



# CITY OF EAGLE POINT

*"Gateway to the Lakes"*

OREGON

**EAGLE POINT PLANNING COMMISSION**  
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON  
**REGULAR MEETING AGENDA**  
June 21, 2016

1. CALL TO ORDER - 7:00 p.m.
2. FLAG SALUTE.
3. AUDIENCE QUESTIONS/COMMENTS (Items not on the agenda).
4. PUBLIC HEARING(S).
  - 4.1 Planning Application #16-03:CUP/SPR  
Eagle Point Golf Course Lodging
5. CONSENT CALENDAR.
  - 5.1 Presentation of Regular Meeting Minutes of February 16, 2016.
6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.
7. UNFINISHED BUSINESS.
8. NEW BUSINESS.
9. REPORTS FROM PLANNING COMMISSION MEMBERS.
10. REPORTS FROM STAFF.
11. INFORMATION.
  - 11.1 June 2016 City of Eagle Point Newsletter.
12. ADJOURNMENT.

*AGENDA AND COUNCIL PACKETS ALSO AVAILABLE ON WEBSITE*

[www.cityofeaglepoint.org](http://www.cityofeaglepoint.org)

*If a physical accommodation is needed to participate in this meeting, please contact the City Recorder at 541-826-4212 ext. 106 or TTY/TDD 711 or 800-735-2900. Notification of at least 48 hours prior to the meeting will assist the City in providing reasonable accommodations. (28 CFR 35.102-35.104 ADA Title II).*

**BUSINESS OF THE PLANNING COMMISSION  
EAGLE POINT, OREGON**

**AGENDA STATEMENT**

**Item Number:** 4.1

**Meeting Date:** June 21, 2016

**ITEM TITLE:** Planning Action #16-03:CUP/SPR (Eagle Point Golf Course Lodging).  
Request for approval of a phased lodging development at the Eagle Point Golf Course.

Applicant/Owner: Bob Hyer, Hyer Golf LLC  
Agent: Alan Harper, Ausland Group  
Submitted By: Mike Upston, Planning Director (541) 826-4212, ext 111

**I. PROPOSAL, BACKGROUND & PROPERTY OVERVIEW**

This proposal is to provide lodging in five 4-unit buildings near the Eagle Point Golf Course entrance, along with a 21-room guest lodge and event center overlooking the main pond area. The golf course is surrounded by single family, detached homes constructed between the mid-1990's through the early 2000's as part of the golf course community master plan. See the location map and aerial view in Attachment A, and project drawings in Attachment B.

The golf course, opened in 1995, has evolved to include a pro shop, club house, restaurant, and outdoor patio/pavilion where events are hosted throughout the year. This popular venue plays a central role within the surrounding community, and attracts golfers from near and far. However, while there is evidence that visitors would like to stay overnight, there are no local options.

**II. LAND USE APPROVAL REQUIREMENTS**

**Conditional Use Permit**

Eagle Point Zoning Ordinance (EPZO), Chapter 17.28 establishes the permitted buildings and uses within the C-1 zoning district, and EPZO Section 17.28.030 provides Planning Commission authority to consider a Conditional Use Permit for certain buildings or uses, including lodging and associated facilities, which are not permitted outright within the C-1 zoning district.

EPZO Chapter 17.84 establishes the review and decision-making parameters for Conditional Use Permits, the purpose of which is to determine whether or not the characteristics of a proposed use is incompatible with the existing or permissable uses on surrounding land. An additional purpose is to stipulate conditions to help ensure that a proposed use will be compatible with the surrounding uses. EPZO Section 17.84.050 establishes the findings of fact that must be met in order to approve a Conditional Use Permit, and those are discussed under Section III of this report.

## Site Plan Review

EPZO Chapter 17.60 establishes the Site Plan and Landscape Approval process applicable to new development. The purpose of site plan review is to promote the orderly and harmonious development of the City, and to stabilize land values and improve the community economy. An additional purpose is to help prevent impairment or depreciation of land or building values by creating structures, additions, or alterations which have inadequate attention to site planning or landscaping as it affects adjacent property, community goals and adopted plans.

