

# Golf Club Road Development

An Application for a Tentative Plat Subdivision and  
Conceptual Master Planned Development

On Behalf of:

Brownstone Development Inc.  
P.O. Box 2201  
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Prepared by:



June 24, 2026

# Application Narrative

## REQUEST

The applicant is requesting approval of a phased tentative plat subdivision and conceptual master planned development that consists of 112 residential lots for single family homes. To facilitate review of the proposal, the narrative is divided into two parts. Part 1 is the Conceptual Master Planned Development and Part 2 is the Tentative Plat Subdivision.

## LIST OF EXHIBITS

Attachment P102	Existing Conditions Aerial
Attachment P103	Existing Conditions Plan
Attachment P201	Overall Utility Plan
Attachment P304	Utility Plan Northeast Quadrant
Attachments P403-P406	Street Plans and Profiles
Attachments P408-P413	Street Plans and Profiles
Attachment P501	Grading Plan South
Attachment P502	Grading Plan North
Attachment P601	Striping, Signing & Street Lighting Plan
Attachment P701	Phase 1 Preliminary Plat Subdivision
Attachment P702	Phase 2 & 3 Preliminary Plat Subdivision
Attachment P801	Open Space & Landscape Layout

## APPENDIX

Traffic Impact Analysis  
Geotech Report  
DSL Wetland Delineation  
Preliminary Stormwater Analysis  
Proposed Building Elevations  
Draft CC&R's

# Part 1 – Conceptual Master Planned Development

## MASTER PLANNED DEVELOPMENT REQUEST

The master planned development consists of 112 residential lots for single family homes that will be constructed in three phases over several years. Phase 1 contains 41 lots, Phase 2 contains 60 lots, and Phase 3 contains 11 lots. The smaller third phase is in response to existing wetlands that will be impacted and the additional time required to mitigate the impacts with the appropriate state and federal agencies.

## APPLICABLE REVIEW CRITERIA

### SMC 17.24.090 APPLICATION AND APPROVAL REQUIREMENTS FOR MASTER PLANNED DEVELOPMENTS

3. APPLICATION AND INFORMATION REQUIREMENTS FOR CONCEPTUAL APPROVAL OF A MASTER PLANNED DEVELOPMENT. The application and submission requirements for a conceptual master planned development plan shall include:
  - a. Three copies of the conceptual plan at a scale of 1 inch equals not more than 50 feet including the general location of: streets, open space, residential development identified by type, and any commercial development including potential uses. In addition, 10 copies of the conceptual plan reduced to fit on an 11 X 17 page shall be submitted.

Response: The applicant has submitted three bound full size copies (24" x 36") of the exhibits and ten bound copies of the same exhibits reduced to 11" x 17".

- b. A statement of planning objectives to be achieved by the planned development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development such as the number of types of residential units, the range of lot sizes, and the size and scale of any non-residential uses. The statement shall also include a discussion of the rationale behind the assumptions and choices made by the applicant.

Response: The applicant, Brownstone Homes, recently annexed the subject property and is now interested in subdividing a portion of the annexed land for single family detached homes. They have partnered with Lennar who will purchase the finished lots and construct the homes. The applicant recognizes the governors desire to provide needed housing and is attempting to achieve that by offering lot sizes smaller than the city's minimum 7,000 square foot standard in exchange for preserving additional open space and recreational opportunities for the residents.

The property is zoned Medium Density Residential. SMC Table 17.16.070.2 requires lots in this zone to be a minimum of 7,000 square feet with an average lot width of 70 feet. The proposed preliminary plat subdivision will be constructed in three phases with lots ranging in size from 5,000 to 9,600 square feet with the average lot width no less than 50-feet, (Attachments P701 & P702).

The following statistics summarize the amount of open space and usable open space that is proposed with each phase of development:

OPEN SPACE							
	TOTAL SITE S.F.	SITE OPEN SPACE S.F.	OPEN SPACE % OF TOTAL SITE	USABLE OPEN SPACE S.F.	USABLE OPEN SPACE % OF OPEN SPACE	NON USABLE OPEN SPACE S.F.	NET DEVELOPABLE SPACE S.F.
PHASE 1	692,685	207,403	30	32,307	16	175,096	485,282
PHASE 2	853,791	342,165	40	98,976	29	243,189	511,626
PHASE 3	130,765	55,526	42	24,552	44	30,974	75,239

The city requires master planned development to provide a minimum of 25% open spaces for each phase of development and 10% of the open space to be usable. There are wetlands and a drainage ditch along eastern portions of the site which are considered non-usable open space; however, each phase exceeds the minimum open space and usable open space required by the city.

- c. **A development schedule indicating the approximate dates when construction of the planned development and its various phases are expected to be initiated and completed.**

Response: The applicant intends to begin construction of Phase 1 in the summer of 2027. New homes for that phase of development should be for sale by the spring of 2028. Construction of Phase 2 will begin in the summer of 2028 with new homes in that phase for sale by the spring of 2029. Depending on timing of wetland mitigation, Phase 3 will either be constructed concurrent with Phase 2 or nine months following.

- d. **A statement of the applicant’s intentions with regard to the future selling or leasing of all or portions of the planned development.**

Response: The applicant, Brownstone Homes, is responsible for obtaining entitlements and constructing the infrastructure improvements needed for final plat approval. They have partnered with Lennar who will purchase the finished lots and construct the single-family homes.

- e. **Existing Conditions map. At a minimum, the existing conditions map shall show the applicant’s entire property and the surrounding property to a distance of 300 feet to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified by:**
  - 1) The location and width of all streets drives, sidewalks, pathways, rights-of-way and easements on the site and adjoining the site.
  - 2) Potential natural hazard areas, including any areas identified as subject to a 100-year flood, areas subject to high water table, and areas mapped by the City, County, or State as having a potential for geologic hazards.
  - 3) Resource areas, including wetland areas, streams, and wildlife habitat identified by the City or any natural resource regulatory agencies requiring protection.
  - 4) Site features including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches.

- 5) Locally or federally designated historic and cultural resources on the site and adjacent parcels or lots.
- 6) The location, size and species of isolated trees and other vegetation having a diameter of 6 inches or greater at 4 feet above grade. The map shall also show the general location of groves of trees larger than 3,000 square feet and indicate the location of any specimen trees to be preserved in the development process in accordance with Section 17.20.150.
- 7) Location and impact on any facilities in the adopted Water, Sewer, Transportation, Storm Drainage, and Parks Master Plans.

Response: The applicant has submitted an Existing Conditions Aerial and an Existing Conditions Plan, (Attachments P102 and P103).

4. **PROFESSIONAL DESIGN TEAM.** A professional design team shall be required for all Master Planned Developments. The applicant must certify, in writing, that the following professionals will be involved in the preparation of the concept and detailed plan.
  - a. A licensed architect or professional designer.
  - b. A registered professional engineer
  - c. A landscape architect or landscape designer.

Response: The professional design team includes the home designers at Lennar. The registered professional engineer assigned to the project is Mark Grenz with Multi/Tech Engineering Services, Inc. The landscape designer is David Dodson with Willamette Valley Planning, LLC who was previously a licensed landscape architect in the state of Oregon, California, and Texas.

5. **CONCEPT PLAN APPROVAL CRITERIA.** The decision authority shall review the concept plan and make findings and conclusions as to compliance with the following criteria. The decision authority may approve the concept plan with conditions of approval necessary to assure that the proposed development meets the following standards.
  - a. All relevant provisions of the Comprehensive Plan are met.

Response: The parcels included in the proposed development contains identified significant wetlands. The City’s Comprehensive Plan, under Natural & Historic Resource Goals and Policies, establishes the goal that “Identified Significant Wetlands Will Continue Their Functions Unimpaired by Development Activity,” and states under Policy NR-8 that “all development on properties containing significant wetlands be processed as a master planned development.” The application has been submitted and is being processed as a master planned development, consistent with this policy, allowing for consideration of potential impacts to the wetlands through the review process.

According to Stayton Municipal Code (SMC) 17.24.100.2.d – Master Planned Development Design Standards, a minimum of 25% of the development area must be preserved as open space. Approximately 13.89 acres, or 35% of the 39.10 acre subdivision will be set aside as open space tracts for preservation and recreational amenities including trails, benches, picnic tables, play fields, and a tot lot play area.

- b. **The proposed Master Planned Development will be reasonably compatible with the surrounding neighborhood.**

Response: The proposed Master Planned Development is reasonably compatible with the surrounding neighborhood, although the majority of the surrounding development is either a golf course or single family dwellings in the County. Although the property is zoned for Medium Density Residential use with up to 12 dwelling units per acre, the actual density of 2.86 dwelling units per acre is well below the allowed maximum.

The proposed development includes significantly smaller lots than the surrounding neighbors living in the County, however the applicant is proposing setting aside 35% of the site as open space, consistent with the city's clear transitional buffering requirements.

- c. **There are special physical or geographic conditions or objectives of development which warrant a departure from the standard ordinance requirements.**

Response: There are special physical conditions present on the site that warrant a departure from standard ordinance requirements. Specifically, the presence of significant wetlands and the need to accommodate an existing channelized drainage easement along the eastern project boundary that limits the usable area for residential development. These physical features and environmental constraints justify some flexibility in the application of standard requirements. SMC Table 17.16.070.2 requires lots in this zone to be a minimum of 7,000 square feet with an average lot width of 70 feet. The proposed preliminary plat subdivision will be constructed in three phases with lots ranging in size from 5,000 to 9,600 square feet with the average lot width no less than 50-feet. This departure from the city's standards is justified by the applicant setting aside 35% of the site as open space.

- d. **If there are proposed uses that are not allowed in the underlying zone, those uses shall be compatible with the proposed development and the surrounding neighborhoods and viable in that location.**

Response: There are no uses proposed in the development that are not allowed in the underlying Medium Density Residential zone.

#### **17.24.100 MASTER PLANNED DEVELOPMENT DESIGN STANDARDS**

Master Planned Developments shall be subject to the following design criteria and objectives.

1. **REGULATIONS THAT MAY BE MODIFIED.** The site development standards of this Title shall apply to a Master Planned Development except the following which may be modified if the design standards of subsection 2 are met.
  - a. Minimum lot area, width, frontage, setbacks, and height.
  - b. Minimum parking requirements.
  - c. Use of back lots in a subdivision.
  - d. Block length, street layout, street width.
2. **DESIGN STANDARDS.** In addition to the applicable design standards of Sections 17.20.190, 17.20.200, 17.20.220, and 17.20.230, the following design standards shall be met by Master Planned Developments.

- a. Design Consistency: All structures, commercial, multi-family dwellings, single family dwellings, open space facilities shall have consistency in design through the use of similar design features such as but not limited to architectural details, lighting fixtures, and exterior finishes.
  - 1) This criterion does not require the development to conform to one specific architectural "style" such as Arts & Crafts, or Colonial, but it shall require continuity of design for all structures in the development.
  - 2) The design chosen by the developer shall be specified in the approval documents and the Codes, Covenants & Restrictions (CCRs) of the development and/or a specific set of standards approved as part of the detailed master plan. The design standards shall be enforced by the City throughout the development and permitting process and shall be enforceable by any homeowners owners association and individual lot owners through the CCRs.
  
- b. Design for Detached Single Family Dwellings. The detailed design plan for any portion of the master planned development that includes detached single family dwellings shall meet the following standards:
  - 1) A minimum of fifteen percent of each lot shall be landscaped.
  - 2) Recreational vehicle storage in the front yard shall be prohibited.
  - 3) Graveled/paved parking areas in the front yard outside of the driveway shall be prohibited.
  - 4) At least four of the following design features shall be included on the sides of a building facing a street, public right of way or open space.
    - a) Dormers or gables
    - b) Cupolas
    - c) Bay or bow windows
    - d) Exterior shutters
    - e) Recessed entries
    - f) Covered porch entries or porticos
    - g) Front porch of at least 100 square feet
    - h) Covered or uncovered balconies
    - i) Pillars or posts
    - j) Eaves with a minimum 18 inch projection
    - k) Exterior brick work or masonry on a minimum of 15% of the façade, not including the area of doors and windows.
  - 5) All buildings sides facing a street, public right of way or open space shall have a minimum of 15% in windows or doors with glazing.
  - 6) A break in wall plane of at least 16 inches every 30 feet.
  - 7) Offsets or breaks in roof elevation of at least 2 feet every 30 feet.

Response: The property is zoned Medium Density Residential. SMC Table 17.16.070.2 requires lots in this zone to be a minimum of 7,000 square feet with an average lot width of 70 feet. The proposed preliminary plat subdivision contains lots ranging in size from 5,000 to 9,600 square feet with the average lot width no less than 50-feet. SMC 17.24.100.1.a allows for modifications to the minimum lots size and lot width, which the applicant is requesting.

The applicant is proposing to construct only single-family homes on the 112 lots. They have submitted building elevations in the Appendix with design features in compliance with SMC 17.24.100.2.b.4.a-k above. All building elevations facing a street or open space will have a minimum of 15% window or door glazing. The homes will have offsets or breaks in roof elevation of at least 2 feet every 30 feet and a break in wall plane of at least 16 inches every 30 feet.

**c. Fences.**

- 1) There shall be no fences in the front yard of residential structures**
- 2) If a lot adjoins an open space, trail or water way, any fence not located in the front yard or between two structures must be 50% open and no more than 4 feet in height. Alternately, a solid fence of not more than 6 feet in height may be allowed in rear yards for privacy if an additional 10 feet of public open space is added between any trails, waterways or common open space and the fence and that area is landscaped to buffer and conceal the fence.**

Response: The applicant will not be constructing fences in the front yard of the residential structures, but reserves the right to construct new fences along the side and rear yard of each lot. For lots adjoining open space, the applicant intends to construct a visually permeable 5 to 6-foot tall picket style metal fence so residents can observe neighbors using the trails and open space recreation areas. This provides eyes on the open space areas and an added level of safety for those using the open space.

**d. Open Space: Master Planned Developments shall contain a minimum of 25% open space, except in the downtown zones, where the open space requirement shall be 10%. Open space includes all areas not in a street right-of-way that are publicly dedicated or under common ownership.**

- 1) If the development is adjacent to the shorelines of the North Santiam River, Mill Creek, the Stayton Ditch, or the Salem Ditch a useable portion of the shoreline and reasonable public access to it shall be part of the open space and the open space requirement shall be reduced to 20%.**
- 2) The decision authority may waive or reduce the requirement for open space when the master planned development is adjacent to and provides access to a public park or other off-site open spaces.**
- 3) The open space area shall be shown on the detailed plan and recorded with the final plat.**
- 4) The open space shall be conveyed in accordance with one of the following methods:**
  - a) At the sole discretion of the City Council, open space may be dedicated to the City as publicly owned and maintained open space. Open space proposed for dedication to the City must be acceptable to the City**

Planner and Public Works Director with regard to the size, shape, location, improvement, environmental condition, and budgetary and maintenance abilities.

- b) By conveying title to a nonprofit corporation, lot-owners association or other legal entity, with a conservation easement deeded to the City. The terms of such lease or other instrument of conveyance must include provisions for maintenance suitable to the decision authority, with advice from the City Planner, Public Works Director, and City Attorney.
- 5) Whenever any privately owned open space areas, recreation facilities, community buildings or other facilities are provided, an association of owners shall be created under state law. Owners within the development shall automatically be members and shall be assessed levies for maintenance of the facilities.
  - 6) Areas identified as open space shall preserve important natural features such as wetlands, hillsides or historical features and integrate them into the development design. If the development abuts wetlands, the wetlands and an area around their perimeter shall be included in the open space.
  - 7) Pedestrian trails shall provide connectivity within the development and to the adjacent area and meet the requirements of the adopted Trails Master Plan.
    - a) Any pedestrian paths shall be public.
    - b) Paths with hard surface shall be a minimum of 10 feet in width centered within a 20 foot wide right of way or easement.
    - c) Paths with soft surface shall be a minimum of 6 feet in width generally centered within a 16-foot wide right of way or easement.
    - d) Paths shall have a minimum average illumination level of 1.0 foot candles.
      - i. If the path is a sidewalk or adjacent to an open space with lighting such as a park or playground, this standard may be met if the surrounding lighting can meet the standard.
      - ii. If there is no surrounding lighting, the path shall be provided with continuous pedestrian scale lighting that meets this standard.
  - 8) A minimum of 10% of the open space shall include amenities such as but not limited to: plazas, playgrounds, picnic areas, park shelters, indoor or outdoor recreation facilities, and community buildings.

Response: Master Planned Developments are required to contain a minimum of 25% open space, of which 10% shall include amenities such as plazas, playgrounds, picnic areas, park shelters, indoor or outdoor recreational facilities, and community buildings. All open space areas will be maintained by the Homeowners Association.

The following table from Attachment P801 summarizes the amount of open space and usable open space that is proposed with each phase of development:

OPEN SPACE							
	TOTAL SITE S.F.	SITE OPEN SPACE S.F.	OPEN SPACE % OF TOTAL SITE	USABLE OPEN SPACE S.F.	USABLE OPEN SPACE % OF OPEN SPACE	NON USABLE OPEN SPACE S.F.	NET DEVELOPABLE SPACE S.F.
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There are wetlands and a drainage ditch along eastern portions of the site which are considered non-usable open space, however each phase exceeds the minimum open space and usable open space required by the city, as noted above. Approximately 13.89 acres of the subdivision will be set aside as open space tracts for preservation and recreational amenities including trails, benches, picnic tables, play fields, and a tot lot play area. All proposed pedestrian trails will be 10 feet wide with hard surface paving and be illuminated with a minimum average illumination of 1.0 footcandles.

### CONCLUSION

Based on the findings above, the applicant concludes that the conceptual master planned development meets the criteria for approval in SMC Sections 17.24.090.5.

## Part 2 – Tentative Plat Subdivision

### TENTATIVE PLAT SUBDIVISION REQUEST

The applicant is requesting approval of a 112 lot tentative plat subdivision including new streets, public infrastructure and two large water quality facilities, all of which are slated to be constructed on 39.10 acres in three phases, (Attachments P701 & P702). Note that 2 of the lots noted on the plat are dedicated to the water quality facilities. Approximately 13.89 acres, or 35% of the subdivision will be set aside as open space tracts for preservation and recreational amenities including trails, benches, picnic tables, play fields, and a tot lot play area.

### SMC 17.24.040 APPLICATION AND APPROVAL REQUIREMENTS FOR CONVENTIONAL SUBDIVISIONS AND PARTITIONS

Subdivision applications are required to satisfy approval criteria contained within Stayton Municipal Code (SMC) Chapter 17, Section 17.24.040.6, Preliminary Plan Approval Criteria and 17.24.050 Design Standards for Subdivisions and Partitions. In addition, the access management requirements and standards of Section 17.26.020 and the traffic impact Study Requirements of Section 17.26.050 apply.

### SMC 17.24.040.6 PRELIMINARY PLAN APPROVAL CRITERIA. In determining whether to approve a subdivision or partition preliminary plan, the decision authority shall determine that the applicant has demonstrated the following criteria and standards have been or will be met:

#### b. Adequate urban services are available to the property.

Response: The subdivision will be constructed in three phases. Urban services typically include public water, sewer, and storm drainage, along with public streets to provide access to the development.

Water service for the project will be provided from an existing 12" water main located in Golf Club Road approximately 1,800 feet to the south of the proposed "C" Street. A new 12" water main will be extended from the end of the present system to connect with the proposed water distribution system proposed within the project.

