



# MEDFORD PLANNING

Date: 3/30/2026

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Building Department           | <input checked="" type="checkbox"/> Avista Utilities          | <input type="checkbox"/> Medford Irrigation District              |
| <input checked="" type="checkbox"/> City Attorney – Alicia Wilson | <input checked="" type="checkbox"/> Charter Communications    | <input checked="" type="checkbox"/> Rogue River Valley Irrigation |
| <input checked="" type="checkbox"/> Engineering – Jodi Cope       | <input checked="" type="checkbox"/> Hunter Communication      | <input type="checkbox"/> Talent Irrigation District               |
| <input checked="" type="checkbox"/> Engineering – Mike Casper     | <input checked="" type="checkbox"/> LS Networks of So. Oregon | <input type="checkbox"/> Medford School Dist. 549C                |
| <input checked="" type="checkbox"/> Engineering – Karl MacNair    | <input checked="" type="checkbox"/> Lumen (Centurylink)       | <input type="checkbox"/> Phoenix School District 4                |
| <input checked="" type="checkbox"/> Engineering – Jennifer Ingram | <input checked="" type="checkbox"/> Pacific Power & Light     | <input checked="" type="checkbox"/> R.V. International Airport    |
| <input checked="" type="checkbox"/> Fire Department               | <input checked="" type="checkbox"/> Rogue Disposal            | <input checked="" type="checkbox"/> OR Dept. of Aviation          |
| <input checked="" type="checkbox"/> Parks & Recreation            | <input type="checkbox"/> Rogue Valley Sewer Services          | <input checked="" type="checkbox"/> Federal Aviation Admin.       |
| <input type="checkbox"/> Police Department                        | <input type="checkbox"/> Rogue Valley Transit District        | <input type="checkbox"/> Fire District #2                         |
| <input checked="" type="checkbox"/> Water Commission              | <input type="checkbox"/> US Post Office                       | <input type="checkbox"/> Fire District #3                         |
| <input type="checkbox"/> City Manager                             | <input type="checkbox"/> Jackson Co. Admin. Officer           | <input checked="" type="checkbox"/> ODOT                          |
| <input type="checkbox"/> Floodplain – Liz Hamblin                 | <input type="checkbox"/> Jackson Co. Health                   | <input type="checkbox"/> ODOT Rail                                |
| <input type="checkbox"/> Urban Renewal (MURA)                     | <input type="checkbox"/> Jackson Co. Planning                 | <input type="checkbox"/> OR Dept. Fish & Wildlife                 |
| <input type="checkbox"/> Alt Trans Advis Comm (ATAC)              | <input type="checkbox"/> Jackson Co. Roads & Parks            | <input type="checkbox"/> Army Corps of Engineers                  |
| <input checked="" type="checkbox"/> DLCD – Josh LeBombard         | <input type="checkbox"/> Jackson Co. Surveyor                 | <input type="checkbox"/> Bear Creek Watershed Council             |

<b>File No.</b>	LDS-26-094	<b>Project Name:</b>	Ford Drive Padlots, Tentative Plat
<b>Agent Contact:</b>	Consideration of a request for a Tentative Plat for AC-23-343, as modified by AC-26-041. The Tentative Plat proposes to create 74 lots, 71 as individual townhouse lots and three lots for multi-family buildings. Located west of Crater Lake Ave along the continuation of Ford Drive, the subject site is two contiguous parcels (371w08C900 & 901), which total 6.26 ac (7.1 ac gross). Due to on-site wetlands, the stormwater detention facility is off-site on an adjacent TL (371w08C100). Parcels are zoned MFR-20 (Multi-Family Residential-15 to 20 dwelling units per gross acre) and are within the AC (Airport Area of Concern) overlay district.		
Mark McKechnie Mark@oregonarchitecture.biz			
<b>Planner:</b>	<b>Associated files:</b> ZC-20-112, PA-23-218, AC-23-343, AC-26-041		
Kegen Benson planning@cityofmedford.org			

A Land Development Committee meeting is scheduled for Wednesday, April 15, 2026, at 9:30 a.m. via Zoom webinar.

Topic: Land Development Meeting

Link to join the webinar: <https://us02web.zoom.us/j/83028661620>

Webinar ID: 830 2866 1620

Attached are documents for your review. Please investigate and submit a written report setting forth any necessary conditions as required of your department/agency for approval to the Planning Department within ten working days.

If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, including easements, please submit written findings with supporting data or information that justify the requirements. Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose, and that there is a rough proportionality between the burden of the requirement on the developer and the impacts of the proposed development on public facilities and services. All requirements may be strictly scrutinized by the courts and must have legitimate authority so that they will not result in the taking of private property.