EPZO Section 17.60.040.E provides the standards that must be met in order to approve a Site Plan Review; see discussion under Section IV of this report. EPZO Section 17.60.050. A – F establishes the basic requirements that must also be met by all new developments or alterations of existing development; these are discussed under Section V of this report.

### III. DECISION CRITERIA FOR CONDITIONAL USE PERMIT APPROVAL

#### A. That the conditional use is in conformance with the letter and intent of the Comprehensive Plan and Zoning Ordinance. EPZO 17.84.050.A

1. **Comprehensive Plan.** The proposal conforms with the following Eagle Point Comprehensive Plan goals and policies:

**Chapter III – Land Use Element:** To provide a long-range guide for the physical development of the City that maximizes the community's livability.

**FINDING:** The Land Use Element of the Comprehensive Plan provides the framework for the Zoning Districts that have been adopted by the City. The subject property has a split-designation of Commercial and Single Family Residential on the Comprehensive Plan Map, both of which are intended to implement the Comprehensive Plan's vision for this area of town as a golf course surrounded by associated residential and commercial land uses. The proposed lodging development is consistent with this vision and compatible in design and function with the adjacent neighborhood.

**Chapter VII – Transportation Element/Transportation System Plan, Chapter 2, Section B - Arterials, Collectors and Local Streets, Policy 15:** All land use decisions shall include a consideration of their impact on existing and planned transportation facilities, protection of the safety and function of transportation facilities.

**FINDING:** As described in Chapter 8 of the Eagle Point Transportation System Plan, Alta Vista Road, the project's primary access shared with all other golf course facilities, is an arterial roadway that has been constructed to support the traffic anticipated by the existing and future land uses on the subject property.

**Chapter XIII – Citizen Involvement Element:** To provide opportunities for citizen involvement throughout the City’s planning process.

Policy 3: The City shall continue to emphasize the public hearing process during land use decision making. All hearings shall be well advertised and open to all affected citizens.

Policy 4: The City shall continue to maintain public availability of planning related proposals and reports.

Policy 5: The City shall continue to notice affected agencies and organizations of specific planning related activities, proposals and reports.

Policy 6: The City shall continue to coordinate land use actions with affected agencies.

**FINDING:** The City of Eagle Point has an adopted citizen involvement program based upon the policies noted above. The program includes complete and open public information and involvement based on public notice procedures and public hearings. This development application is being processed consistent with that program, and is consistent with the goals and policies of this Element.

Written public comments received by the City prior to posting of this agenda statement are included in Attachment C, and those comments are addressed in Section IV.3 and IV.4 of this document. If additional written comments are received after this agenda statement has been posted, they will be presented at the public hearing.

**2. Zoning Ordinance. The proposal conforms to the following requirements of the Eagle Point Zoning Ordinance:**

Legal Notifications. All notifications and advertisements have been made in satisfaction of the legal requirements to hold public hearings on this application.

Zoning Regulations. All applicable requirements of the Eagle Point Zoning Ordinance will be met prior to issuance of construction permits.

**FINDING:** The proposed development complies with all legal notification and applicable development requirements of the Eagle Point Zoning Ordinance.

**B. That the potential positive impacts outweigh the negative impacts of the conditional use as it relates to the public health, safety and general welfare of the area. EPZO 17.84.050.B**

**FINDING:** The proposed development will make good use of underutilized areas and provide needed overnight lodging for golfers, their families, and people visiting area residents. In addition, the well-articulated, clustered two story structures were

designed to be compatible with their immediate surroundings and neighboring homes. Impacts to adjacent homes will be mitigated with setbacks that are wider than required by zoning, and will include landscape buffers to minimize noise and glare. Further, the Event Center use will be intermittent and the noise, glare and odor from over-night guest accommodations will be far less than other uses that are permitted outright in the C-1 zoning district. Finally, the project is expected add minimal traffic impacts and there are no known transportation facility deficiencies between the entrance of the site to Alta Vista Road and Crater Lake Highway.