There is an existing sanitary sewer master plan sewer pump station located on the corner of Golf Club Road and "C" Street. This facility has been in place for many years. There is a large trunk sewer main that runs from the pump station east to service much of the northwest portion of the City of Stayton. The new sewer facilities for the project will be extended from the existing trunk sewer main that is located within the development boundaries.

The project will include two "Storm Water Management Facilities," one in the northern portion of the site and one in the southern area, just off of the proposed collector street. Both storm water facilities will outlet into the drainage system along Golf Club Road and will make its way to Mill Creek. The facilities will be designed to receive all of the surface runoff from the project lots and

roads. The outflow from the facilities will be limited to the pre-development runoff rates in keeping with the current City of Stayton Storm Water Design Standards.

- c. **The proposed parcels or lots meet the minimum dimensional requirements of Section 17.16.070.2.**

Response: The property is zoned Medium Density Residential. SMC Table 17.16.070.2 requires lots in this zone to be a minimum of 7,000 square feet with an average lot width of 70 feet. The proposed preliminary plat subdivision will be constructed in three phases with lots ranging in size from 5,000 to 9,600 square feet with the average lot width no less than 50-feet. This deviation to the standard lot size and lot width with is addressed in Part 1 - Conceptual Master Planned Development.

- d. **All streets shall be in a location and have a right of way and traveled way width in accordance with the City's Transportation System Plan. Street spacing and location and block dimensions shall meet the standards of Section 17.26.020.5.c**

Response: The applicant is proposing a new collector street and a number of new local streets to serve the new lots within the subdivision. The Public Works Design Standard for a collector street is for a 46-foot wide paved surface with 6-foot wide separated sidewalks within an 80-foot right-of-way. The applicant is proposing this street standard for the collector road that runs east/west along the northern boundary of Phase 1. The Public Works Design Standard for a local street is for a 34-foot wide paved surface with 5-foot wide separated sidewalks within a 60-foot right-of-way. The applicant is proposing all local streets to have a 34-foot wide paved surface within a 60-foot right-of-way with separated sidewalks, (Attachments P701 & P702).

- e. **The design standards of Section 17.24.050 below are satisfied as well as the access management standards in Section 17.26.020.**

#### **Section 17.24.050**

##### **1. STREETS.**

- a. **Streets shall be in alignment with existing streets in the vicinity of the proposed subdivision, either by prolongation of existing centerlines or by connection with suitable curves. Streets shall conform to the location, alignment, and roadway design as indicated on the official map of streets known as the Future Street Plan and the Roadway Functional Classification Map in the adopted Stayton Transportation System Plan. (Amended Ord. 1017, April 18, 2018; Amended Ord. 1034, July 17, 2019)**
- b. **Streets should intersect at or near right angles as practicable, and in no case shall the angle of intersection exceed 120 degrees. (Ord. 898, August 20, 2007)**
- c. **The criteria of a and b above may be modified where the applicant can demonstrate to the decision authority that the topography, or the small number of lots involved, or any other unusual conditions justify such modification.**
- d. **Bikeways and pedestrian ways shall be required in accordance with the City of Stayton Transportation System Plan. (Amended Ord. 1017, April 18, 2018; Amended Ord. 1034, July 17, 2019)**

- e. **Concrete curbs and concrete sidewalks shall be installed on all streets, consistent with the Geometric Design Requirements by Street Functional Classification in the Public Works Design Standards. (Amended Ord. 1034, July 17, 2019)**  
In residential neighborhoods, sidewalks shall be placed along the property line whenever possible. In all cases, sidewalks shall be placed 1 foot from the property line on arterial and collector streets.

Response: All new street intersections are aligned at right angles, consistent with the standards outlined in the Stayton Transportation System Plan (TSP). On street bike lanes will be provided along the new collector road while bikes will share the travel lanes with vehicles on the local streets. All new streets will have concrete curbs and concrete sidewalks. Sidewalks on local streets will be placed along the property line while sidewalks on the collector street will be placed 1 foot from the property line.

2. **DEDICATION OF A RIGHT-OF-WAY.** If a parcel of land to be divided includes any portion of a right-of-way or street, the preliminary plan shall show where such right-of-way or street will be dedicated for the purpose or use proposed. (Ord. 898, August 20, 2007)

Response: The applicant proposes to dedicate 60 feet of right-of-way for all new local streets and 80 feet of right-of-way for the new collector street.

3. **DEAD-END STREETS AND CUL-DE-SACS.** When it appears necessary to continue a street into a future subdivision or adjacent acreage, streets shall be dedicated or platted to the boundary of a division without a turn-around. In all other cases, dead-end streets and cul-de-sacs shall have a turn-around with a radius of not less than 45 feet to the property line. Unless otherwise approved by the decision authority, the length of the street to the cul-de-sac bulb shall not exceed 450 feet in length.

Response: The proposed subdivision has no dead-end streets or cul-de-sacs. The applicant has provided street stubs to the adjacent parcels to the south, east, and west. No street stubs are provided to the north as those lands are designated Public/Semi Public on the Comprehensive Plan and are not anticipated to be urbanized for residential uses in the future.

4. **RESERVE BLOCK.**

- a. Reserve blocks controlling the access to public ways or which will not prove taxable for special improvements may be required by the decision authority, but will not be approved unless such strips are necessary for the protection of the public welfare or of substantial property rights, or both, and in no case unless the land comprising such strips is placed in the name of the City for disposal and dedication for street or road purposes whenever such disposal or dedication has the approval of the decision authority.
- b. In no case shall a reserve block be platted along a street that is dedicated to the required full width.

Response: No reserve blocks are included in the proposed subdivision.

## 5. STREET WIDTHS.

- a. The location, width, and grade of all streets must conform to the Public Works Design Standards and City's Transportation System Plan. Where the location of a street is not shown in an approved street plan, the arrangement of streets in a development shall either provide for the continuation or appropriate projection of existing principal streets in the surrounding areas or conform to a plan for the neighborhood approved or adopted by the City to meet a particular situation where topographical or other conditions made continuance or conformance to existing streets impractical or where no plan has been previously adopted. (Amended Ord. 1017, April 18, 2018)
- b. In addition, new streets may be required to be located where the City Engineer determines that additional access is needed to relieve or avoid access deficiencies on adjacent or nearby properties. In determining the location of new streets in a development or street plan, consideration shall be given to maximizing available solar access for adjoining development sites.
- c. When an area within a subdivision is set aside for commercial uses or where probable future conditions warrant, the decision authority may require dedication of streets to a greater width than herein otherwise provided.
- d. The street right-of-way in or along the boundary of a subdivision shall have the minimum width as specified in the Public Works Design Standards. (Amended Ord. 1017, April 18, 2018) Temporary dead-end streets. Dead-end streets that may in the future be extended shall have a right-of-way and pavement width that will conform to the development pattern when extended.
- e. Additional Right-of-Way Widths.
  - 1) Where topographical requirements necessitate either cuts or fill for the proper grading of streets, additional right-of-way width may be required to allow all cut and fill slopes to be within the right-of-way.
  - 2) Where bikeways necessitate, additional right-of-way width may be required.

Response: All new streets conform to the Public Works Design Standards and the City's TSP. There are no dead-end streets proposed within the subdivision. The site is flat, so there are no topographical challenges that would warrant streets to have additional right-of-way.

## 6. SUBDIVISION BLOCKS.

- a. Block lengths and widths shall be determined by giving consideration to the following factors:
  - 1) The distance and alignment of existing blocks and streets.
  - 2) Topography.
  - 3) Lot size.
  - 4) Need for and direction of the flow of through and local traffic.
- b. Block length and perimeter standards are specified in Section 17.26.020.5.c.

- c. **Except where topographical or other physical features require otherwise, block widths shall not be less than 180 feet.**

Response: All blocks within the proposed subdivision meet the minimum block length of 100 feet and the maximum block length of 600 feet. All blocks meet the maximum block perimeter of 1,400 feet with the exception of the block in Phase 2 and 3 that contains lots 91-110. That block length is 1,492 feet, slightly over the allowed maximum. The wetlands to the east and access separation constraints to the collector road to the south make it challenging to meet this standard. The applicant requests the Public Works Director and Planning Commission make a finding that the intent of the standard is met, given the access separation requirements and natural features constraints.

7. **MID-BLOCK WALKS. Where topographical or other conditions make necessary blocks of unusual length, the decision authority may require the Developer to install mid-block pedestrian walks on a right-of-way 20 feet in width, which shall consist of at least 8 feet of hard surfacing throughout the block, and curb to curb, in order to provide easy access to schools, parks, shopping centers, mass transportation stops, or other community services. (Amended Ord. 1017, April 18, 2018)**

Response: Not applicable, as there are no mid-block pedestrian walks proposed.

8. **LOT SIZE, LOT LINES.**

- a. **Lot sizes shall be as specified in the zoning district in which the land division is being proposed.**
- b. **If topography, drainage, location, or other conditions justify, the decision authority may require greater area and frontage widths on any or all lots within a subdivision, or it may allow smaller area or front line widths if the surrounding area and other conditions justify such requirements.**
- c. **In a cul-de-sac, the minimum lot line fronting the turn-around shall be 40 feet, and in no case shall the lot width be less than 60 feet at the building line.**
- d. **Side lot lines shall be as close to right angles to the front street as practicable.**
- e. **Unless otherwise approved, rear lot lines shall be not less than ½ the width of the front lot lines.**
- f. **The subdividing or partitioning of developed property shall not create lots or parcels that are in violation of the dwelling density limitations of the underlying zone.**

Response: The property is zoned Medium Density Residential. SMC Table 17.16.070.2 requires lots in this zone to be a minimum of 7,000 square feet with an average lot width of 70 feet. The proposed preliminary plat subdivision will be constructed in three phases with lots ranging in size from 5,000 to 9,600 square feet with the average lot width no less than 50-feet. This deviation to the standard lot size and lot width with is addressed in Part 1 - Conceptual Master Planned Development. Lot side lines are perpendicular to the front lot lines. Lots are mostly rectangular in shape except those that are on a bulbed curve which are pie shaped. The lots that are pie shaped have a minimum frontage of 40 feet along the street. The maximum allowable density in the MD zone is 12 dwelling units per acre. Each of the 112 lots in the 39.10-acre subdivision will have a

single family home, resulting in a density of 2.86 dwelling units per acre, well within the maximum allowed density of 12 units per acre.

- 9. PUBLIC SURVEY MONUMENTS. Any donation land claim, corner, section corner, or other official survey monument within or on the boundary of a proposed subdivision shall be accurately referenced to at least two monuments.**

Response: There are no public survey monuments in the vicinity of the proposed subdivision, although the applicant's surveyor used public survey monuments to tie down and record the parcel boundaries.

**10. SEWAGE DISPOSAL.**

- a. All extensions of the existing City sewage facilities shall be in accordance with the Public Works Design Standards and the City's Wastewater Master Plan. Sewer mains shall be extended to the edge of the subdivision unless otherwise approved by the Public Works Director. (Amended Ord. 1017, April 18, 2018)
- b. If adequate public sewage facilities are not available to the parcel of land proposed for subdivision, or if extension of the existing City sewage facilities to serve the buildings to be constructed in the proposed subdivision does not appear practical and economically feasible because of topographic or other considerations, and if all lots in a subdivision are of proper size and soil conditions are suitable, as determined by percolator or other tests made by or approved by the health officer having jurisdiction, the City may allow individual sewage disposal facilities approved by the health officer to be installed on each lot when and as buildings are erected thereon.

Response: The proposed subdivision will be constructed in three phases. Each phase will have sewer lines extended as follows:

Phase 1

There is an existing sanitary sewer master plan sewer pump station located on the corner of Golf Club Road and "C" Street. This facility has been in place for many years. There is a large trunk sewer main that runs from the pump station east to service much of the northwest portion of the City of Stayton. The new sewer facilities for the project will be extended from the existing trunk sewer main that is located within the development boundaries.

Phase 2

There is an existing sanitary sewer master plan sewer pump station located on the corner of Golf Club Road and "C" Street. This facility has been in place for many years. There is a large trunk sewer main in "C" Street that runs from the pump station east to service much of the northwest portion of the City of Stayton. The new sewer facilities for this project will be extended from the existing trunk sewer main that is located within the development boundaries.

Phase 3

There is an existing sanitary sewer master plan sewer pump station located on the corner of Golf Club Road and "C" Street. This facility has been in place for many years. There is a large trunk sewer main in "C" Street that runs from the pump station east to service much of the northwest

portion of the City of Stayton. The new sewer facilities for this project will be extended from the existing trunk sewer main at 5th and extended north to service the lots. Three of the phase 3 lots, 104, 105, and 106 will have had sewer laterals installed with Phase 2.

**11. PUBLIC USE AREAS.**

- a. Subdivision and partition preliminary plans shall provide a minimum of 5% of the gross area of the subdivision or partition as public recreation area.
- b. Such public recreational area shall have access to a public street, and the decision authority may specify the location of such area to be compatible with existing or anticipated recreational development.
- c. As an alternative to subsection a. of this section, in cases where such recreational area would not be effectively used because of size or the location of the subdivision or partition, or where agreed upon by the decision authority, the developer shall pay to the City a fee, earmarked for recreational use and development.

Response: The following table from Attachment P801 summarizes the amount of open space and usable open space that is proposed with each phase of development:

OPEN SPACE							
	TOTAL SITE S.F.	SITE OPEN SPACE S.F.	OPEN SPACE % OF TOTAL SITE	USABLE OPEN SPACE S.F.	USABLE OPEN SPACE % OF OPEN SPACE	NON-USABLE OPEN SPACE S.F.	NET DEVELOPABLE SPACE S.F.
PHASE 1	692,685	207,403	30	32,307	16	175,096	485,282
PHASE 2	853,791	342,165	40	98,976	29	243,189	511,626
PHASE 3	130,765	55,526	42	24,552	44	30,974	75,239

The criteria above requires a minimum of 5% of the gross area of the subdivision as public recreation area. For the 39.10 acre site, that would require just under 2 acres for public recreation. The applicant is proposing 3.58 acres of usable recreation area, which is 26% of the 13.89 acres of open space area, in compliance with the criteria above.

**12. WATER SUPPLY.**

- a. All lots shall be served from the established public water system of the City or, if permitted by the decision authority, from community or public wells, of which the water quality and system maintenance shall be in accordance with the requirements of the Oregon Health Authority and Oregon Water Resources Department. (Amended Ord. 1017, April 18, 2018)
- b. In the event that larger lines are deemed necessary by the City for service to adjoining areas than what would normally be required to serve the area to be subdivided, the City and the Developer will enter into an agreement that specifies what, if any costs the City will reimburse the Developer for the oversizing. (Amended Ord. 1017, April 18, 2018)

Response: The proposed subdivision will be constructed in three phases. Each phase will have sewer lines extended as follows:

Phase 1

Water service for the project will be provided from an existing 12" water main located in Golf Club Road approximately 1,800 feet to the south of the proposed "C" Street.

A new 12" water main will be extended from the end of the present system to connect with the proposed water distribution system proposed within the project at the intersection of "C" Street.

#### Phase 2

Water service for the project will be provided from an existing 12" that was constructed with Phase 1 in "C" Street. Provisions will be made in Phase 1 work for the connection of water mains for Phase 2 in "D" Drive and for the connection of 5th Dr. with Phase 3.

#### Phase 3

Water service for the project will be provided from an existing 12" that was constructed with Phase 1 in "C" Street. Provisions will be made in Phase 1 work for the connection of water mains for Phase 2 in "D" Drive and for the connection of 5th Dr. with Phase 3. A short extension of 8-inch water main will be needed to complete the connection.

### **13. UNDERGROUND UTILITIES.**

- a. **All permanent utility service to lots in a subdivision shall be provided from underground facilities and no overhead utility service to a subdivision shall be permitted with the exception of poles used exclusively for street lighting and other equipment appurtenant to underground facilities that the utility companies have indicated in writing that there would be impractical difficulty to install underground.**

Response: All public and franchise utilities will be placed underground with the exception of street lights, pedestals, and transformers. The applicant has submitted a Striping, Signing & Street Lighting Plan (Attachment P601) showing the proposed location of new street lights within the subdivision and along Golf Club Road.

#### **SMC 17.26.020**

### **2. NUMBER OF ALLOWED ACCESSES.**

- 1) **Number of Allowed Accesses for Single-Family Residential Lots.**  
A single-family residential lot may request up to two driveways on a local street. A single-family residential lot may have only one driveway on any other classification of street. If two residential driveways are requested from a single-family lot, then it shall be subject to spacing standards of 17.26.020.3.b.

Response: The proposed subdivision has been designed to discourage residential driveways along the new collector street (C Street). All driveways serving the single-family residential homes will have access from a local street.

### **3. LOCATION OF ACCESSES.**

- f. **Residential Subdivision Access Requirements.**  
Residential subdivisions fronting an arterial, minor arterial, or collector street shall be required to provide access from secondary local streets for access to individual

lots. When secondary local streets cannot be constructed due to topographic or physical constraints, access shall be provided by consolidating driveways per the requirements set for in 17.26.020.3.d. In this situation, the residential subdivision shall still meet driveway spacing requirements of the arterial or collector street. (Ord. 898, August 20, 2007)

Response: The applicant intends to only construct detached single family homes within the proposed subdivision. As noted previously, the lots fronting the collector street will obtain access from the secondary local street. Lots 28 and 29 will obtain access from a 25-foot wide shared access easement.

**g. Phased Development Plans.**

In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be reviewed as a single property in relation to the access standards of this section. The number of access points permitted shall be as defined in 17.26.020.2.b. All necessary easement agreements and stipulations within the phased development shall be met to assure that all tenants within the development have adequate access. This shall also apply to phased development plans.

All access to individual uses or buildings within a phased development must be internalized within the site plan using the shared circulation system of the principal development. Driveways shall be designed to avoid queuing across surrounding parking and driving aisles.

Response: The proposed subdivision will be constructed in three phases. The first phase encompassing the southern parcel contains 41 lots and the new east/west collector street that will extend from Golf Club Road and stop just short of the eastern property line. The City of Stayton requires a minimum of one primary point of access for serving up to 30 lots. The primary access will be from Golf Club Road along the new collector street with a secondary all weather emergency access through Phase 2 out to Golf Club Road. The second phase, encompassing the northern parcel, contains 60 lots with a 20-foot wide gravel secondary emergency vehicle access extending between the western terminus of E. Street and Golf Club Road. The third phase encompassing the wetland area along the eastern project boundary contains 11 lots with new local street extensions and the eastern segment of the new east/west collector street. Once the southernmost parcel is developed (not part of this subdivision request), the collector road to the north along with the new southern connection to Golf Club Road will provide two points of permanent vehicular access for emergency vehicles.