If no comments are received within the 10-day review period, it will be assumed that there are no comments.

If you have any questions, please contact the planner listed above. Thank you.



**MEDFORD**  
PLANNING

## TENTATIVE PLAT, PAD LOT DEVELOPMENT – Type II

### 1. APPLICANT INFORMATION (If a corporation, list all principals)

Name Owen Fred Jr  
Address 3400 Crater Lake Ave  
City Medford State OR Zip Code 97501  
Email fboweninc@gmail.com  
Telephone (Primary): \_\_\_\_\_ (Secondary) \_\_\_\_\_

### 2. AGENT INFORMATION (Owner's consent required)

Name Oregon Architecture Inc  
Address 132 W Main #101  
City Medford State OR Zip Code \_\_\_\_\_  
Email mark@oregonarchitecture.biz  
Telephone (Primary): 541.772.4372 (Secondary) \_\_\_\_\_

### 3. OWNER/CONTRACT PURCHASER OF RECORD

Name Owen Fred Jr  
Address 371W08C TL 900 & 901  
City Medford State OR Zip Code 97501  
Email fboweninc@gmail.com  
Telephone (Primary): \_\_\_\_\_ (Secondary) \_\_\_\_\_

LDS-26-094

4. PROJECT DESCRIPTION

Project Name: Ford Drive - Tent Plat # Proposed Lots: 74

Address: Ford Drive and Tahitian Ave

Map and Tax Lot(s) #: 371W08C TL 900 & 901

Existing Zoning: MFR-20 GLUP Map Designation: UH

Southeast Plan Map Designation (if applicable): \_\_\_\_\_

List any land use application file numbers (including pre-applications) associated with this subject property:

AC-23-343

5. REQUIRED SUBMITTALS

- This Application Form (signed)
- Tentative Plat (1 copy)
  - Drawn to scale, including ALL applicable design criteria listed on page 4
- All large plans folded as per attached Plan Folding Instructions (Page 10)
- Reduced copies of tentative plat (8.5"x11" & 11"x17")
- Findings of Fact addressing approval criteria (Page 4-5)
- Written Consent of Owner(s) (Page 7)
- Expedited Land Division application form (if applicable) (Pages 8-9)

6. I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HERewith ARE COMPLETE, TRUE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature:   Applicant  Agent  Owner

Print Name: Mark McKechnie Date \_\_\_\_\_

7. SUBMIT APPLICATION AND REQUIRED DOCUMENTS:

TENTATIVE PLAT, PAD LOT DEVELOPMENT – Type II

- Submit the application (plans must be native .pdf files, no scans)
  - Via email [planning@cityofmedford.org](mailto:planning@cityofmedford.org)
  - For extra-large files, contact the planning department at [planning@cityofmedford.org](mailto:planning@cityofmedford.org) for a link to upload documents
- Fees
  - [Planning Fee Schedule](#)
  - Planning Fees are due at the time of application submittal
  - Payment options:
    - Checks shall be made payable to *City of Medford*
    - Credit/debit cards are accepted in the planning department, or to pay by phone, call (541) 774-2380

If any wetlands exist on the site, it is the applicant's responsibility to obtain a permit from the Oregon Department of State Lands and U.S. Army Corps of Engineers before any site work begins.

TENTATIVE PLAT, PAD LOT DEVELOPMENT – Type II

**PLAN CHECKLISTS**

**TENTATIVE PLAT, PAD LOT DEVELOPMENT shall meet the following criteria:**

- Clearly and legibly drawn on tracing paper of good quality
- Prepared by a civil engineer or land surveyor registered in Oregon
- Dimensions are not less than 18 inches by 24 inches

**TENTATIVE PLAT, PAD LOT DEVELOPMENT shall contain the following data:**

- Proposed land division name (if subdivision). Contact the Jackson County Surveyor for naming information (541)774-6191
- Date
- North Arrow
- Scale
- Gross Acreage and Net Acreage
- Sufficient legal information to define the boundaries of the proposed development
- A key map located in the upper right-hand corner identifying the location of the development relative to section and township lines and to adjacent property and major physical features such as street, railroads, and waterways
- Names & map lots of abutting property owners on all sides
- Names & widths of adjoining rights-of-way, topographic features, and all public improvements on adjacent property within 200-feet of the project boundary
- Names & address of owner of record, developer, & engineer or land surveyor registered in the State of Oregon who prepared the tentative plat
- All streets, highways, and other ways in the proposed project shall have:
  - Locations
  - Approximate Intersection Angle
  - Names
  - Widths
  - Centerline Radii
  - Centerline Slopes
- Number of Lots
- Dimensions of pad lots and parent parcels (to the nearest foot), including:
  - Frontage
  - Width
  - Area
- Location & height of all existing structures to remain on the property, & distance from proposed property lines
- Location of structures upon abutting parcels within ten feet of the property line or within ten feet of proposed streets
- Location & character of all easements existing & proposed by the developer for drainage, sewage, and public utilities
- Public or common area proposed
- Private open space and which pad it is associated with, if any
- The approximate distance to, and location of, the nearest sanitary sewer main.
- Name of the irrigation district, if any, and whether it is currently being assessed.
- Name of the School District within which the project is located