**C. That the conditional use property and buildings are adequate in size and shape to accommodate said use, and all yard spaces, walls and fences, parking, loading, landscaping and other features are to standards required by this Ordinance. EPZO 17.84.050.C**

**FINDING:** As mentioned in sub-section B above, the project takes advantage of area that is currently under-utilized within a largely commercial zoning district. The proposed size and clustering of the buildings was designed specifically to fit comfortably on those vacant areas, amongst the existing golf course uses and adjacent to the neighboring homes. As shown on the plans submitted with this application, and as explained under Sections IV, V and IX of this report, the project proposal would meet all applicable development standards.

With regards to parking, the zoning ordinance does not establish a minimum supply for golf courses. However, it's typical for parking to be based on the sum of all associated uses (golf course, restaurant, pro shop, etc.). Since the goal is to ensure that adequate parking remains once all of the lodging facilities are in use, the parking need has been calculated by adding the parking required for the proposed new uses to that needed for the existing uses.

The applicant's parking analysis concludes that 206 of the 216 parking spaces expected to exist at full buildout will be needed (see the Parking Calculations on sheet C3.0 of the Project Drawings provided in Attachment B). In addition, a condition of approval is included in Section IX of this report that provisions be made to allow future on-site parking if needed.

**D. That the conditional use relates to streets and highways adequate to width and pavement type to carry the quantity and kind of traffic generated by the proposed use. EPZO 17.84.050.D**

**FINDING:** The project site is accessed from Alta Vista Drive, which is of adequate width and pavement type to accommodate access to the proposed development.

#### IV. STANDARDS FOR SITE PLAN AND LANDSCAPE APPROVAL

EPZO Section 17.60.040.E.1-5 provides the standards which must be met for Site Plan and landscape Approval. These are listed and discussed below.

1. That the site plan conforms with the general plans and ordinances of the City in terms of location and general development standards and all provisions of this title. EPZO 17.60.040.E.1

**FINDING:** The site plan conforms to all relevant Comprehensive Plan goals and policies, as well as all applicable development standards and provisions of the Zoning Ordinance as conditioned with this approval.

2. That the site plan adequately provides for pedestrian safety and general welfare of facility users. EPZO 17.60.040.E.2

**FINDING:** The club house area is extensively connected by pathways and open space, as shown on the Applicant's Site Plan. In addition, a condition of approval is included in Section IX of this report requiring pedestrian access to be provided from the new development to the main Alta Vista Road path.

3. That the project will satisfactorily take care of the traffic it generates by means of adequate off-street parking, access points and additional street right-of-way improvements. EPZO 17.60.040.E.3

**FINDING:** Written public comments received by the City and provided in Attachment C express concern that full occupancy of the lodging facility may result in people parking on Princeville Drive in the adjacent neighborhood. Another written comment expresses concern about the growth in traffic on Alta Vista Drive over the years, and that additional development along the roadway will add more traffic and compound perceived safety issues. However, no traffic impacts requiring mitigation were identified in the Traffic Study (refer to Attachment D), and off-street parking is expected to be adequate as shown on the applicant's parking calculations and as discussed above in subsection III.C.

4. That the project will be compatible with adjacent developments and will not adversely affect the land uses or character of the area. EPZO 17.60.040.E.4

**FINDING:** Written public comments received by the City and provided in Attachment C opine that two story buildings don't blend in as well with the one story homes that are being built around the golf course. However, as is typical in most residential neighborhoods and permissible by zoning, many two story homes have also been built in the golf course community, and more are expected. Further, the potential adverse impacts to neighboring homes on Princeville Drive are addressed with setbacks and landscape buffers exceeding the minimum standard established by the City's zoning

ordinance; the proposed 50 – 60 foot building setbacks off the property line, along with at least one row of trees, understory shrubs and groundcover greatly exceed the 20-foot setback required by the zoning ordinance. In addition, the scope and impact of the proposed lodging use is expected to be less than that which would occur with other uses permitted outright in the C-1 commercial zone, such as retail shops, restaurants, and office buildings. Finally, the property has always been intended as a place for gathering, recreation, and associated activity, and the proposed lodging project will compliment those uses.