Assuming the Tentative Plat Subdivision is approved in 2026, the applicant intends to begin construction of Phase 1 in the summer of 2027. New homes for that phase of development should be for sale by the spring of 2028. Construction of Phase 2 will begin in the summer of 2028 with new homes in that phase for sale by the spring of 2029. Depending on timing of wetland mitigation, Phase 3 will either be constructed concurrent with Phase 2 or nine months following. This timeline is dependent on market variables that may be beyond the developers control.

h. Access Spacing Standards

The streets within Stayton are classified as major arterials, minor arterials, collectors, neighborhood collectors, and local streets. The access spacing standards are shown in Table 17.26.020.3.h. for both full intersection spacing and driveway spacing. The access spacing standards shown in Table 17.26.020.3.h shall be measured as defined below. (Ord. 898, August 20, 2007; Amended Ord. 1034, July 17, 2019)

- 1) Access spacing between two driveways on Neighborhood Collector, Local Residential, and Local Commercial/Industrial Streets shall be measured from the perpendicular near edge of the driveway to the perpendicular near edge of the driveway. (Ord. 898, August 20, 2007; Amended Ord. 1034, July 17, 2019)
- 2) Access spacing between a driveway and an arterial, collector, or local street located on a Neighborhood Collector, Residential Local, or Commercial Local, or Industrial Local Street shall be measured from the perpendicular near edge of the driveway to the start of the tangent for the intersecting street. (Ord. 898, August 20, 2007; Amended Ord. 1034, July 17, 2019)
- 3) All other access spacing between driveways, between streets, and between streets and driveways shall be measured from center-to-center of the driveway or street. (Ord. 898, August 20, 2007; Amended Ord. 1034, July 17, 2019)
- 4)

**Table 17.26.020.3.h. Access Spacing Standard**

<b>Functional Roadway Classification</b>	<b>Minimum Public Intersection Spacing Standard</b>	<b>Minimum Spacing between Driveways and/or Streets</b>
Major Arterial (Limited Access Facility) <sup>1</sup>	750 feet	375 feet
Major Arterial	260 feet	260 feet
Minor Arterial	600 feet	300 feet
Collector	260 feet	150 feet
Neighborhood Collector	260 feet	50 feet
Residential Local Street	260 feet	50 feet <sup>2</sup>
Commercial Local Street	260 feet	50 feet
Industrial Local Street	260 feet	50 feet

Response: All proposed local and collector streets intersections have a separation of 260 feet or greater from their respective center lines. The minimum spacing between driveways and streets will be 50 feet.

4. ACCESS STANDARDS.

a. Driveway Design.

- 1) See Standard Specifications for Public Works Construction, Section 300 – Street Design Standards, 2.22b for minimum and maximum driveway widths.

Response: The applicant intends to comply with the city's driveway design standards as noted above.

**5. CONNECTIVITY AND CIRCULATION STANDARDS.**

**a. Connectivity.**

- 1) The street system of proposed subdivisions shall be designed to connect with existing, proposed, and planned streets outside of the subdivision as specified in Section 17.24.050.1.a. (Amended Ord. 1034, July 17, 2019)
- 2) Wherever a proposed development abuts unplatted, developable land or a future development phase of the same development, street stubs shall be provided to provide access to abutting properties or to logically extend the street system into the surrounding area. This is consistent with and an extension of Section 17.24.050.1.a. (Amended Ord. 1034, July 17, 2019)

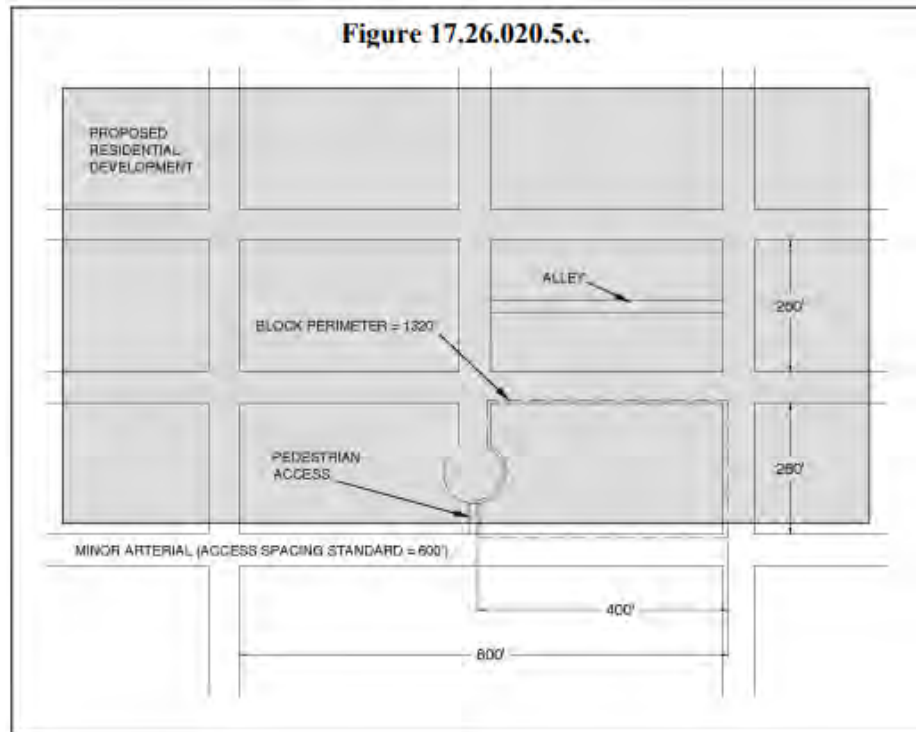
Response: The street system has been designed to connect to adjacent lands that are within the city's Urban Growth Boundary and ultimately intended to be urbanized. Four local street connections are provided to the two adjacent parcels to the south. One collector street connection is provided to the adjacent parcel to the east as the sites eastern boundary is encumbered with significant wetlands and a drainage easement. There are no street connections to the adjacent parcel to the north, as this property is a golf course and is not intended to be urbanized for residential uses in the future. Two additional local street connections are provided to the west to facilitate future urbanization of these parcels while discouraging access from Golf Club Road.

**c. Street Connectivity and Formation of Blocks (Block Length and Perimeter Standard).**

In order to promote efficient vehicular and pedestrian circulation throughout the city, subdivisions and site development shall be served by a connecting network of public streets and/or accessways, in accordance with the following standards (minimum and maximum distances between two streets or a street and its nearest accessway measured from right-of-way line to right-of-way line as shown in Figure 17.26.020.5.c.

**1) Residential Districts.**

Minimum 100-foot block length and maximum of 600-foot length; maximum 1,400 feet block perimeter;

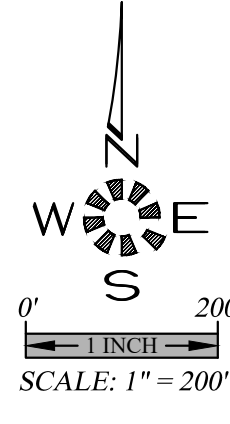


Response: All blocks within the proposed subdivision meet the minimum block length of 100 feet and the maximum block length of 600 feet. All blocks meet the maximum block perimeter of 1,400 feet with the exception of the block in Phase 2 and 3 that contains lots 91-110. That block length is 1,492 feet, slightly over the allowed maximum.

## CONCLUSION

Based on the findings above, the applicant concludes that the approval criteria in Sections 17.24.040.6 and 17.24.050 are met except for SMC Figure 17.26.020.5.c. This section requires that the maximum block perimeter be 1,400 feet. All blocks meet the maximum block perimeter with the exception of the block in Phase 2 and 3 that contains lots 91-110. That block length is 1,492 feet, slightly over the allowed maximum. The wetlands to the east are being preserved as Tracts F and H, and force the developable area further to the west. The city's intersection separation requirements along the collector road create a pinch point, making it challenging to meet this standard. Given the desire to preserve natural features for the community and future residents, the applicant finds that the intent of the block perimeter is generally satisfied. The applicant therefore requests the Public Works Director and Planning Commission make a finding that the intent of the standard is met, given the access separation requirements and natural features constraints.

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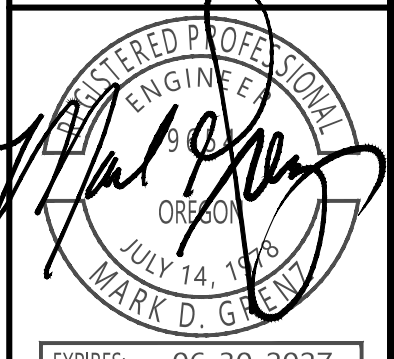


**EXISTING  
CONDITIONS  
PLAN - VICINITY**

**GOLF CLUB ROAD  
DEVELOPMENT**

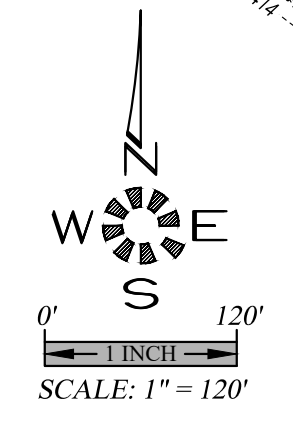
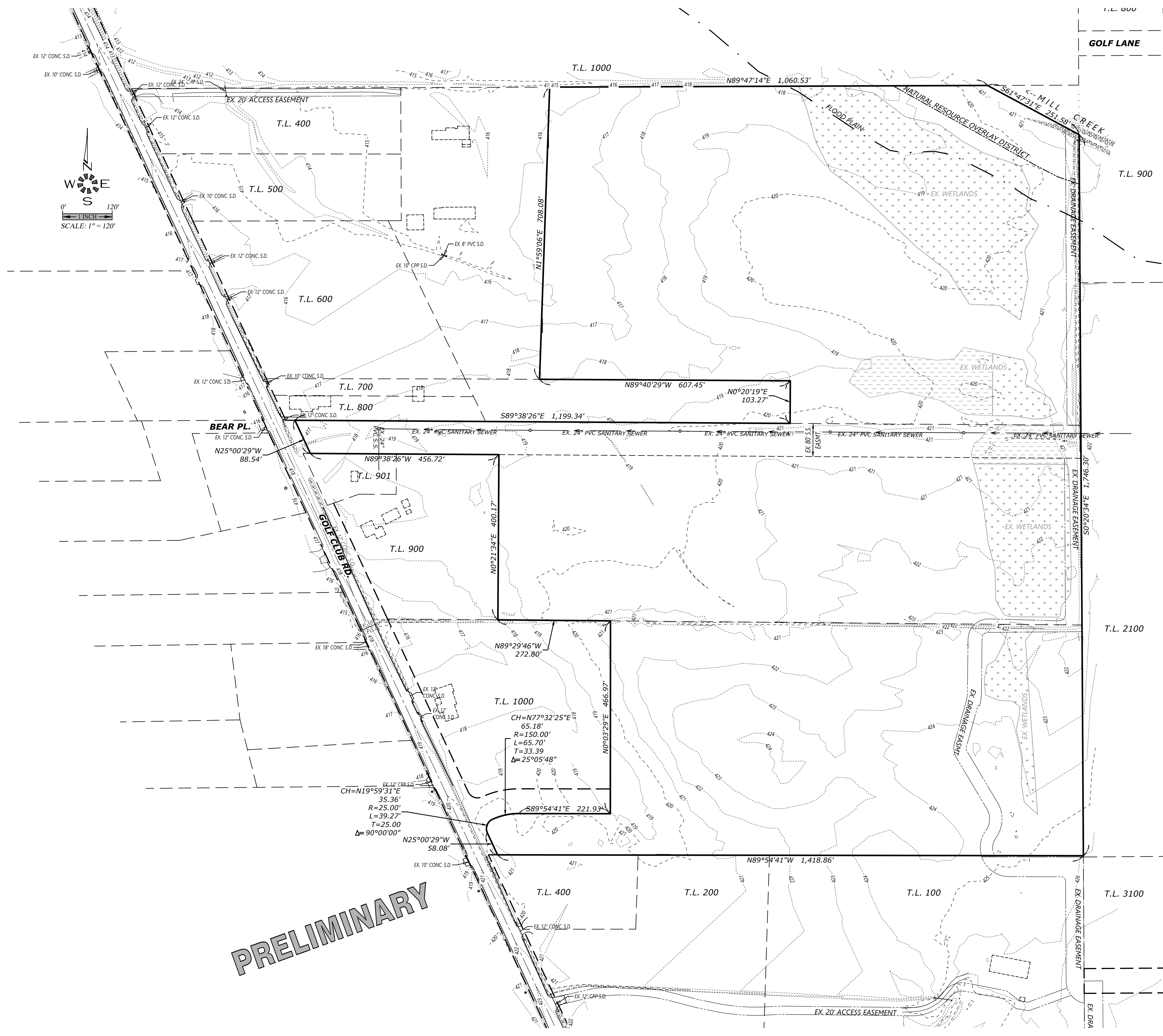
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Design: M.D.G.  
Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 9/3/25  
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As-Built: \_\_\_\_\_



EXPIRES: 06-30-2027  
JOB # 7764

**P102**



**PRELIMINARY**

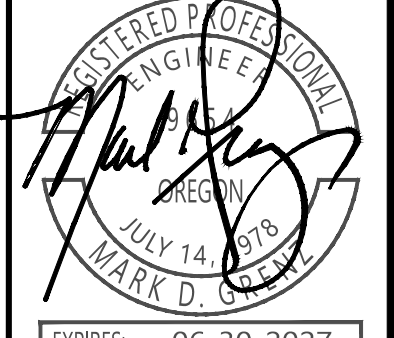


**EXISTING  
CONDITIONS  
PLAN - SITE**

**GOLF CLUB ROAD  
DEVELOPMENT**

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DESIGN ENGINEER.  
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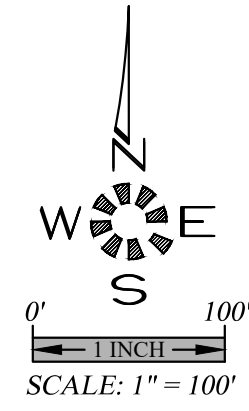
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Issue Date: 9/3/25  
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As-Built:



EXPIRES: 06-30-2027  
JOB # 7764

**P103**

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**ABBREVIATIONS**

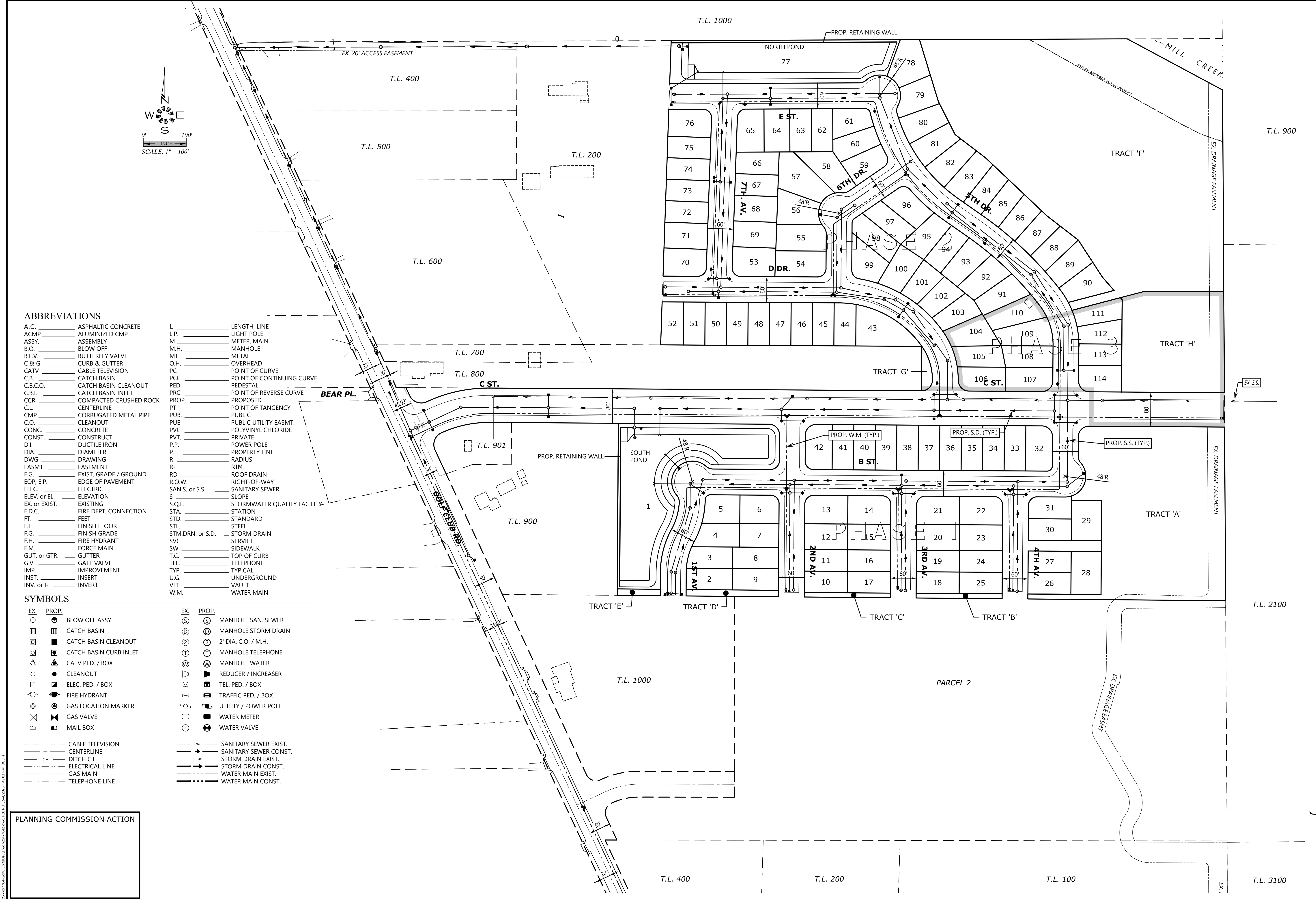
A.C.	ASPHALTIC CONCRETE	L.	LENGTH, LINE
ACMP	ALUMINIZED CMP	L.P.	LIGHT POLE
ASSY.	ASSEMBLY	M.	METER, MAIN
B.O.	BLOW OFF	M.H.	MANHOLE
B.F.V.	BUTTERFLY VALVE	MTL.	METAL
C & G	CURB & GUTTER	O.H.	OVERHEAD
CATV	CABLE TELEVISION	PC	POINT OF CURVE
C.B.	CATCH BASIN	PCC	POINT OF CONTINUING CURVE
C.B.C.O.	CATCH BASIN CLEANOUT	PE.	PEDESTAL
C.B.I.	CATCH BASIN INLET	PRC	POINT OF REVERSE CURVE
CCR	COMPACTED CRUSHED ROCK	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
CLEANOUT	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	S.Q.F.	STORMWATER QUALITY FACILITY
F.D.C.	FIRE DEPT. CONNECTION	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	Vault
		W.M.	WATER MAIN

**SYMBOLS**

EX.	PROP.	EX.	PROP.