**MEDFORD LAND DEVELOPMENT CODE SECTION 10.170 (D), PARTITION APPROVAL CRITERIA**

(A) Application

The land division associated with a pad lot development is a Type II administrative decision with notice and the Planning Director is the approving authority. If a pad lot development includes a cottage cluster development it shall be reviewed as a Type III quasi-judicial decision, and shall meet the requirements identified in Section 10.818A. Final plat for pad lot development is a Type I ministerial action which complies with the requirements established at the time of tentative plat approval, and the requirements set forth in Section 10.162 (B-E).

(B) Application for Pad Lot Development Tentative Plat. The application for each proposed pad lot development tentative plat shall be filed with the Planning Department.

(C) Form of Tentative Plat and Accompanying Data. The tentative plat shall comply with the requirements of 10.202(C).

(D) Pad Lot Development Tentative Plat Approval Criteria.

The Planning Director shall not approve any tentative plat for a pad lot development unless the Director can determine that the proposed land division, together with the provisions for its design and improvement, meet the following:

(1) Is consistent with the standards as outlined in Section 10.703 and as required in the underlying zoning district.

(2) Is consistent with the Comprehensive Plan, any other specific plans applicable to the proposed land division, including Neighborhood Circulation Plans, and all applicable development standards set forth in Articles IV and V of Chapter 10;

(3) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;

(4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property, unless the approving authority determines it is in the public interest to modify the street pattern;

(5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;

(6) Will not cause an unmitigated land use conflict between the land partition and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.

(E) Expiration of Pad Lot Development Tentative Plat Approval.

Approval of a tentative pad lot development plat application shall take effect fourteen calendar days following the date the notice of decision is mailed, unless appealed, in which case the decision is effective when all appeals are decided. The approval shall expire two years from the effective date. If a request for an extension of a tentative pad lot development plat application approval is filed with the Planning Department within two years from the date of the Planning Director's decision, an extension not to exceed one additional year shall be granted.

## CONCEPTUAL GRADING PLAN

**Purpose:** A conceptual grading plan is a drawing that conveys the proposed change of ground elevation within a development. Such a drawing is meant to clearly indicate the change in grade within each lot as well as the direction of storm water runoff both within and outside of the project.

**When**

**Required:** A conceptual grading plan is required at the time of land division application, where the proposed development abuts existing developed lots, or where the grade of any part of the land division exceeds ten percent.


**Content:** A conceptual grading plan should be drawn to scale and contain the following information:

1. Existing/proposed contours, or cut and fill locations and depths
3. Proposed lots/lot numbers and the proposed method of access
4. Name and location of existing and proposed rights of way
5. Direction of storm water runoff
6. Preliminary system layout/location of detention facilities
7. Location of proposed retaining walls
8. Features adjacent to the development that could affect the project
9. Show how storm water runoff water will ultimately be disposed

For further questions concerning conceptual grading plans you may contact the Medford Planning Department at (541) 774-2380 or the Medford Engineering Department at (541) 774-2100.

**WRITTEN CONSENT OF OWNER**

I/We, FB Owen Inc, the property owner(s) of Tax Lot(s) 900, 901 on Jackson County Assessor Map 371W08C, hereby consent to the filing of an application for Tentative Plat on said property, and will allow Oregon Architecture Inc to represent me before the City of Medford Approving Authority.

Signed:   
Print Name: Craig Owen  
Date: 2-26-2026

Signed: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

## **EXPEDITED LAND DIVISION APPLICATION FORM (ORS 197-380-380)**

### **What is an Expedited Land Division?**

The expedited land division process provides an alternative to the standard procedures for certain land division requests. An applicant may choose to use the expedited land division process if their land division request meets all of the applicable requirements specified in Oregon Revised Statute (ORS) 197-360 (see reverse side). The steps in this procedure differ from the regular land division procedure, but still include public review and opportunity for appeal. The steps are described in ORS 197.365-375.

### **Is it faster than the regular land division process?**

The expedited land division process is intended to streamline the regular land use process that land divisions normally follow under state law, which allows up to 120 days for final city approval. In Medford, however, the typical processing time for a land division application that meets city standards and is complete when submitted is far less than the 120 days that state law allows. Therefore, in Medford, in many cases there is no difference in processing time between a regular land division and expedited land division.

