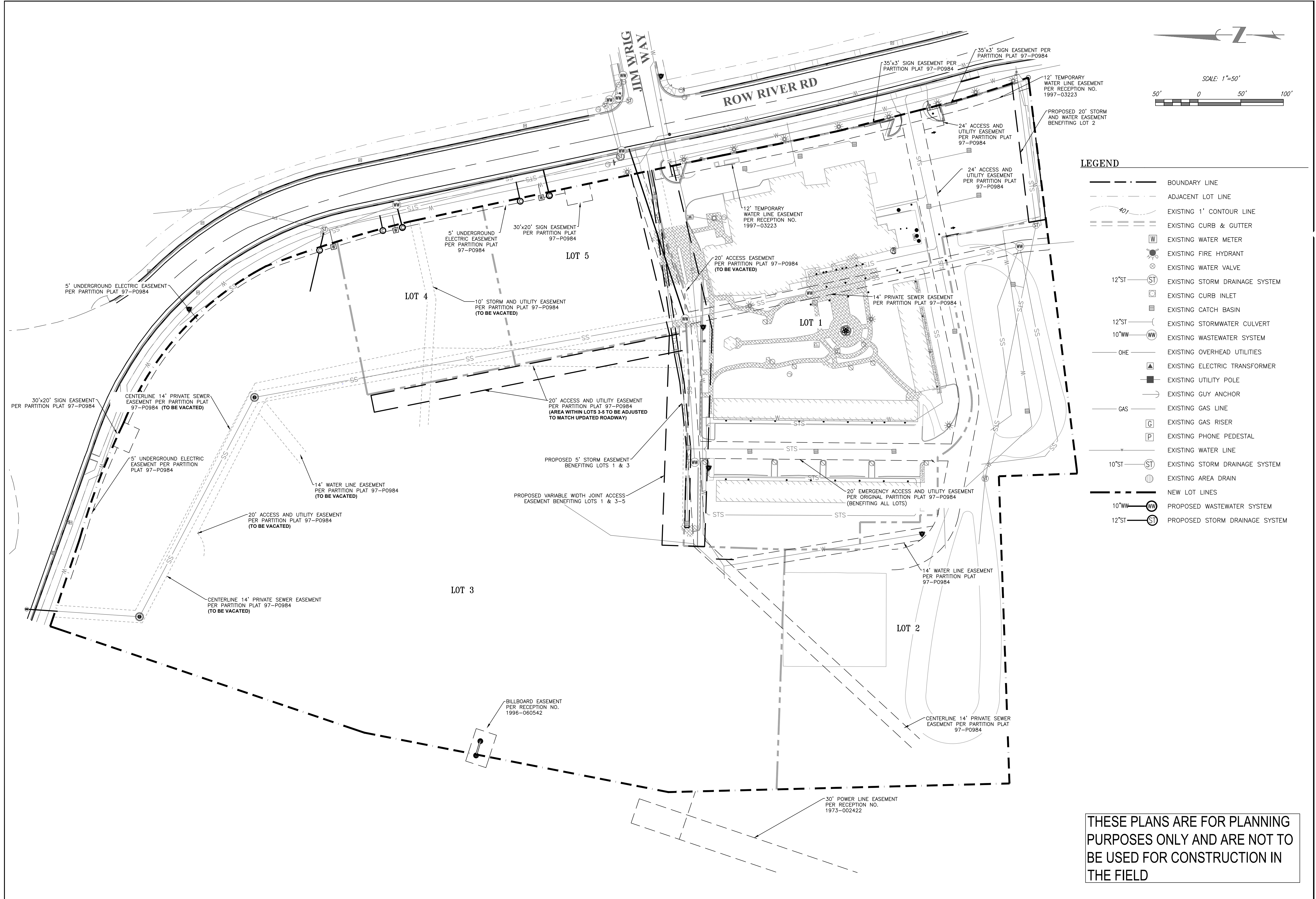
DATE: 2-15-23
 PROJECT No: 5320
 SCALE: HORIZ
 VERT: ACH
 DRAWN BY: KOM
 DESIGNED BY: KOM
 REVIEWED BY: SSM