PLANNING COMMISSION ACTION

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**PRELIMINARY  
SUBDIVISION SITE PLAN  
OVERALL  
UTILITY PLAN**

**GOLF CLUB ROAD  
DEVELOPMENT**

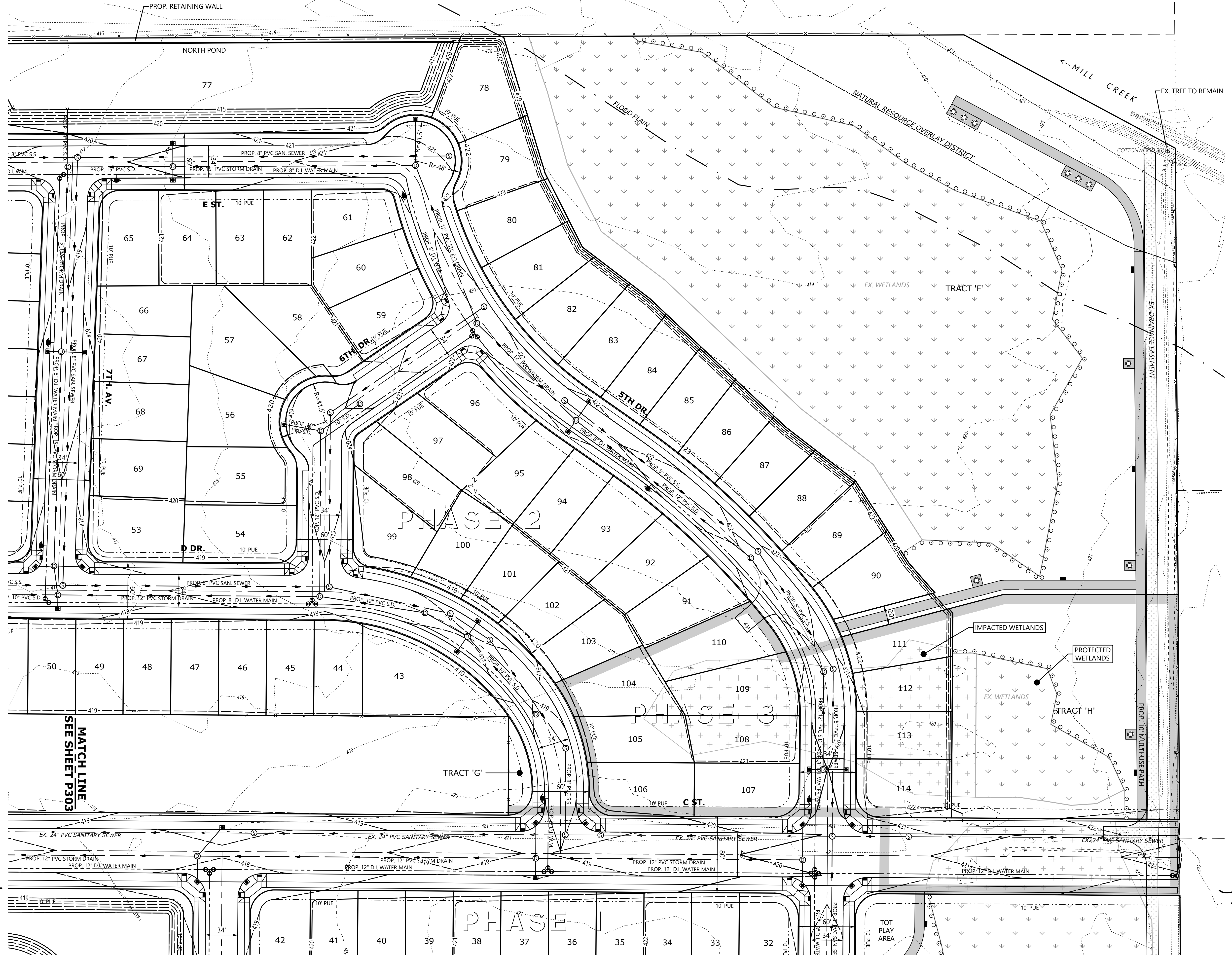
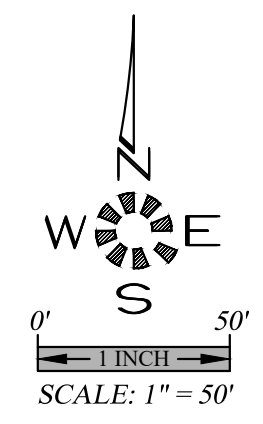
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Design: M.D.G.  
Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 5/4/26  
Scale: AS SHOWN  
As-Built:



JOB # 7764  
**P201**

THERE IS ONE TREE WITHIN THE PROJECT BOUNDARY, A 36 INCH COTTONWOOD IN THE NORTHEAST CORNER OF THE SITE. THIS TREE IS TO REMAIN.

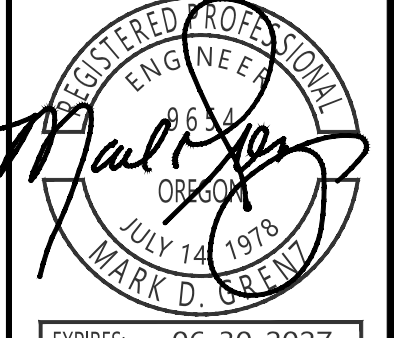


**PRELIMINARY  
SUBDIVISION SITE PLAN  
UTILITY PLAN  
(NORTHEAST QUADRANT)**

**GOLF CLUB ROAD  
DEVELOPMENT**

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Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 6/18/26  
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EXPIRES: 06-30-2027  
JOB # 7764

**P304**

PLANNING COMMISSION ACTION

**MATCH LINE  
SEE SHEET P302**

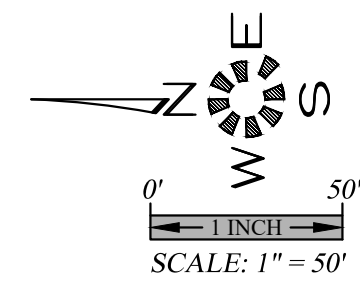
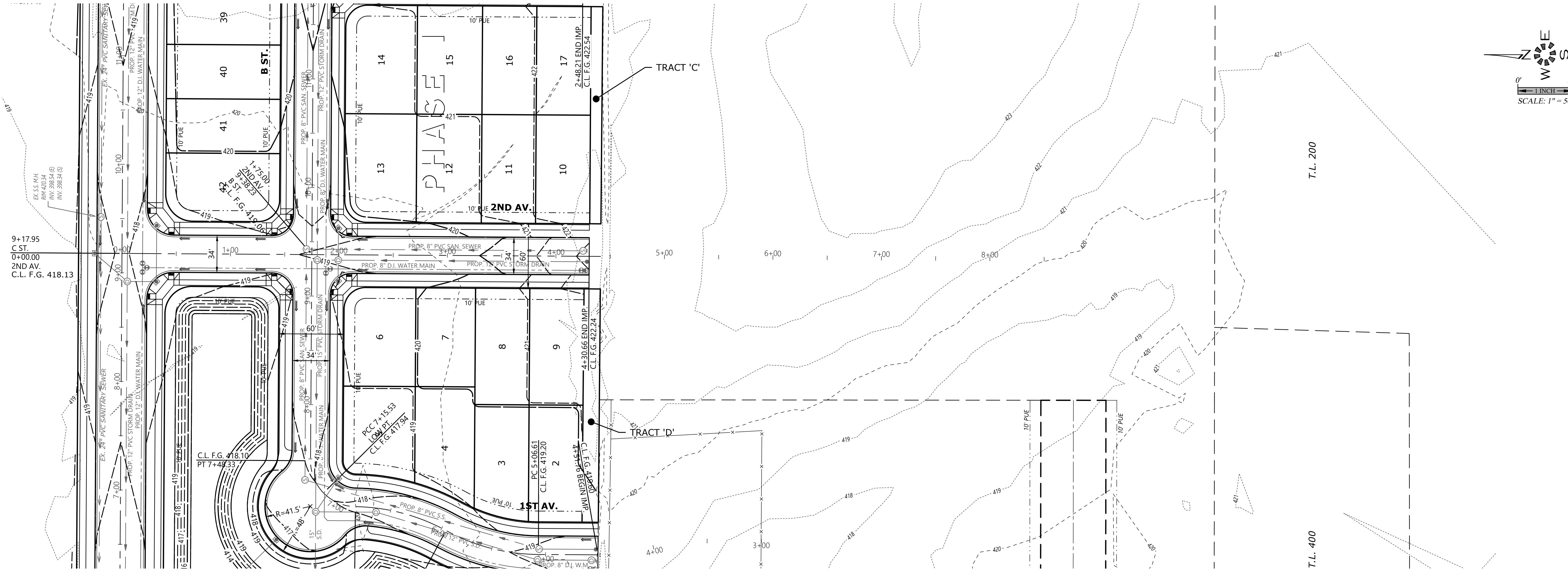
**MATCH LINE  
SEE SHEET P303**

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SEE SHEET P401 FOR  
C ST. DESIGN

SEE SHEET P403 FOR  
B ST. DESIGN

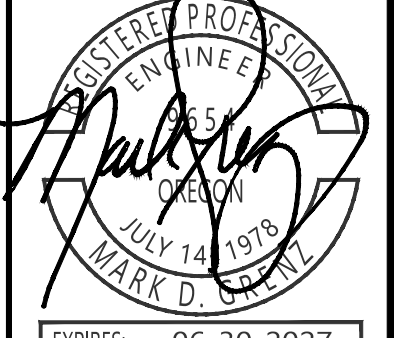


**PRELIMINARY  
SUBDIVISION SITE PLAN  
STREET PLANS & PROFILES**

**GOLF CLUB ROAD  
DEVELOPMENT**

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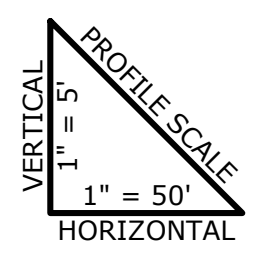
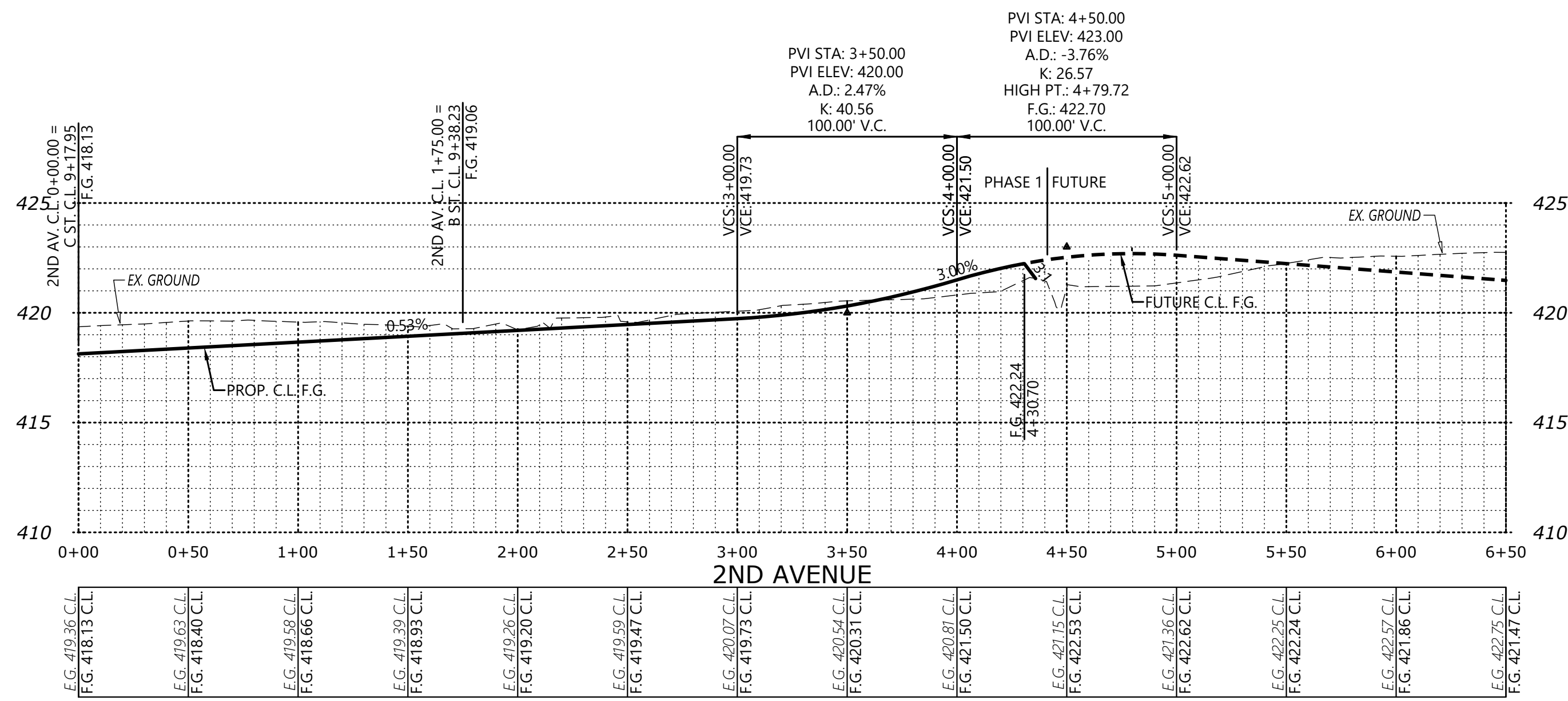
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EXPIRES: 06-30-2027

JOB # 7764

**P404**



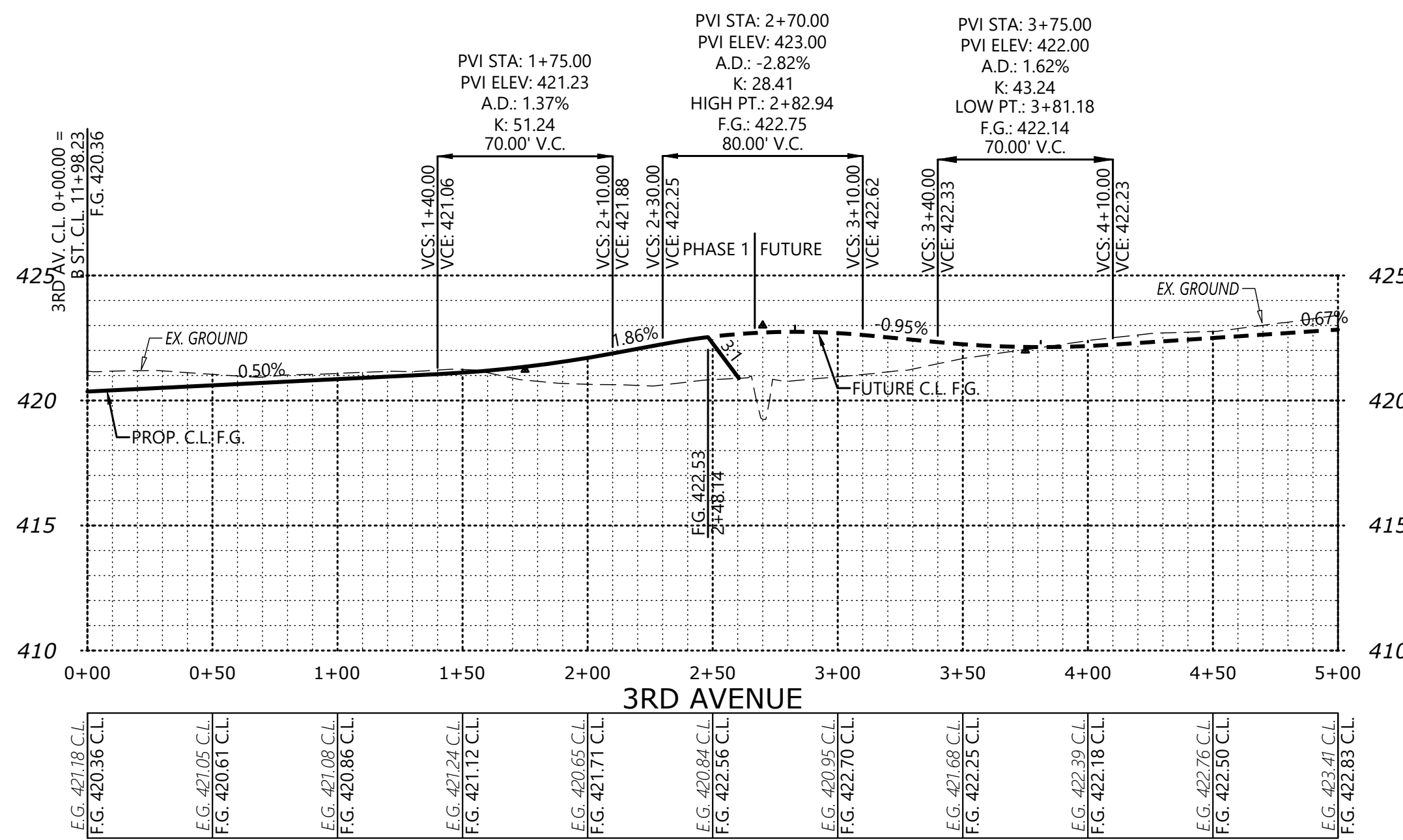
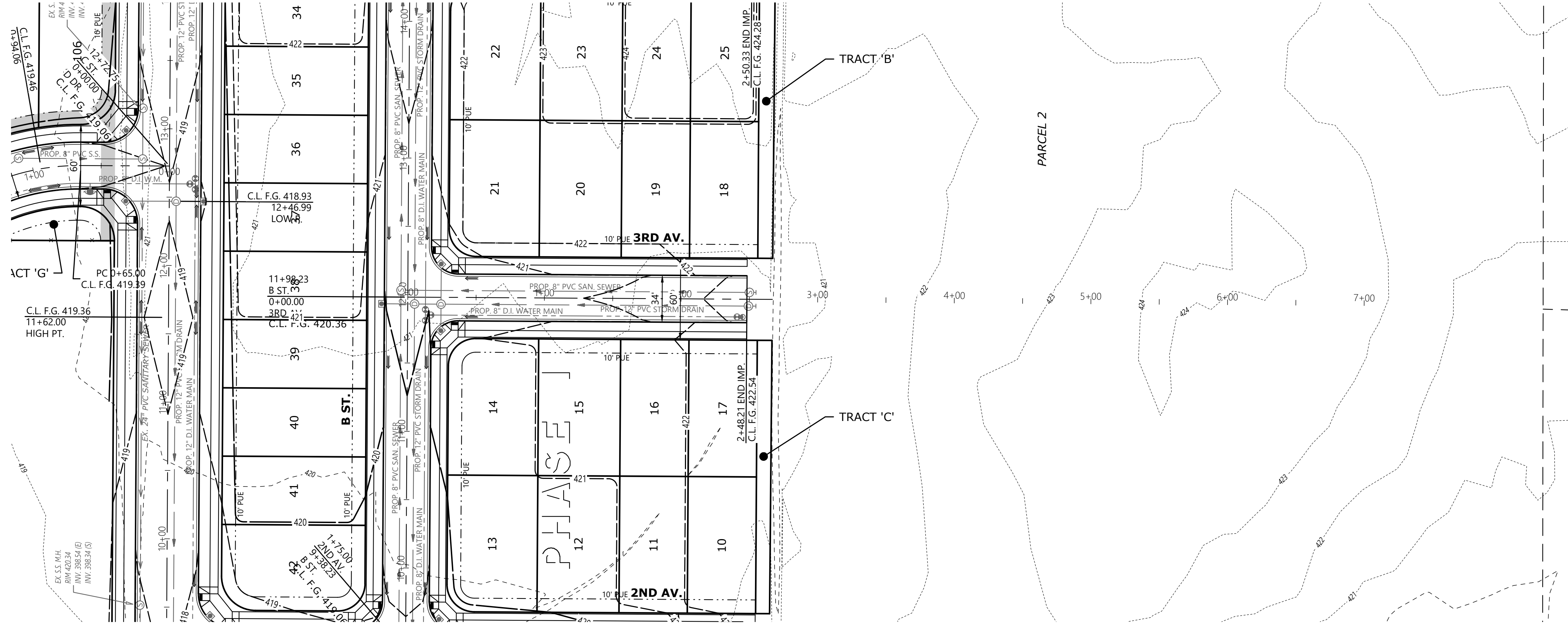
PLANNING COMMISSION ACTION