### **What are the requirements to qualify for the Expedited Land Division process?**

ORS 197-360 lists the requirements to qualify for an expedited land division review. These requirements are summarized below. The full text of ORS 197.360 is included on the reverse side of this form.

#### The proposed land division (i.e., subdivision, partition or replat):

1. Must be on residentially zoned land and must be solely for the purposes of residential use;
2. Must not create building lots that provide for dwellings or accessory buildings within areas that contain natural resource protections, such as, but not limited to, historic areas and riparian zones.
3. Must satisfy all City street standards and connectivity requirements; and
4. Must either:
  - a. *Create enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site;*  
*or*
  - b. *Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.*

### **Is the filing fee more for an Expedited Land Division?**

Yes. The application filing fee for an expedited land division is higher than the filing fee for a standard land division application to cover the costs of processing the application following a different, specialized set of expedited procedures. The Expedited Land Division fee is \$4,772.

### **Why am I receiving this application form for Expedited Land Division now?**

The expedited land division process has existed since 1995; however, the 2015 Oregon Legislature required that all land division applicants be notified of the expedited land division option and how to apply.

TENTATIVE PLAT, PAD LOT DEVELOPMENT - Type II

Are you applying for an expedited Land Division?

No  Yes

(If yes, then attach a written description of how the proposal satisfies ORS197.360)

Applicant Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Site Address: \_\_\_\_\_

Signature

Print Name

Date

**ORS 197.360:**

(1) As used in this section:

(a) "Expedited land division" means a division of land under ORS 92.010 to 92.192, 92.205 to 92.245 or 92.830 to 92.845 by a local government that:

(A) Includes only land that is zoned for residential uses and is within an urban growth boundary.

(B) Is solely for the purposes of residential use, including recreational or open space uses accessory to residential use.

(C) Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:

(i) Open spaces, scenic and historic areas and natural resources;

(ii) The Willamette River Greenway;

(iii) Estuarine resources;

(iv) Coastal shorelands; and

(v) Beaches and dunes.

(D) Satisfies minimum street or other right-of-way connectivity standards established by acknowledged land use regulations or, if such standards are not contained in the applicable regulations, as required by statewide planning goals or rules.

(E) Will result in development that either:

(i) Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or

(ii) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.

(b) "Expedited land division" includes land divisions that create three or fewer parcels under ORS 92.010 to 92.192 and meet the criteria set forth in paragraph (a) of this subsection.

(2) An expedited land division as described in this section is not a land use decision or a limited land use decision under ORS 197.015 or a permit under ORS 215.402 or 227.160.

(3) The provisions of ORS 197.360 to 197.380 apply to all elements of a local government comprehensive plan and land use regulations applicable to a land division, including any planned unit development standards and any procedures designed to regulate:

(a) The physical characteristics of permitted uses;

(b) The dimensions of the lots or parcels to be created; or

(c) Transportation, sewer, water, drainage and other facilities or services necessary for the proposed development, including but not limited to right-of-way standards, facility dimensions and on-site and off-site improvements.

(4) An application for an expedited land division submitted to a local government shall describe the manner in which the proposed division complies with each of the provisions of subsection (1) of this section.

# FORD DRIVE TOWNHOMES

**SURVEY FOR:**  
 F.B. Owen Inc.  
 3400 Crater Lake Avenue  
 Medford, OR. 97504

**SURVEY BY:**  
 Kaiser Surveying  
 2178 Butte Falls Hwy.  
 Eagle Point, OR. 97524

**LOCATION:**  
 371W08C, Tax Lots 900 & 901  
 City of Medford  
 Jackson County, Oregon

**DATE:**  
 December 18, 2025

- LEGEND**
- SD = Stormdrain
  - UGP = Underground Power
  - OP = Overhead Power
  - SS = City Sewer Main
  - SSL = Sewer Service Lateral
  - UCP = Underground Communication, Telephone
  - W = Water Main
  - GL = Gas Line
  - EP = Edge Pavement
  - EG = Edge Gravel
  - F = Fence (8' Chain-Link)
  - CMP = Corrugated Metal Pipe
  - Wetland Boundary as flagged