5. That the project will take into consideration natural hazards found to exist on or adjacent to the site proposed for development. EPZO 17.60.040.E.5

**FINDING:** There are no known natural hazards on or adjacent to the site.

## V. BASIC REQUIREMENTS FOR SITE PLAN AND LANDSCAPE APPROVAL

EPZO Section 17.60.050. A – F establishes the basic requirements for all new developments or alterations of existing development; these are discussed below.

A. Landscaping and Screening. EPZO 17.60.050.A

**FINDING:** As shown on the applicant's site plan, landscaping will screen the adjacent uses and provide a buffer for noise and lighting. Landscape and irrigation plans will be included in the construction plan set submitted for building permits.

B. Street Frontage Improvements. EPZO 17.60.050.B

**FINDING:** Existing public sidewalks and vehicle access points will be maintained, and new landscaping is proposed, as described above. These existing and proposed street frontage elements are sufficient to serve the existing church and its proposed expansion.

C. Street Access. EPZO 17.60.050.C

**FINDING:** The existing vehicle access point off Alta Vista Road is adequate to serve the existing and proposed uses.

D. Solar Access, Light, Air and Shade. EPZO 17.60.050.D

**FINDING:** The building setbacks will minimize their shadow on adjacent properties.

E. Engineering. EPZO 17.60.050.E

**FINDING:** Site engineering will be included in the plan set submitted for a building permit. In addition, recommended conditions of approval are included in Section IX of this agenda statement to address specific engineering items associated with the project.

F. Storage and Trash. EPZO 17.60.050.F

**FINDING:** Trash collection areas are pre-existing and adequate.

## VI. CONCLUSIONS

1. The application was declared complete.
2. The proposal is consistent with the Comprehensive Plan.
3. As conditioned, the proposal complies with the Zoning Ordinance.
4. All legal notifications have been satisfied with respect to the application.
5. Concerns expressed by affected agencies have been mitigated.

APPROVED FOR SUBMITTAL:

Handwritten signature in blue ink and the date 6/14/16.

Henry Lawrence, City Administrator

## VII. STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Findings and approve the application with the recommended conditions of approval.

## VIII. PLANNING COMMISSION OPTIONS:

1. Adopt the Findings and approve the application with the recommended conditions of approval; or,
2. Adopt the Findings and approve the application with revisions to the project and/or recommended conditions; or,
3. Deny the application; or,
4. Postpone action to a time specified providing additional information is required and the applicant or their representative agrees to such postponement.

## IX. RECOMMENDED CONDITIONS OF APPROVAL

### Required Plans

#### 1. Engineering Plans

The drawings submitted to the City for building permit shall include engineered grading, drainage, lighting and utility plans.

#### 2. As-Built Plans

Accurate as-built plans of all public improvements, certified by the developer's project engineer, shall be provided to the City in the following format prior to building occupancy:

- (3) 24x36 bond copies
- (3) 11x17 bond copies
- (2) compact discs, each containing pdf and cadd files of the plans



## **Streets & Sidewalks**

### **3. Parking**

Although the parking breakdown provided on the Site Plan (see Attachment B) indicates that enough will be provided at build out, the property owner shall provide additional parking if the City deems it necessary to avoid overflow parking onto public or private streets.

### **4. Lighting**

A plan for lighting is to be included in the submitted drawings indicating the type of lighting being proposed and potential impacts on adjoining parcels.

### **5. Turning Radii**

The plans shall also depict adequate turning radii for passenger vehicles, service vehicles, fire trucks, and other anticipated uses.

### **6. Sidewalks**

All main interior sidewalks are to be 5-feet, unless otherwise approved.

### **7. Connection to Alta Vista Path**

Pedestrian access is to be provided from the new development to the main Alta Vista Path.

### **8. Coordination with Fire District 3**

The developer shall coordinate fire service, maneuvering, and hydrant placement, if required, with Fire District 3.

## **Storm Drainage**

### **9. 10-Year Storm Design**

The storm drainage system must be approved by the City. The storm drainage system shall generally be designed for at least a 10-year storm.