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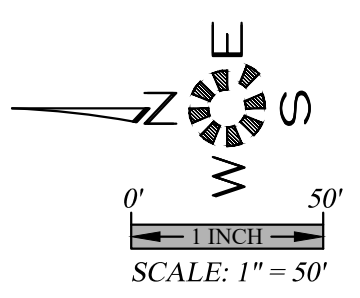
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PLANNING COMMISSION ACTION

SEE SHEET P403 FOR B ST. DESIGN



VERTICAL PROFILE SCALE  
1" = 5'  
1" = 50'  
HORIZONTAL



**PRELIMINARY  
SUBDIVISION SITE PLAN  
STREET PLANS & PROFILES**

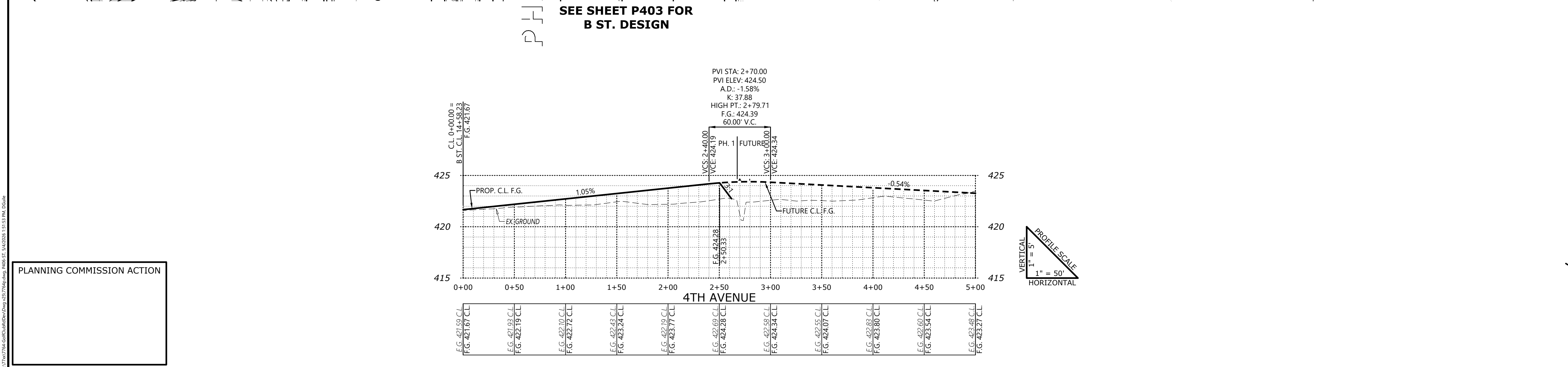
**GOLF CLUB ROAD  
DEVELOPMENT**

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7646 P405 ST  
Design: M.D.G.  
Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 5/4/26  
Scale: AS SHOWN  
As-Built: \_\_\_\_\_



EXPRES: 06-30-2027  
JOB # 7764



PLANNING COMMISSION ACTION

2/27/2014 10:45 AM C:\Users\mduffy\OneDrive\Documents\4065131513 P&S Dwg.dwg



**PRELIMINARY  
SUBDIVISION SITE PLAN  
STREET PLANS & PROFILES**

**GOLF CLUB ROAD  
DEVELOPMENT**

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Design: M.D.G.  
 Drawn: D.G.G.  
 Checked: M.D.G.  
 Issue Date: 5/4/26  
 Scale: AS SHOWN  
 As-Built:



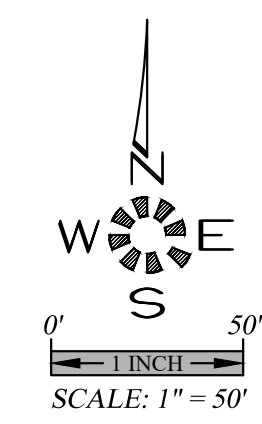
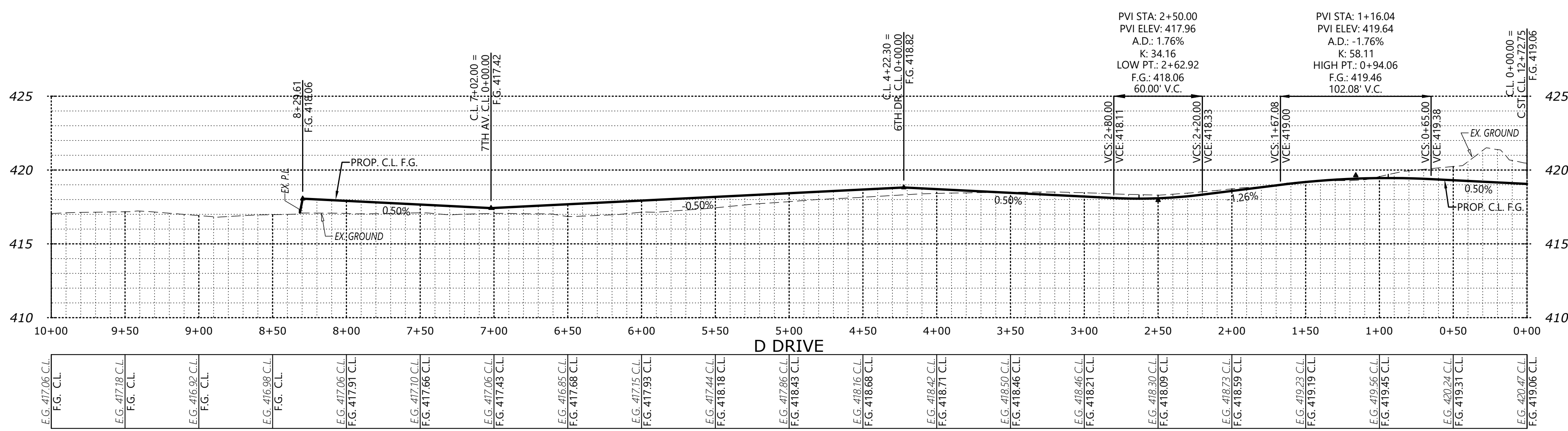
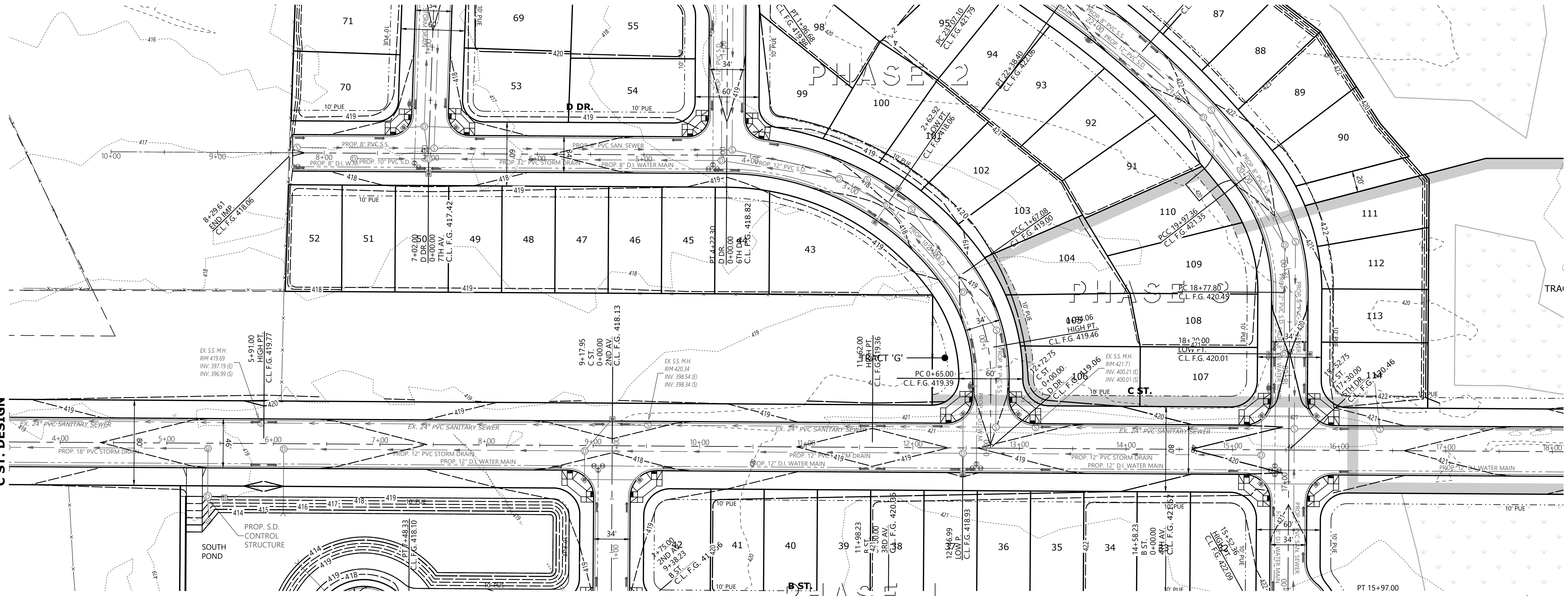
JOB # 7764  
**P406**

SEE SHEET P410 FOR  
7TH AV. DESIGN

SEE SHEET P410 FOR  
6TH DR. DESIGN

SEE SHEET P401 FOR  
C ST. DESIGN

SEE SHEET P402 FOR  
C ST. DESIGN



PLANNING COMMISSION ACTION



**PRELIMINARY  
SUBDIVISION SITE PLAN  
STREET PLANS & PROFILES**

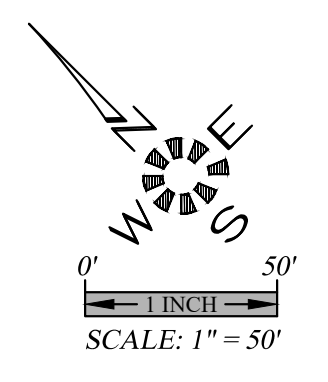
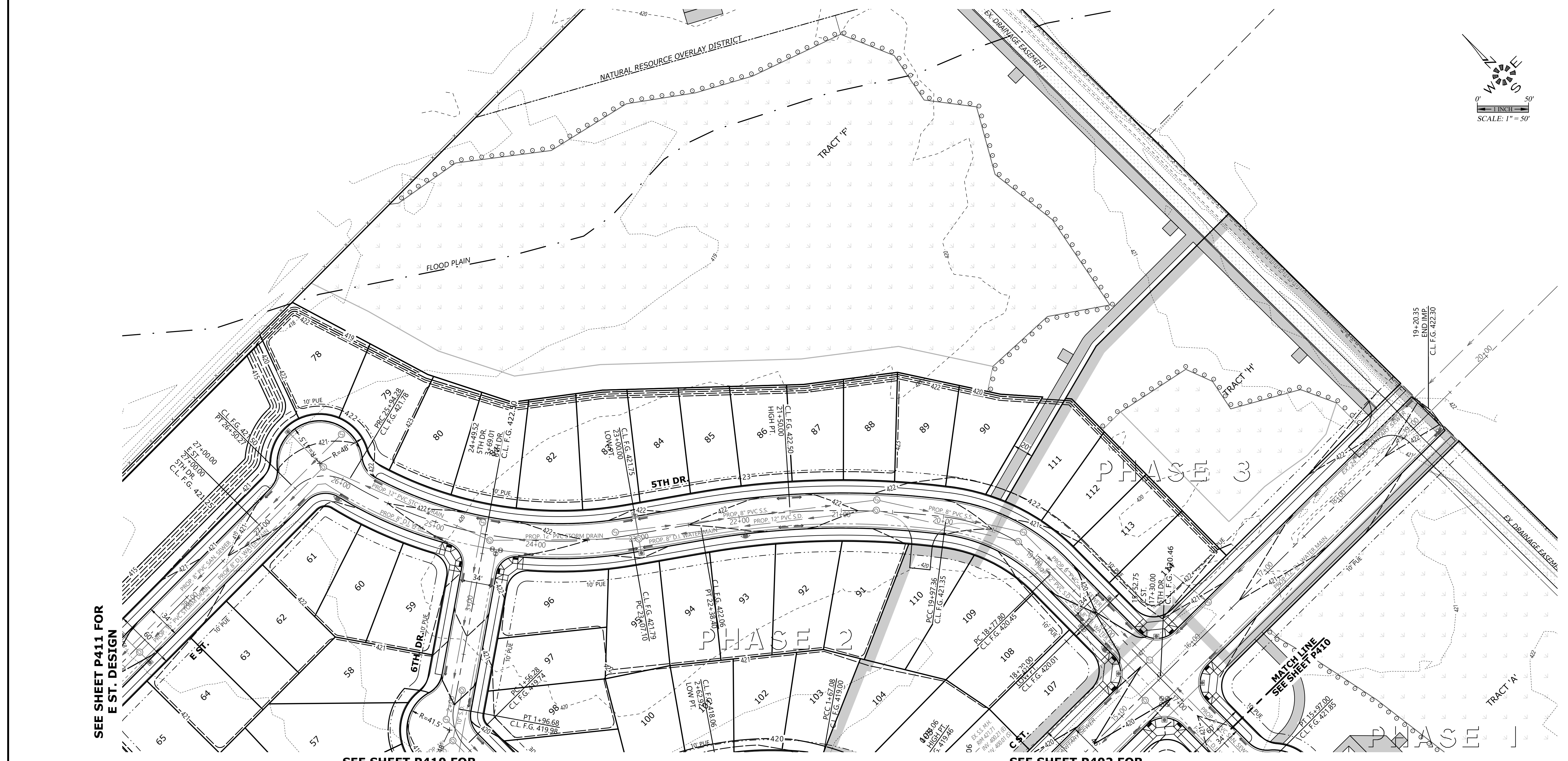
**GOLF CLUB ROAD  
DEVELOPMENT**

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

Design: M.D.G.  
Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 5/4/26  
Scale: AS SHOWN  
As-Built: \_\_\_\_\_



JOB # 7764  
**P408**



**MULTI/TECH**  
 ENGINEERING SERVICES, INC.  
 1155 13th ST., S.E. SALEM, OR. 97302  
 www.mtengineering.net office@mtengineering.net

**PRELIMINARY  
 SUBDIVISION SITE PLAN  
 STREET PLANS & PROFILES**

**GOLF CLUB ROAD  
 DEVELOPMENT**

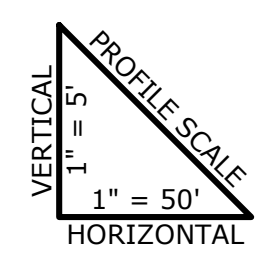
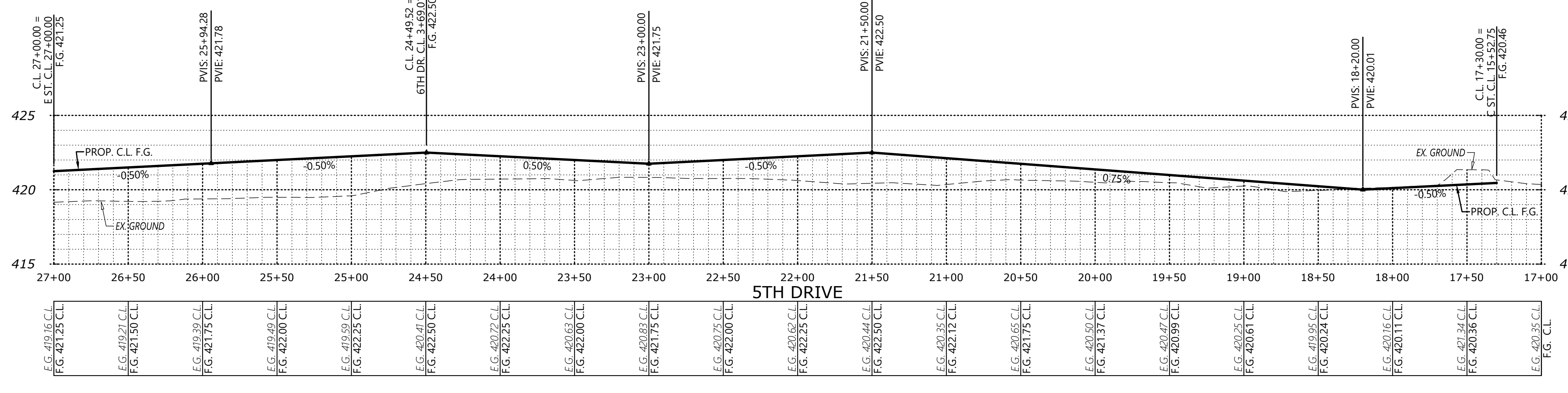
NO CHANGES, MODIFICATIONS  
 OR REPRODUCTIONS TO BE  
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 WITHOUT WRITTEN  
 AUTHORIZATION FROM THE  
 DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE  
 PRECEDENCE OVER  
 GRAPHICAL REPRESENTATION.