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**ELECTRONIC COPY**

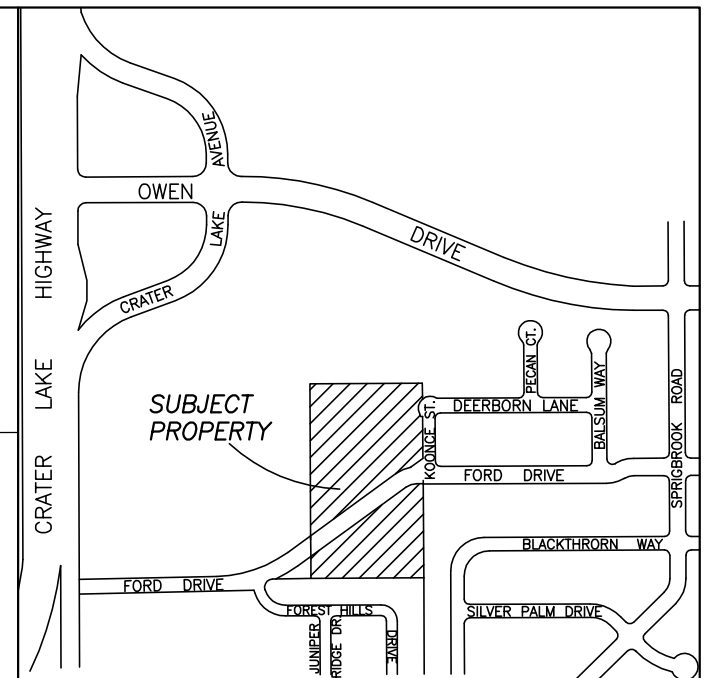
OREGON  
 JULY 15, 2003  
 BARY D. KAISER  
 No. 52923  
 EXP. 6-30-27



**ELEVATION DATUM**  
 NAVD 1988 - GPS OBSERVATION

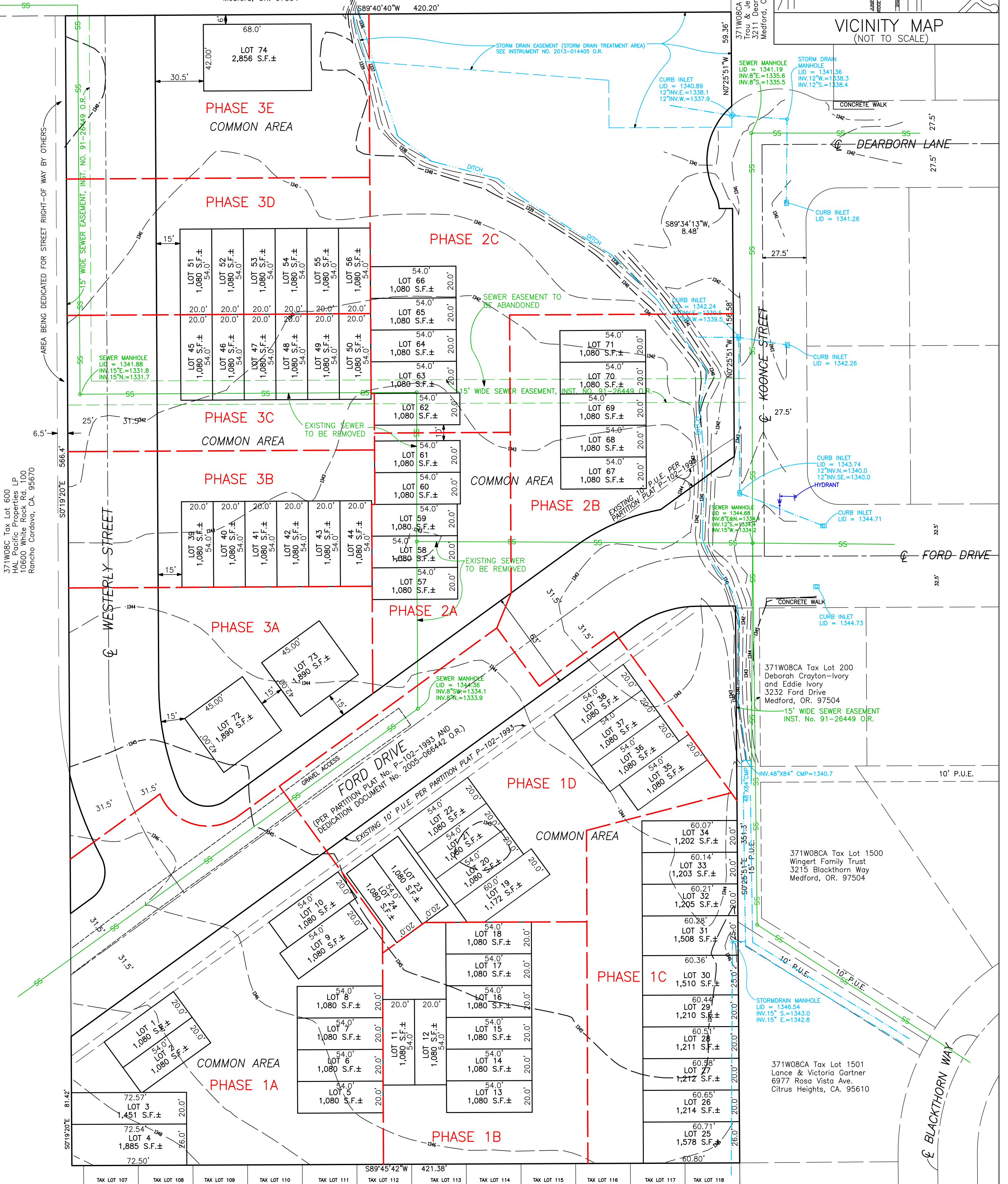
**BASIS OF BEARINGS**  
 GRID FROM GPS - OREGON  
 COORDINATE SYSTEM (OGRS)  
 GRANTS PASS - ASHLAND ZONE