### **10. Detention**

Detention for additional storm water runoff shall be on site or other agreements as approved by the city. Detained storm water shall be backed into the detention area using a control structure. Detention volume may be calculated based on a pre-development storm runoff vs. post-development storm runoff scenario, or at the maximum release rate of 0.25 cfs/acre. Storm drainage detention design and calculations will be reviewed as part of the construction plan review process by the City Engineer. The detention area shall be owned and maintained by the property owner.

### **11. Storm Drainage Easements**

Any proposed storm drainage easements crossing private property shall be approved by the City as part of the engineered drawings.

## **12. DEQ 1200-C Permit**

Projects over 1 acre are required to receive a 1200-C permit from DEQ. A copy of said permit shall be provided to the city prior to building permit issuance. In addition, erosion control measures per DEQ standards must be in place prior to commencement of site work.

## **13. NPDES Phase II Storm Water Requirements**

Phase 2 will be subject to NPDES Phase II Stormwater Requirements. Details on the anticipated requirements of the new DEQ Permit should be available in 2017.

## **Water System**

### **14. Water System Requirements**

An engineered water system shall be designed in accordance with the Oregon State Health Division, the Uniform Plumbing Code, Fire District 3, and City requirements. Additional analysis is required as part of the engineering drawings to determine if the existing water main on Eagle Point Drive can provide service and fire flow for the expanded facility. A new water main could be required for the project, tying into the water system on Alta Vista Drive.

#### **A. Phase 1 and Phase 2 Chalets**

1. The water service tap is to be located north of the isolation valve at the intersection of Eagle Point Dr and Princeville Dr. The tap size is to be determined by the plumbing code.
2. The water meter for chalets is to be installed behind the curb, and the meter size to be determined by plumbing code requirements.
3. The laundry room will be required to be protected with an RPBA backflow device.
4. Install DCVA between meter and irrigation system.
5. A fire hydrant on Eagle Point Dr. in the immediate area of Chalets may be required. Please coordinate with Jackson County Fire District #3 Fire Marshall.
6. If the chalets are to be protected with a fire sprinkler system, a sprinkler system tap will have to come off the water main and run to the FDC vault. The sprinkler service line will be determined by a fire sprinkler system engineer. The fire sprinkler FDC is to be coordinated with JCFD#3 Fire Marshall.
7. Phase 2 Chalets will need a water service tapped from the water main and a meter installed behind the curb. The size of line and meter is to be determined by plumbing code.
8. Prior to building occupancy, a minimum of 40 PSI static water pressure shall be available at each water meter, and 30 PSI at the floor level.

#### **B. Phase 2 Event Center and Lodge**

1. The water service tap and meter size is to be determined by plumbing code.
2. The water meter is to be located behind curb.
3. The laundry room will need to be protected by an RPBA backflow device.
4. Install DCVA between water meter and irrigation system.
5. Additional fire hydrants may be needed at the lodge. The number & placement of fire hydrants will be determined by Jackson County Fire District #3 Fire Marshal.
6. The water main will need to be extended west in parking lot to support additional fire hydrants.

7. If building is to be protected with a fire sprinkler system; an FDC tap will be needed off the water main. The size of tap and line is to be determined by Fire Sprinkler System Engineer. Placement to be coordinated with JCFD#3 Fire Marshal.
8. The FDC vault will be required for sprinkler system. Placement will be coordinated with JCFD#3 Fire Marshal's office.
9. Easements will need to be granted to run with all water service lines to and including the water meters, water main extensions, fire hydrants, fire sprinkler services to and including FDC vaults.
10. Prior to building occupancy, a minimum of 40 PSI static water pressure shall be available at each water meter, and 30 PSI at the floor level.

### **Sanitary Sewer System**

#### **15. Sanitary Sewer Design & Construction**

A sewer system is to be design and approved in accordance with applicable requirements of Rogue Valley Sewer Service, Department of Environmental Quality, and the Uniform Plumbing Code.

### **Utilities**

#### **16. Utility Requirements**

All new utilities shall be undergrounded and all ground surfaces finished prior to building occupancy. Any public utilities not located within the public right of way will require 15-foot wide public utility easements. When utilities are combined, easements shall typically be 20 feet wide and allow at least 5 feet from the centerline of pipe to edge of easement and 10 feet between utilities.