SEE SHEET P411 FOR  
 E ST. DESIGN

SEE SHEET P410 FOR  
 6TH DR. DESIGN

SEE SHEET P402 FOR  
 C ST. DESIGN

MATCH LINE  
 SEE SHEET P410



PLANNING COMMISSION ACTION

Design: M.D.G.  
 Drawn: D.G.G.  
 Checked: M.D.G.  
 Issue Date: 6/18/26  
 Scale: AS SHOWN  
 As-Built: \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
 MARK D. GREN  
 JULY 14 1978  
 OR 0000  
 EXPIRES: 06-30-2027

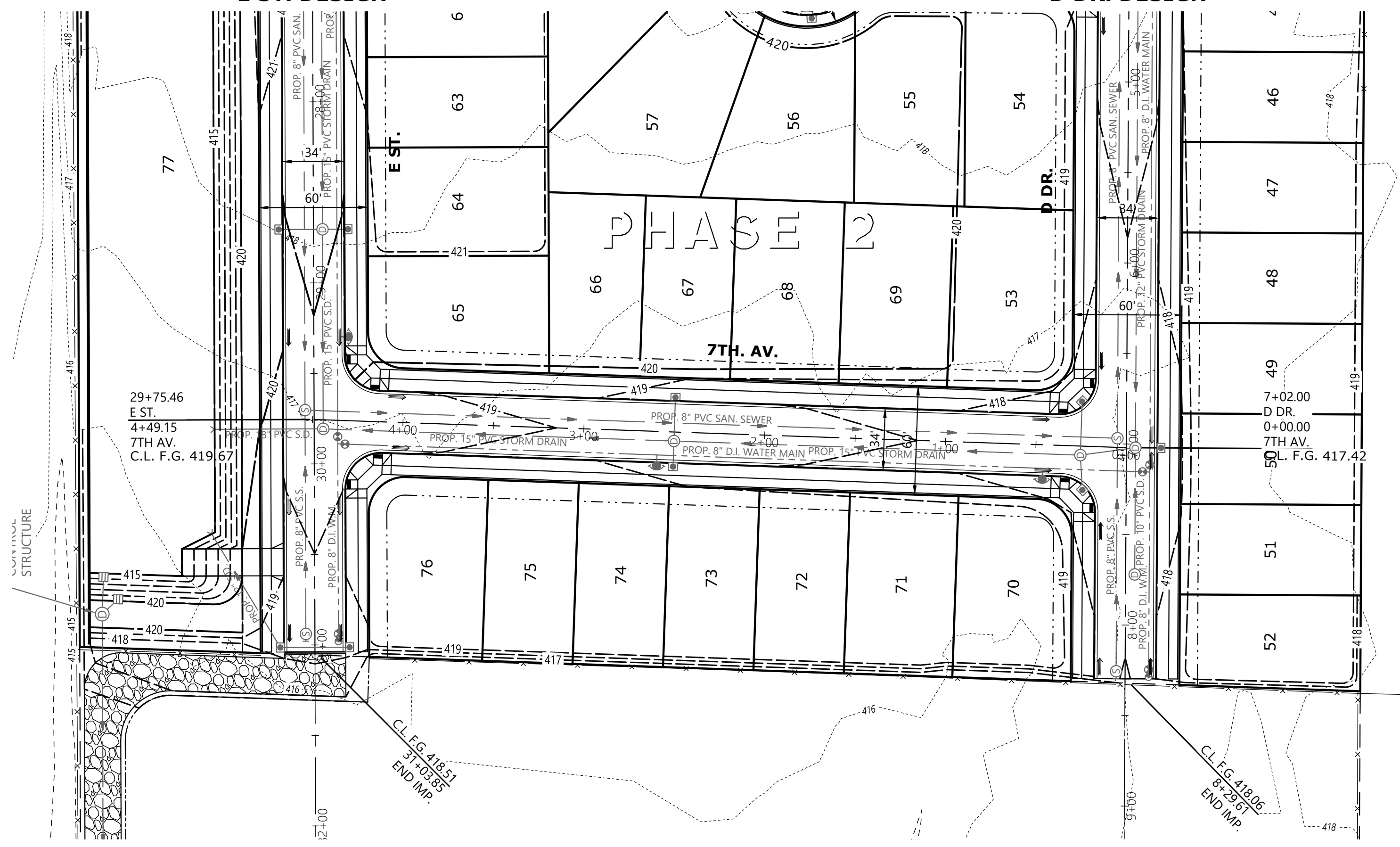
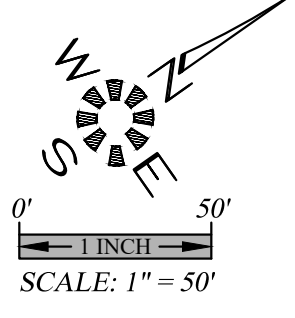
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**P409**

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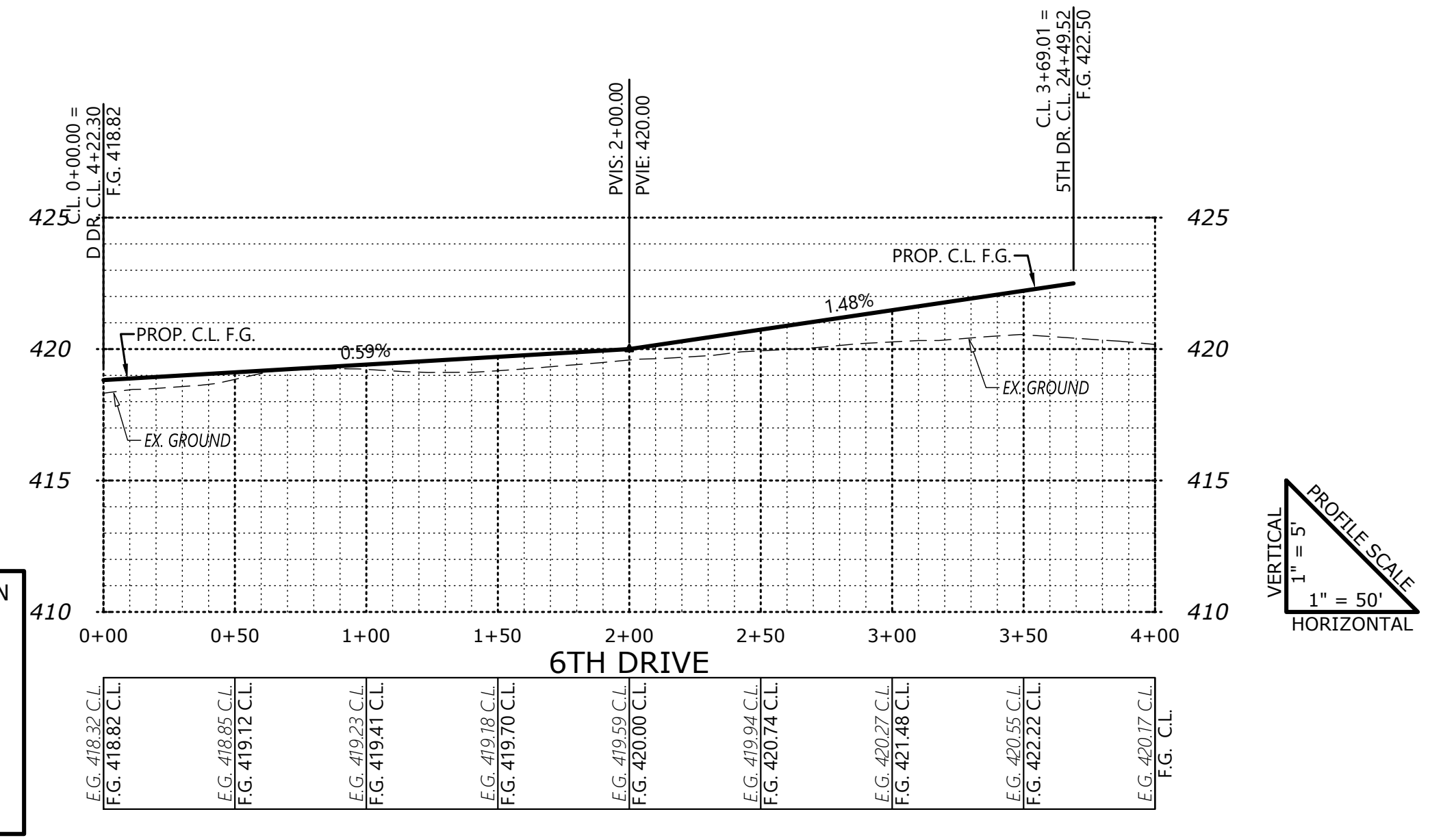
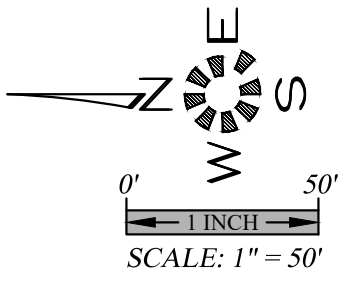
SEE SHEET P408 FOR  
D DR. DESIGN

SEE SHEET P409 FOR  
5TH DR. DESIGN

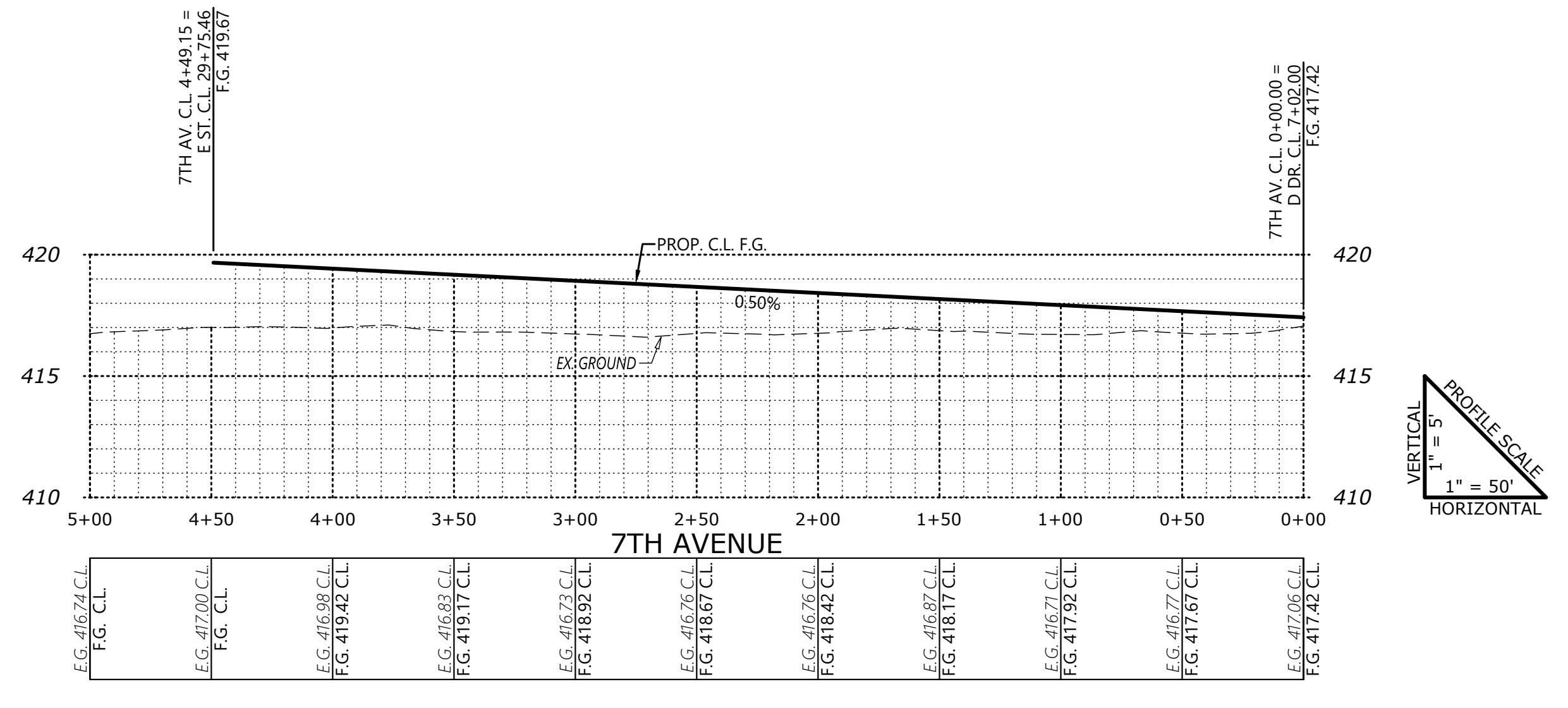


SEE SHEET P411 FOR  
E ST. DESIGN

SEE SHEET P408 FOR  
D DR. DESIGN



PLANNING COMMISSION ACTION

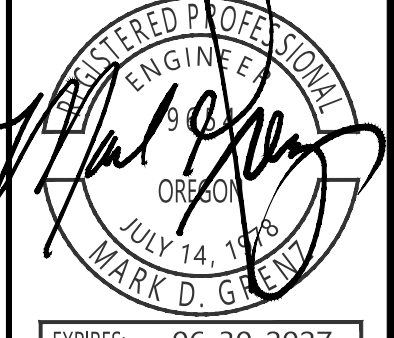


**PRELIMINARY  
SUBDIVISION SITE PLAN  
STREET PLANS & PROFILES**

**GOLF CLUB ROAD  
DEVELOPMENT**

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

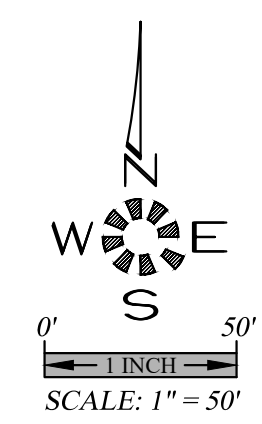
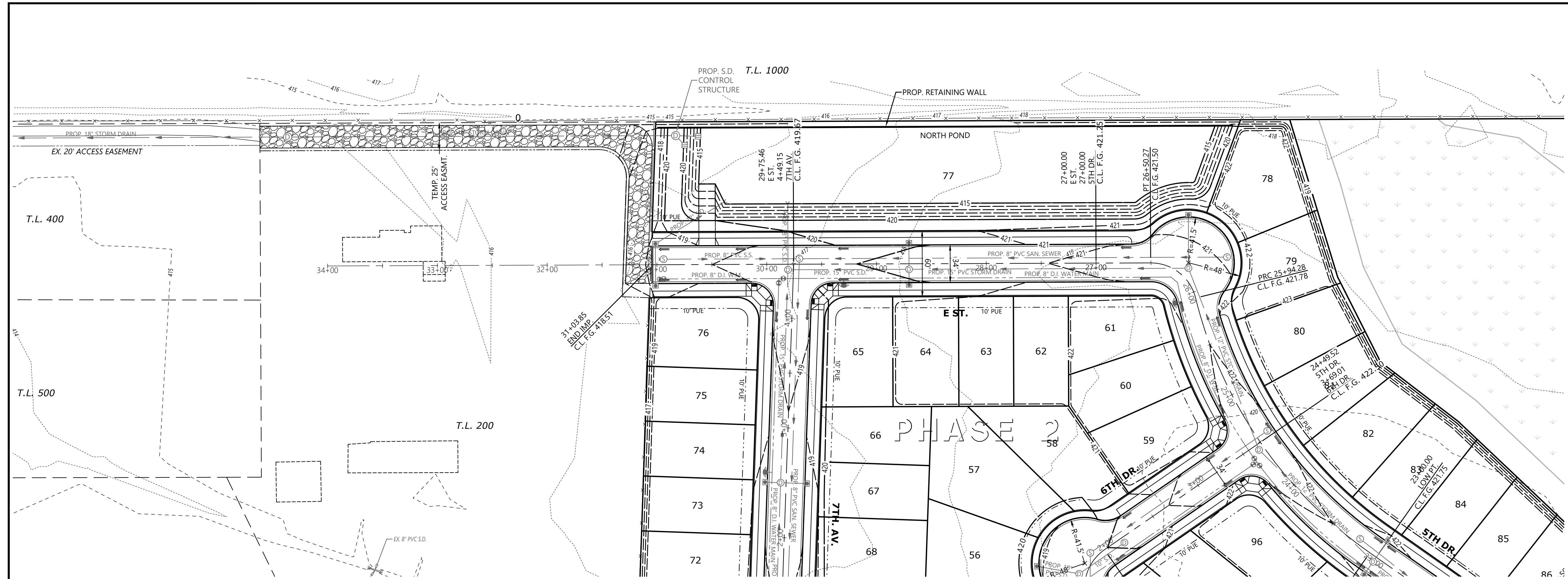
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Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 5/4/26  
Scale: AS SHOWN  
As-Built: \_\_\_\_\_



EXPIRES: 06-30-2027  
JOB # 7764

**P410**

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**PRELIMINARY  
SUBDIVISION SITE PLAN  
STREET PLANS & PROFILES**

**GOLF CLUB ROAD  
DEVELOPMENT**

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
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WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

7766 7411ST  
Design: M.D.G.  
Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 5/4/26  
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As-Built: \_\_\_\_\_



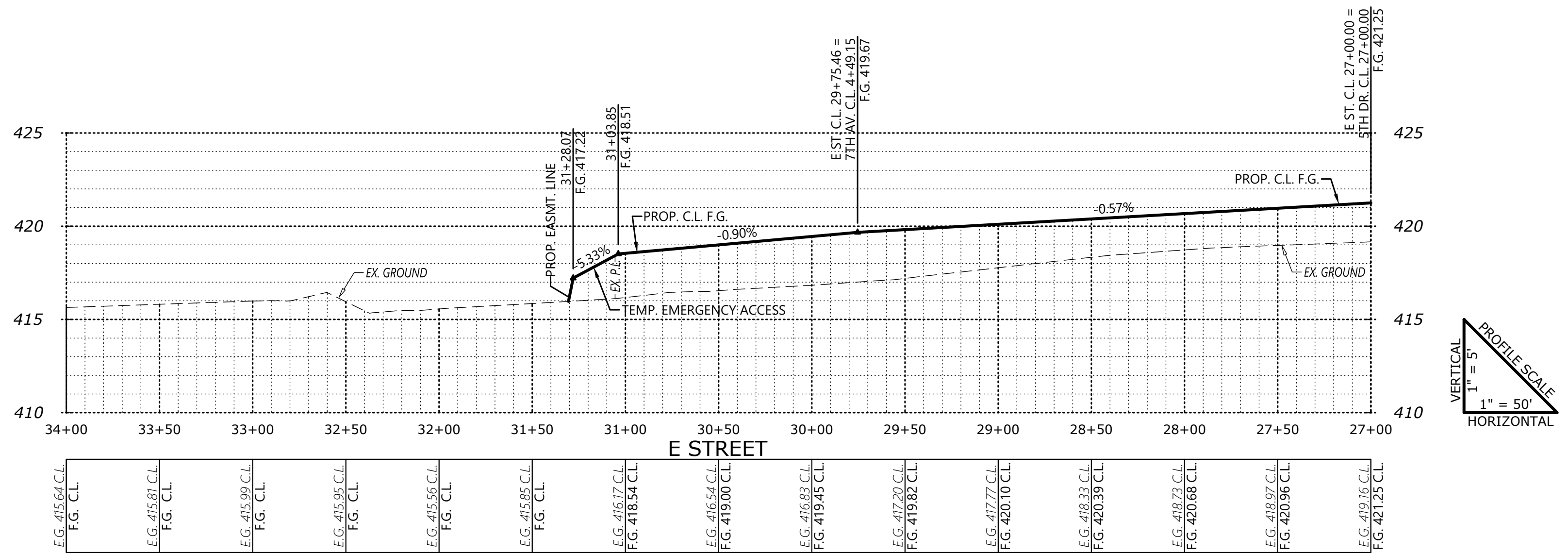
EXPIRES: 06-30-2027  
JOB # 7764

**P411**

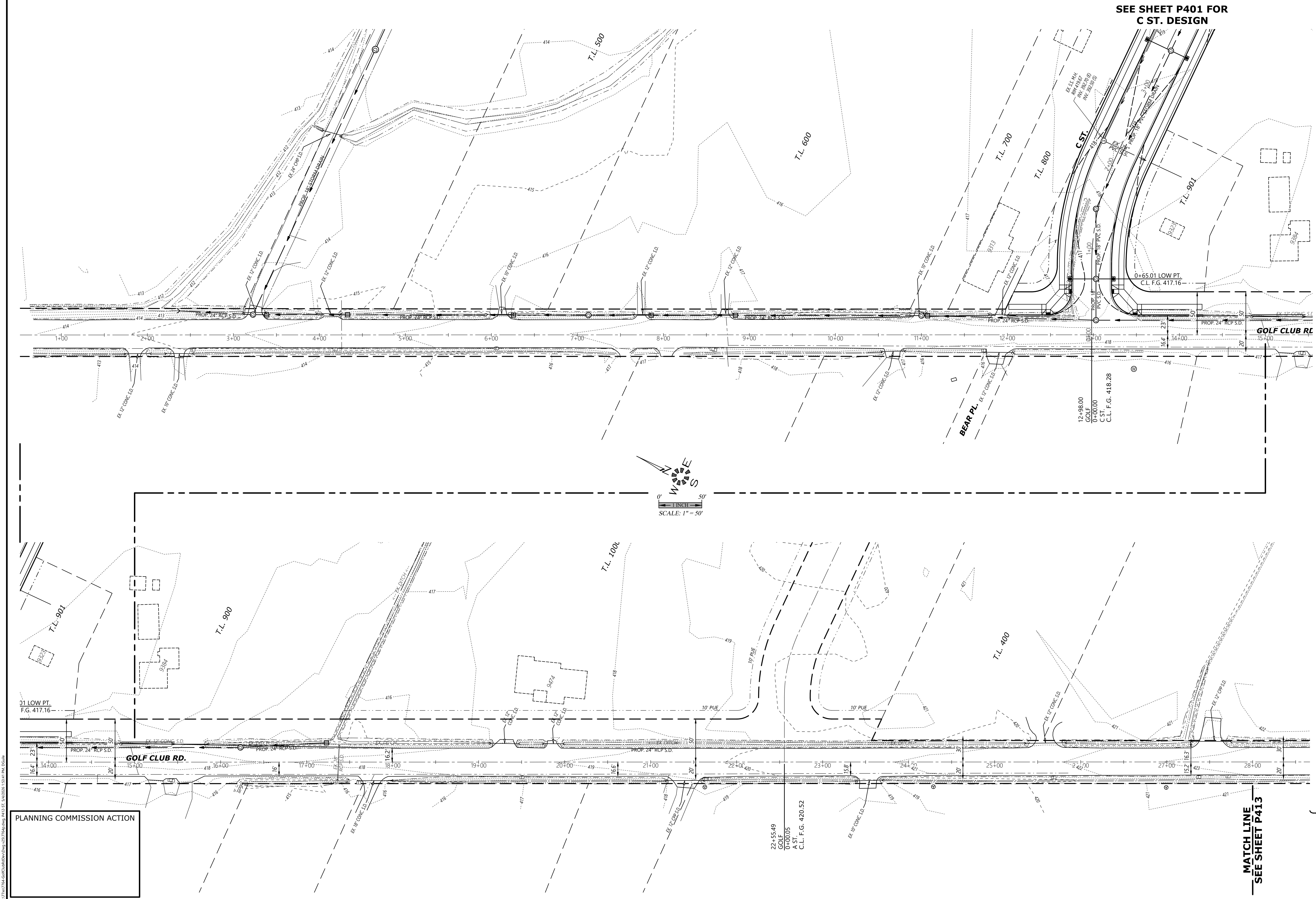
PLANNING COMMISSION ACTION

SEE SHEET P410 FOR  
7TH AV. DESIGN

SEE SHEET P409 FOR  
5TH DR. DESIGN



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SEE SHEET P401 FOR C ST. DESIGN