SCALE: 1" = 40'



**VICINITY MAP**  
 (NOT TO SCALE)

371W08C Tax Lot 100  
 FB Owen Inc.  
 3400 Crater Lake Ave.  
 Medford, OR. 97504



371W08C Tax Lot 600  
 HAL Pacific Properties LP  
 10600 White Rock Rd.  
 Rancho Cordova, CA. 95670

TAX LOT 107    TAX LOT 108    TAX LOT 109    TAX LOT 110    TAX LOT 111    TAX LOT 112    TAX LOT 113    TAX LOT 114    TAX LOT 115    TAX LOT 116    TAX LOT 117    TAX LOT 118



(541) 772-4372

132 WEST MAIN STREET, SUITE 101

MEDFORD, OREGON 97501

www.oregonarchitecture.biz

March 9, 2026

## TENTATIVE PLAT, LAND DIVISION - Type II

### NARRATIVE

The Developer is proposing a Tentative Plat in conformance with the approved and amended Site Plan, Medford Planning Project AC-23 343. The Tentative Plat proposes to create 74 lots, 71 as individual townhouse lots and three lots for multi-family buildings. The development proposes the extension of existing public rights-of-way for a standard residential street (the extension of Ford Drive), as well as a new minor residential street (currently labeled Westerly Street). The new street will extend north from Ford Drive to the northern property limit. As part of this development an off-site stormwater detention facility will be constructed, which will be publicly maintained. The subdivision will be constructed in multiple phases, as outlined on the Plat document.

#### ***Pad Lot Development Tentative Plat Approval Criteria. MLDC 10.171(4)***

The Planning Director shall not approve any tentative plat for a pad lot development unless the Director can determine that the proposed land division, together with the provisions for its design and improvement, meet the following:

- (a) *Is consistent with the standards as outlined in Section [10.703](#) and as required in the underlying zoning district.*

**RESPONSE:** Meets all requirements.

- b) *Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Articles IV and V;*

**RESPONSE:** The site plan has been reviewed and approved through the Site Plan process, will be on land properly zoned for this type of development and meets the minimum density necessary for the parcel.

- c) *Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*

**RESPONSE:** This tentative plat addresses all the area of this parcel. Ford Drive connects the adjacent parcels to the east and west in a manner that has been approved through the public hearing process of the Site Plan and Architectural Commission, and the proposed new north/south connection allows for future connectivity along its western frontage, to the parcel immediately north and ultimately to Crater Lake Avenue to the north.

d) *Bears a name that has been approved by the approving authority and does not use and a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;*

**RESPONSE:** Ford Drive Townhomes has been selected as the name for the plat

e) *If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property, unless the Planning Commission determines it is in the public interest to modify the street pattern;*