SUBMITTALS:

REVISIONS:

SHEET C-1.0
 1 OF 2

EXHIBIT F



LEGEND

	BOUNDARY LINE
	ADJACENT LOT LINE
	EXISTING 1' CONTOUR LINE
	EXISTING CURB & GUTTER
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM DRAINAGE SYSTEM
	EXISTING CURB INLET
	EXISTING CATCH BASIN
	EXISTING STORMWATER CULVERT
	EXISTING WASTEWATER SYSTEM
	EXISTING OVERHEAD UTILITIES
	EXISTING ELECTRIC TRANSFORMER
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING GAS LINE
	EXISTING GAS RISER
	EXISTING PHONE PEDESTAL
	EXISTING WATER LINE
	EXISTING STORM DRAINAGE SYSTEM
	EXISTING AREA DRAIN
	NEW LOT LINES
	PROPOSED WASTEWATER SYSTEM
	PROPOSED STORM DRAINAGE SYSTEM

THESE PLANS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION IN THE FIELD

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 SCOTT@AOENGINEERING.LLC

PROFESSIONAL SEAL
 PRELIMINARY NOT FOR CONSTRUCTION
 EXPIRES 12/31/2024

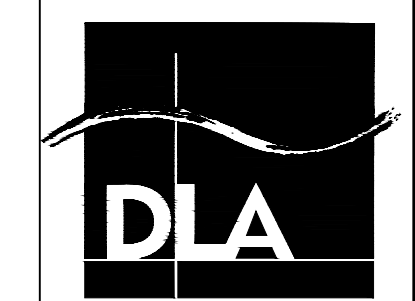
Easement Plan
 for
 Village Green Subdivision
 Cottage Grove Lane County Oregon

DATE: 2-15-23
 PROJECT NO: 5320
 SCALE: 1/8"=1'-0"
 VERT: ACH
 DRAWN BY: KDM
 DESIGNED BY: KDM
 REVIEWED BY: SDM

SUBMITTALS:

REVISIONS:

SHEET
 C-2.0
 2 OF 2



**DOUGHERTY
LANDSCAPE
ARCHITECTS**

474 Willamette Street
Suite 305
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P 541.683.5803
F 541.683.8183
www.DLAdesign.com

REGISTRATION
EXPIRES 12/31/2023
PRELIMINARY
NOT FOR
CONSTRUCTION
ARCHITECT

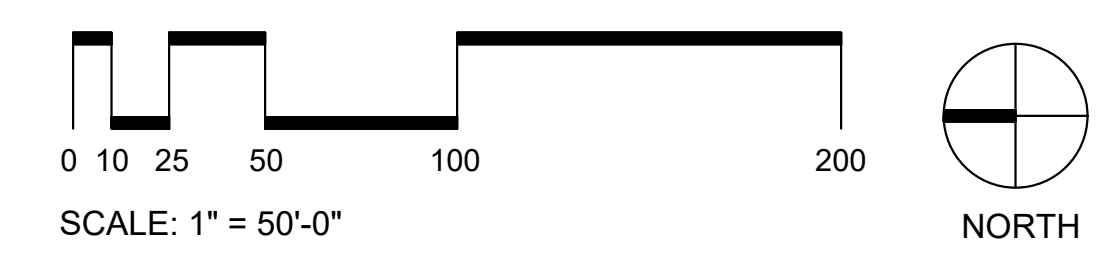
VILLAGE GREEN SUBDIVISION
725 ROW RIVER ROAD, COTTAGE GROVE, OR 97424

Date: 02.20.23
Drawn By: EH
Checked By: DVD
Submission:
VILLAGE GREEN
SUBDIVISION

Revisions

LA-1
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FOR REFERENCE ONLY
CONCEPTUAL SITE PLAN



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