**PRELIMINARY  
SUBDIVISION SITE PLAN  
STREET PLANS**

**GOLF CLUB ROAD  
DEVELOPMENT**

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Design: M.D.G.  
 Drawn: D.G.G.  
 Checked: M.D.G.  
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EXPIRES: 06-30-2027  
 JOB # 7764

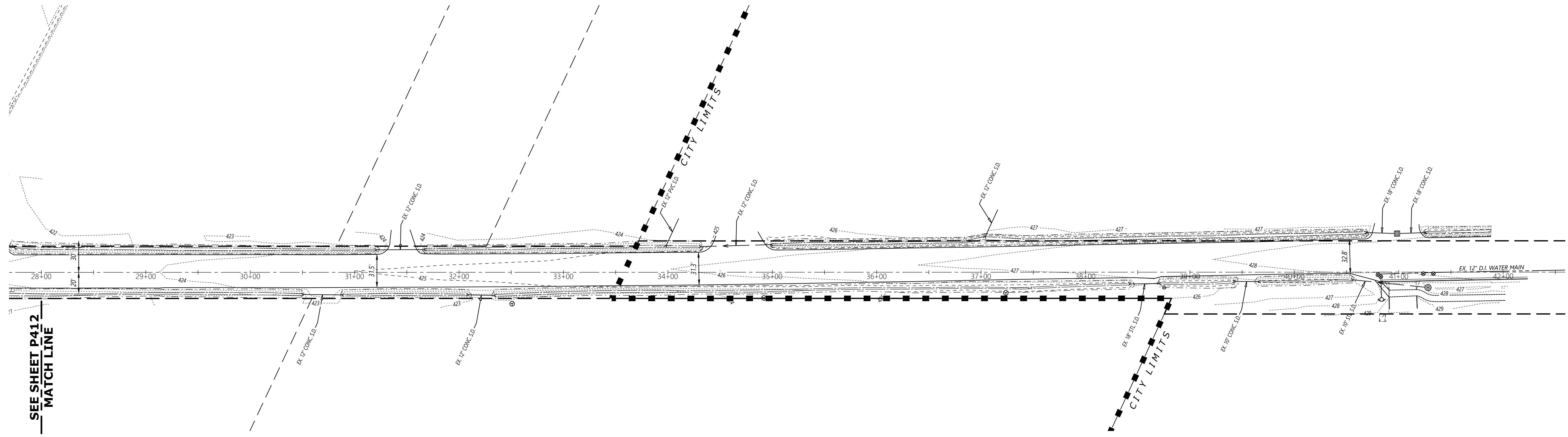
**P412**

PLANNING COMMISSION ACTION

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2/7/2023 10:45:15 AM C:\Users\jdoyle\OneDrive\Documents\7764\7764.dwg

PLANNING COMMISSION ACTION



SEE SHEET P412  
MATCH LINE



**PRELIMINARY  
SUBDIVISION SITE PLAN  
STREET PLANS**

**GOLF CLUB ROAD  
DEVELOPMENT**

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OR REPRODUCTIONS TO BE  
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WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

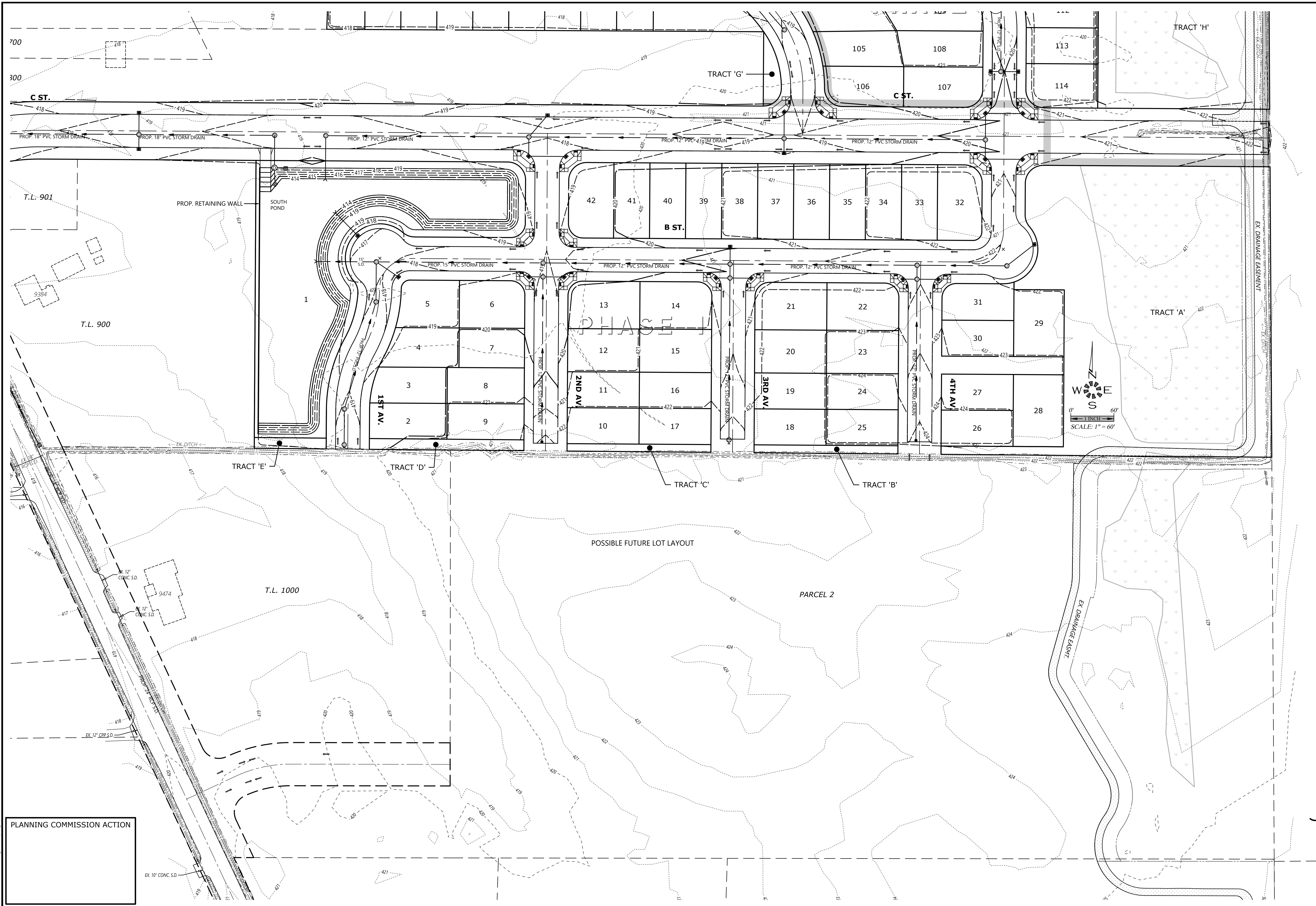
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EXPIRES: 06-30-2027

JOB # 7764

**P413**



PLANNING COMMISSION ACTION

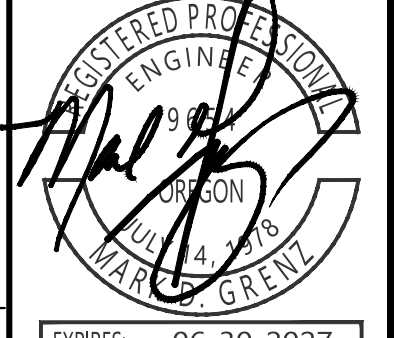


**PRELIMINARY  
 SUBDIVISION SITE PLAN  
 GRADING PLAN  
 (SOUTH)**

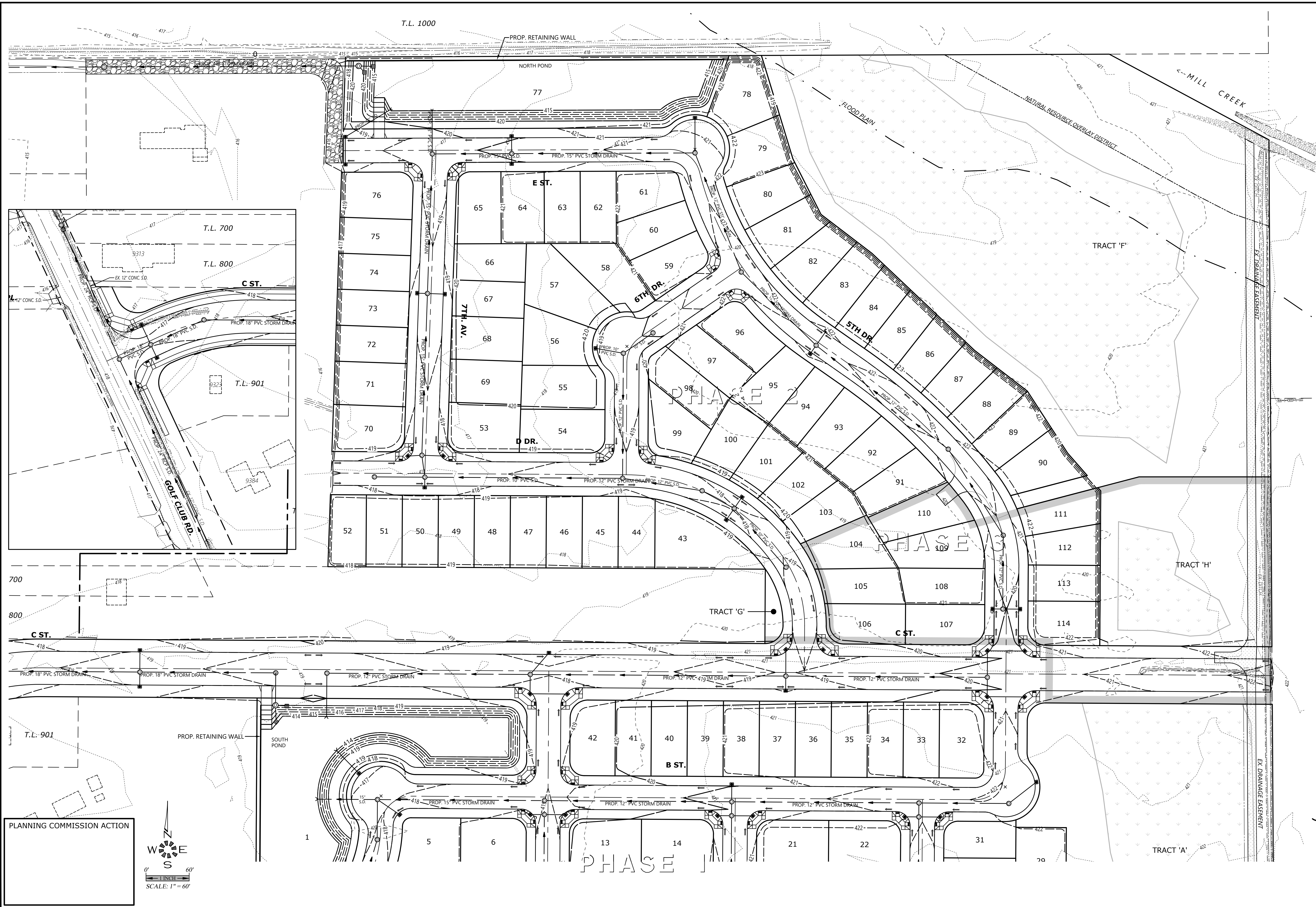
**GOLF CLUB ROAD  
 DEVELOPMENT**

NO CHANGES, MODIFICATIONS  
 OR REPRODUCTIONS TO BE  
 MADE TO THESE DRAWINGS  
 WITHOUT WRITTEN  
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 GRAPHICAL REPRESENTATION.

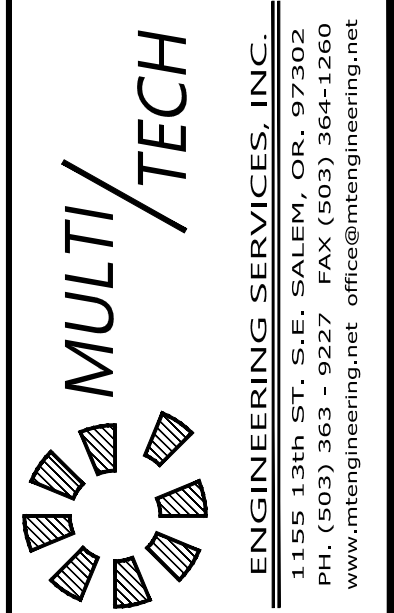
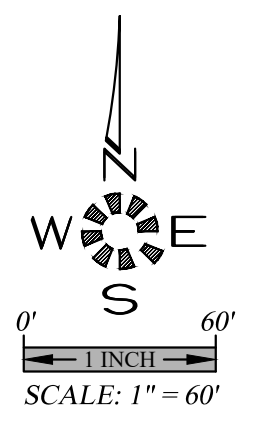
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 Checked: M.D.G.  
 Issue Date: 5/4/26  
 Scale: AS SHOWN  
 As-Built: \_\_\_\_\_



EXPIRES: 06-30-2027  
 JOB # 7764  
**P501**



PLANNING COMMISSION ACTION



**PRELIMINARY SITE PLAN  
SUBDIVISION SITE PLAN  
GRADING PLAN  
(NORTH)**

**GOLF CLUB ROAD  
DEVELOPMENT**

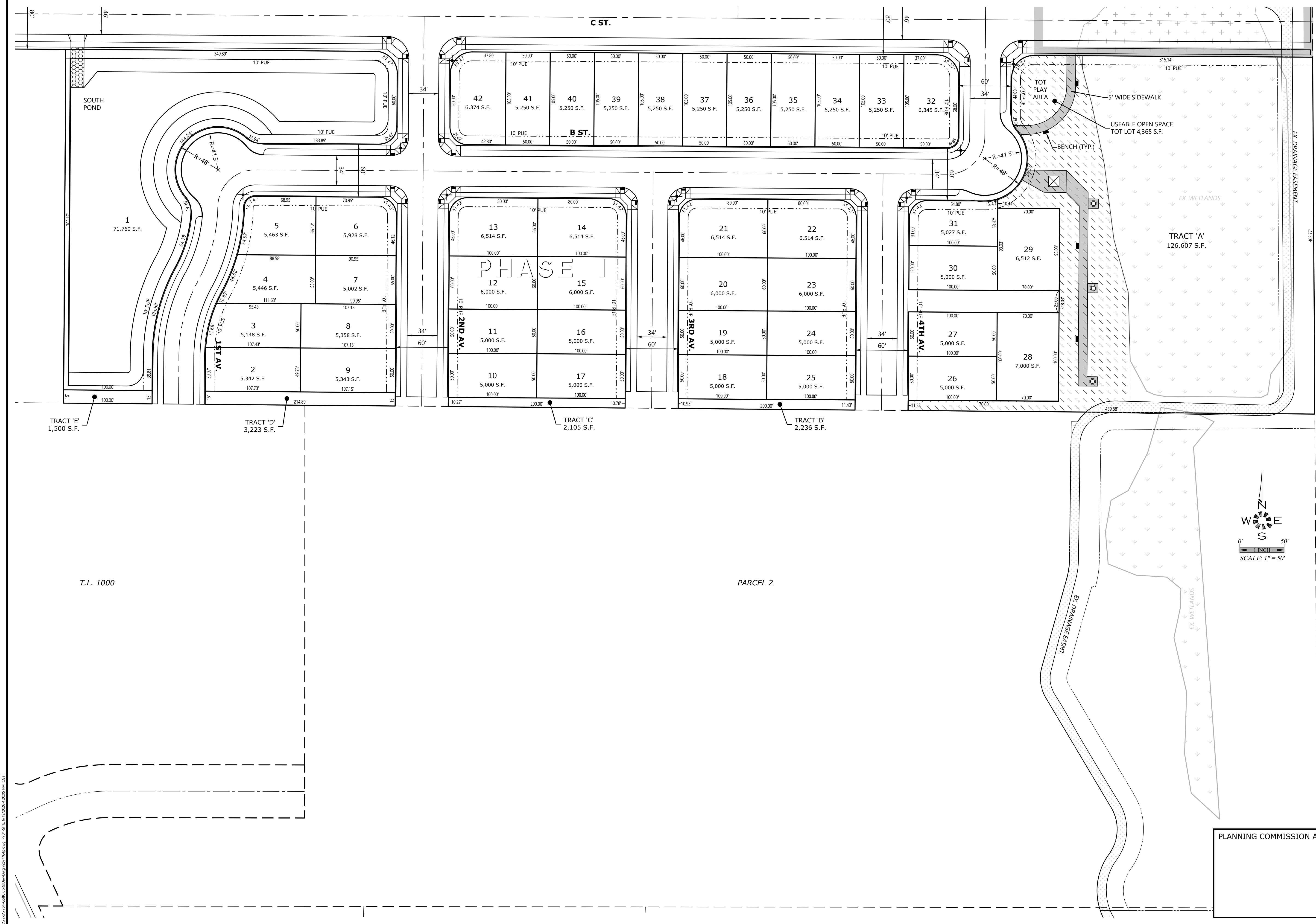
NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

7764 P502.GRD  
Design: M.D.G.  
Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 5/4/26  
Scale: AS SHOWN  
As-Built:



EXPIRES: 06-30-2027  
JOB # 7764  
**P502**





**PRELIMINARY  
 SUBDIVISION SITE PLAN  
 (SOUTH)**

**GOLF CLUB ROAD  
 DEVELOPMENT**

NO CHANGES, MODIFICATIONS  
 OR REPRODUCTIONS TO BE  
 MADE TO THESE DRAWINGS  
 WITHOUT WRITTEN  
 AUTHORIZATION FROM THE  
 DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE  
 PRECEDENCE OVER  
 GRAPHICAL REPRESENTATION.