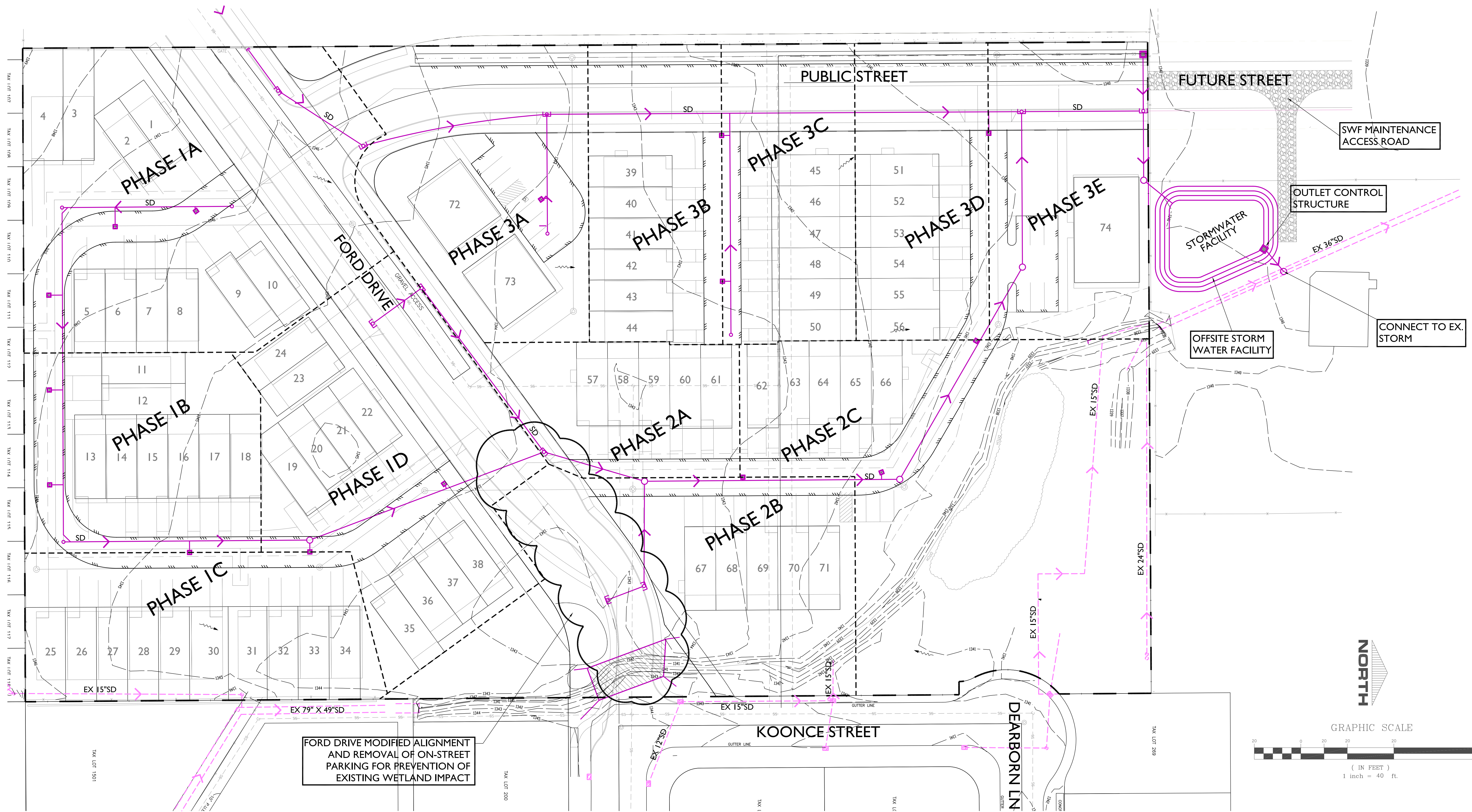
**RESPONSE:** There are two streets proposed for this plat. One will be a connection between two existing lengths of Ford Drive. The location of the other right-of-way is consistent with the existing street pattern of the City of Medford and is temporarily named “Westerly Street”.

f) *If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*

**RESPONSE:** No private streets are planned, but there will be one extensive driveway and two shorter ones that are planned to meet public and emergency access requirements.

g) *Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

**RESPONSE:** This proposed subdivision does not abut any agricultural lands within the EFU zoning district.



**LEGEND**

- |     |                      |       |                               |
|-----|----------------------|-------|-------------------------------|
| SD  | PROPOSED STORM MAIN  | ←     | EXISTING STORM MAIN           |
| ■   | PROPOSED CATCH BASIN | ⊕     | EXISTING SD MANHOLE           |
| ⌞   | PROPOSED CURB INLET  | →     | FINISHED ROAD SLOPE DIRECTION |
| ○   | PROPOSED SD CLEANOUT | ~     | SURFACE DRAINAGE DIRECTION    |
| ○   | PROPOSED SD MANHOLE  | - - - | PHASE BOUNDARY                |
| --- | PROJECT BOUNDARY     |       |                               |