77646 P01-SITE  
 Design: M.D.G.  
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 Issue Date: 6/19/26  
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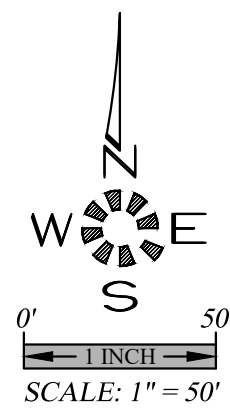
EXPIRES: 06-30-2027  
 JOB # 7764

**P701**

PLANNING COMMISSION ACTION

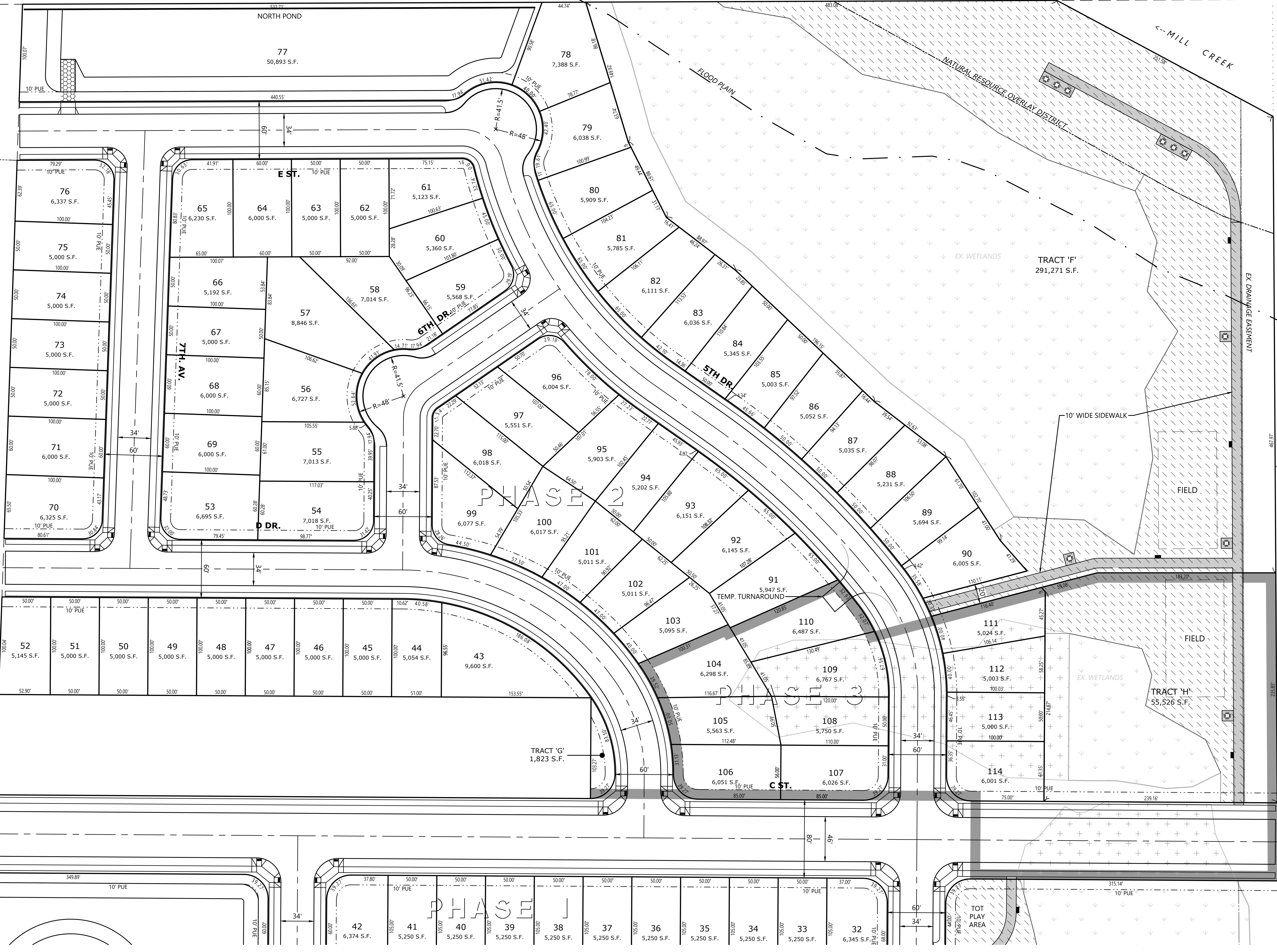
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T.L. 1000



L. 200

PLANNING COMMISSION ACTION



# PRELIMINARY SUBDIVISION SITE PLAN (NORTH)

# GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
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AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

77640 7/03/2027  
Design: M.D.G.  
Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 6/18/26  
Scale: AS SHOWN  
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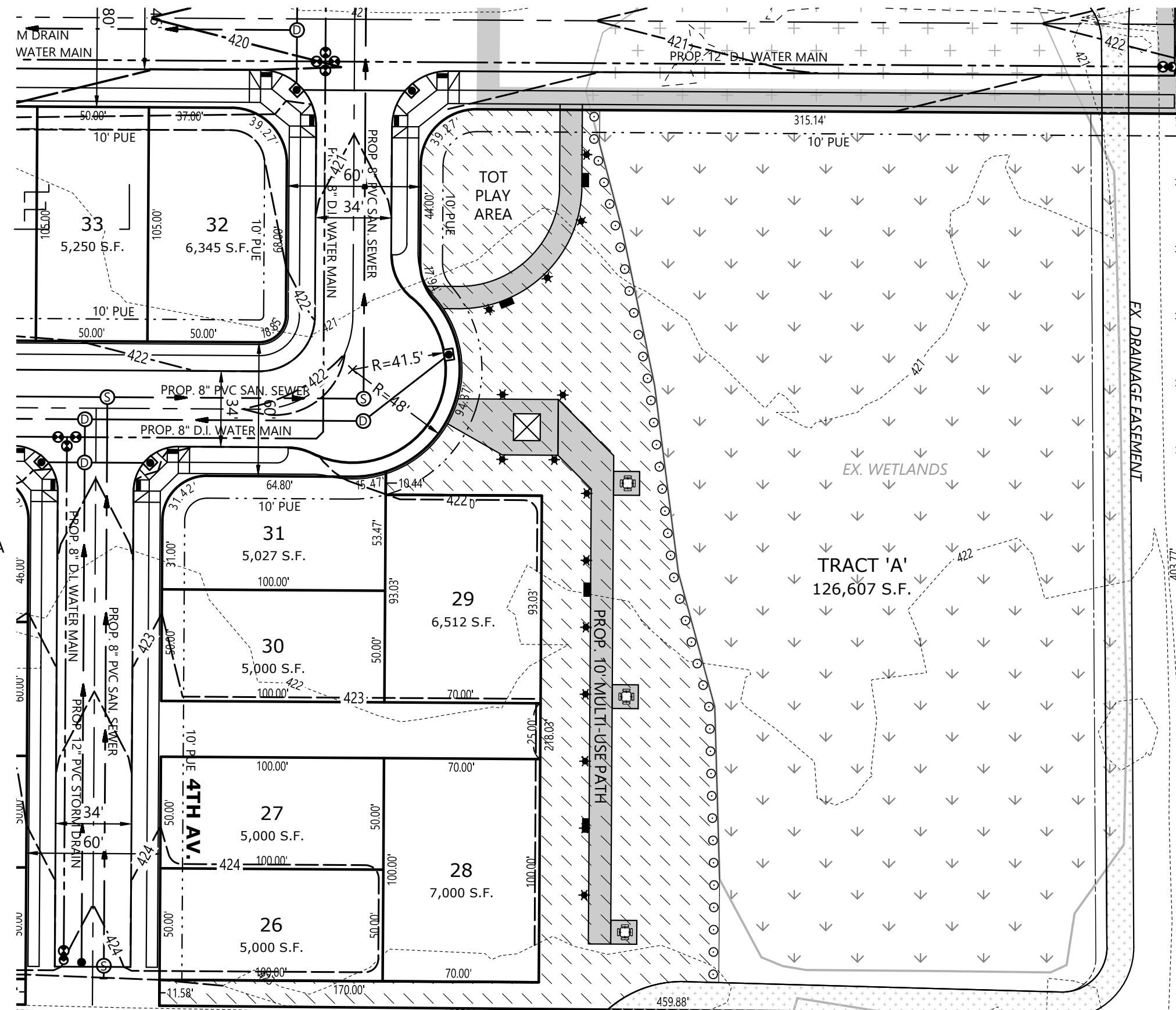


JOB # 7764

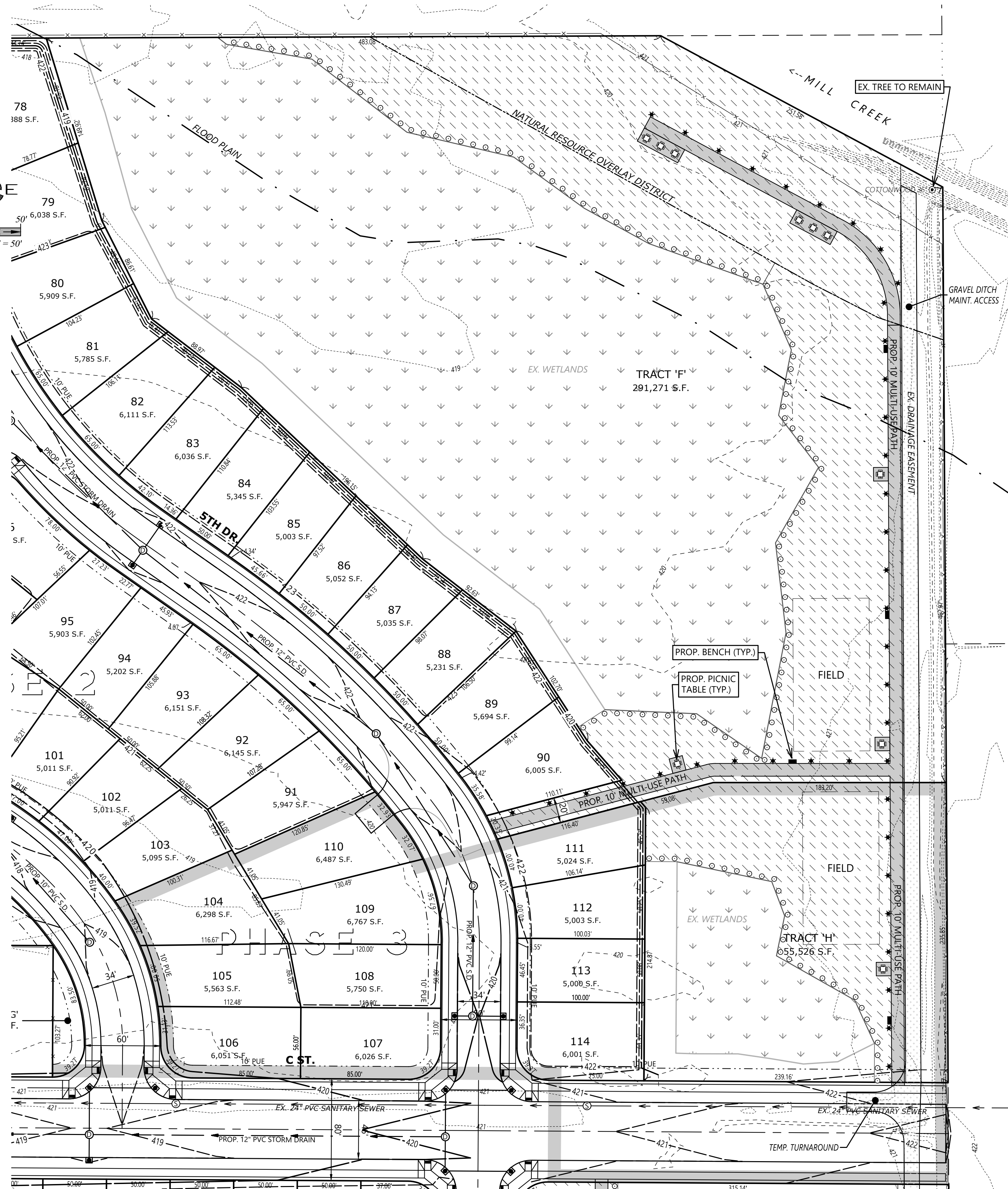
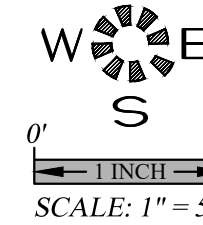
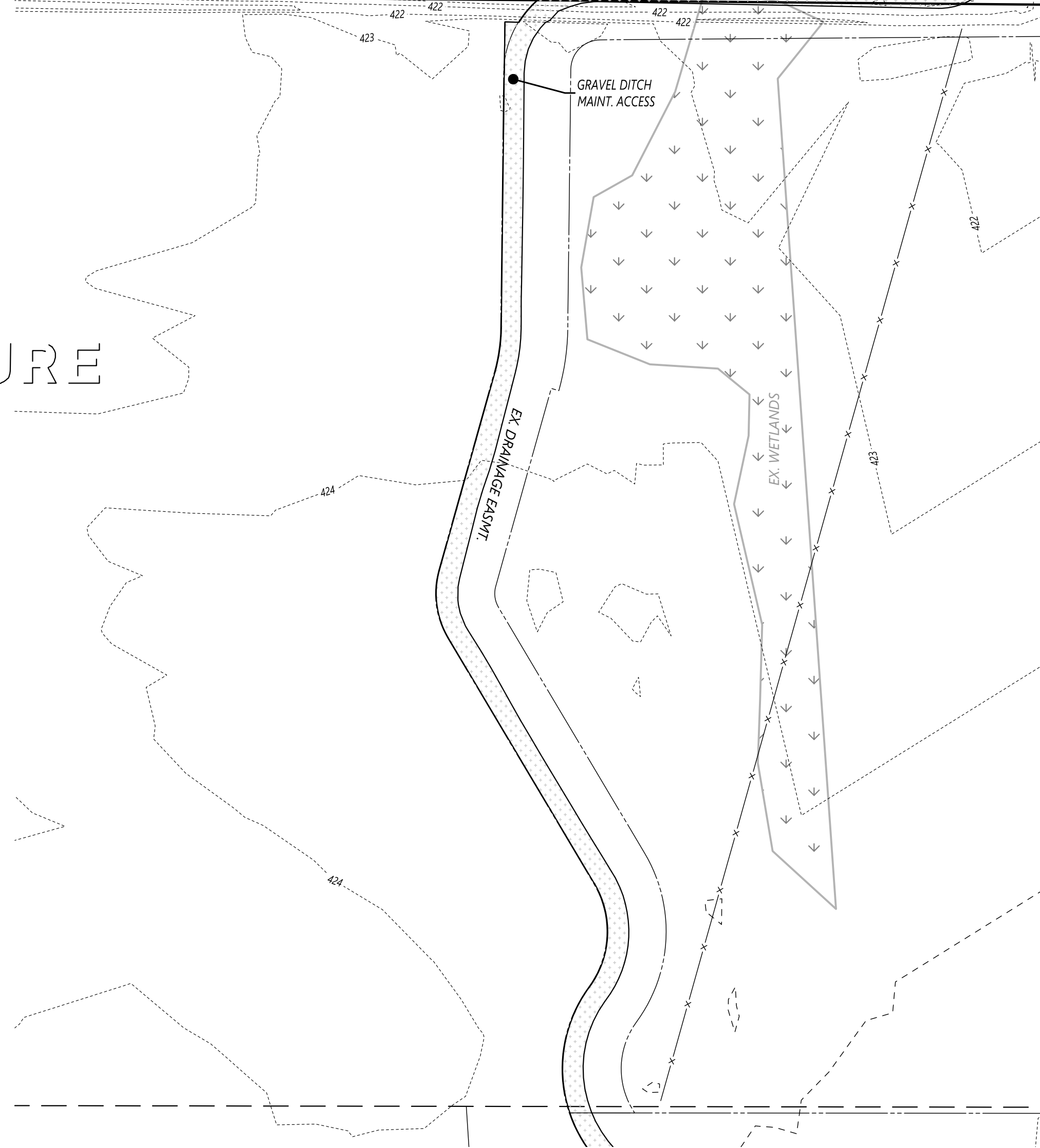
# P702

PHASE 1

- KALEIDOSCOPE ABELIA (ABELIE X GRANDIFLORA 'KALEIDOSCOPE') 2 GAL. SIZE, 10' O.C. (TYPICALLY)
- 3'± HIGH POST LIGHT



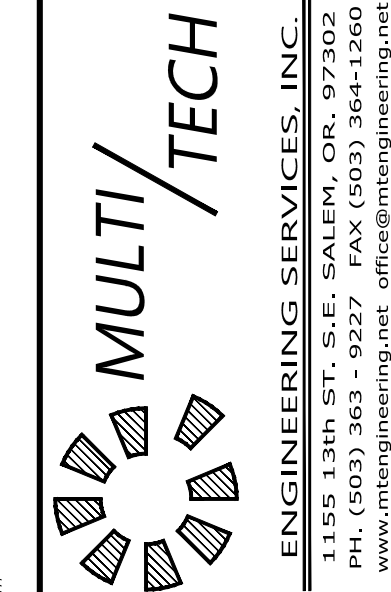
FUTURE



	OPEN SPACE						
	TOTAL SITE S.F.	SITE OPEN SPACE S.F.	OPEN SPACE % OF TOTAL SITE	USABLE OPEN SPACE S.F.	USABLE OPEN SPACE % OF OPEN SPACE	NON-USABLE OPEN SPACE S.F.	NET DEVELOPABLE SPACE S.F.
PHASE 1	692,685	207,403	30	32,307	16	175,096	485,282
PHASE 2	853,791	342,165	40	98,976	29	243,189	511,626
PHASE 3	130,765	55,526	42	24,552	44	30,974	75,239

THERE IS ONE TREE WITHIN THE PROJECT BOUNDARY, A 36 INCH COTTONWOOD IN THE NORTHEAST CORNER OF THE SITE. THIS TREE IS TO REMAIN.

PLANNING COMMISSION ACTION

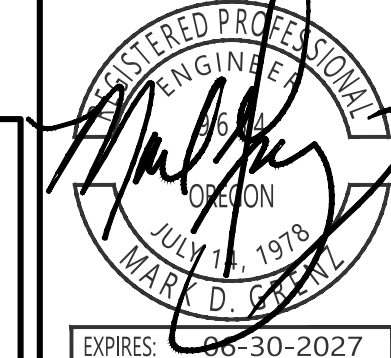


**PRELIMINARY SITE PLAN  
SUBDIVISION SITE PLAN  
OPEN SPACE &  
LANDSCAPE LAYOUT**

**GOLF CLUB ROAD  
DEVELOPMENT**

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Design: M.D.G.  
Drawn: D.G.G.  
Checked: M.D.G.  
Issue Date: 6/18/26  
Scale: AS SHOWN  
As-Built:



JOB # 7764  
**P801**