**CONTOURS**

- CONTOUR INTERVAL = 1'  
 INDEX INTERVAL = 5'  
 EXISTING INDEX CONTOUR  
 EXISTING MINOR CONTOUR

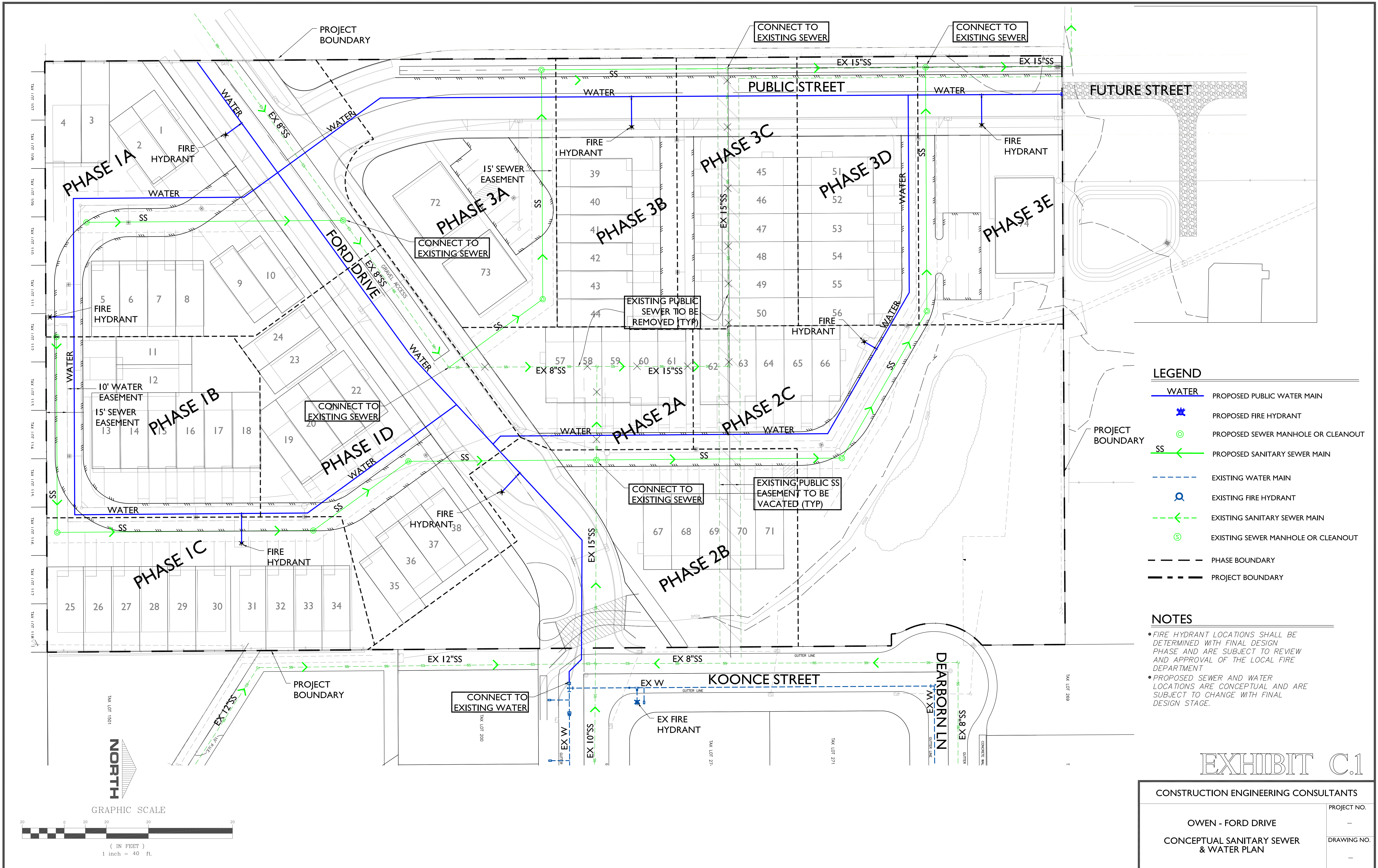
**NOTES**

- PROPOSED UTILITY LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN STAGE.
- PROPOSED STORM IMPROVEMENT LOCATIONS SHOWN ARE CONCEPTUAL & APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN STAGE

**EXHIBIT C.2**

CONSTRUCTION ENGINEERING CONSULTANTS

OWEN - FORD DRIVE	PROJECT NO.
CONCEPTUAL GRADING & DRAINAGE PLAN	DRAWING NO.



- LEGEND**
- WATER PROPOSED PUBLIC WATER MAIN
  - ★ PROPOSED FIRE HYDRANT
  - PROPOSED SEWER MANHOLE OR CLEANOUT
  - SS PROPOSED SANITARY SEWER MAIN
  - EXISTING WATER MAIN
  - ★ EXISTING FIRE HYDRANT
  - EXISTING SANITARY SEWER MAIN
  - EXISTING SEWER MANHOLE OR CLEANOUT
  - PHASE BOUNDARY
  - PROJECT BOUNDARY

- NOTES**
- FIRE HYDRANT LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN PHASE AND ARE SUBJECT TO REVIEW AND APPROVAL OF THE LOCAL FIRE DEPARTMENT
  - PROPOSED SEWER AND WATER LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN STAGE.

# EXHIBIT C.1

CONSTRUCTION ENGINEERING CONSULTANTS	
OWEN - FORD DRIVE	PROJECT NO. —
CONCEPTUAL SANITARY SEWER & WATER PLAN	DRAWING NO. —