### **ATTACHMENTS:**

- A: Location Map & Aerial View
- B: Project Drawings
- C: Public Comments
- D: Traffic Study (without attachments contained in project file)

# **ATTACHMENT A**

## **Location Map and Aerial View**

# LOCATION MAP



# AERIAL VIEW



# **ATTACHMENT B**

## **Project Drawings**

# EAGLE POINT GOLF COURSE LODGE AND CHALET

EAGLE POINT, OREGON



REVISION	DATE	DESCRIPTION
1	APR 15, 2011	ISSUE DATE
2		PLANNING REVIEW
3		1ST SUBMITTAL
4		REVISIONS
5		REVISIONS
6		REVISIONS
7		REVISIONS
8		REVISIONS
9		REVISIONS
10		REVISIONS

**EAGLE POINT GOLF COURSE  
LODGE AND CHALET**  
100 EAGLE POINT, OR  
EAGLE POINT, OR  
MAP 28-W-10 TAX LOT 304



**SHEET NUMBER  
G1.0  
COVER SHEET**

## PROPERTY INFORMATION

**SITE ADDRESS:** 100 EAGLE POINT, OR 97526  
**MAP & TAX LOT:** MAP 28-W-10, TAX LOT 304  
**PROPERTY SIZE:** 121.29 ACRES  
**COMPREHENSIVE PLAN:** COMMERCIAL  
**ZONING DISTRICT:** C-1  
**PLAT:** PL-100-140  
**SUBDIVISION:** SINGLE FAMILY RESIDENCE (EAST, WEST, NORTH, SOUTH)  
**LAND USE:** EXISTING: VACANT LAND  
PROPOSED: CHALET, LODGE, AND EVENT CENTER  
**PROJECT NAME:** EAGLE POINT GOLF COURSE LODGE AND CHALET

## GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, SPECIFICATIONS AND ORDINANCES. REVISIONS OF SUCH REFERENCE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS, APPLICABLE TO THIS PROJECT, SHALL BE INCORPORATED TO THE FOLLOWING:
  - 2004 OREGON STRUCTURAL SPECIFICATIONS
  - 2004 OREGON ELECTRICAL SPECIFICATIONS
  - 2004 OREGON MECHANICAL SPECIFICATIONS
  - 2004 OREGON PLUMBING SPECIFICATIONS
  - NATIONAL FIRE PROTECTION ASSOCIATION
  - CITY OF PORTLAND CHINAWARE DEVELOPMENT CODE

## SHEET INDEX

- G1.0 COVER SHEET
- G1.1 SITE FINAL UTILITY PLAN AND LANDSCAPE PLAN
- G1.2 CHALET INTERIOR TYPICAL FLOOR PLAN
- G1.3 CHALET INTERIOR TYPICAL FLOOR PLAN
- G1.4 CHALET INTERIOR TYPICAL FLOOR PLAN
- G1.5 LODGE & EVENT CENTER TYPICAL FLOOR PLAN



### LINE LEGEND

EXISTING	PROPOSED
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
OVERHEAD UTILITY	OVERHEAD UTILITY
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND CABLE	UNDERGROUND CABLE
TELEPHONE LINE	TELEPHONE LINE
PRICE TELEPHONE LINE	PRICE TELEPHONE LINE
CENTRELINE	CENTRELINE
EXISTING BOUNDARY	EXISTING BOUNDARY
EXISTING EASEMENT	EXISTING EASEMENT
CODE OF PAYMENT	CODE OF PAYMENT

### SYMBOL LEGEND

EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
MANHOLE	MANHOLE
SEWER MANHOLE	SEWER MANHOLE
STORM MANHOLE	STORM MANHOLE
STORM VALVE	STORM VALVE
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
SSM	SSM

### MATERIAL LEGEND

EXISTING	PROPOSED
ASPHALT	ASPHALT
CONCRETE	CONCRETE
GRAVEL	GRAVEL
PAVING	PAVING
GRAVEL UNDERLAY	GRAVEL UNDERLAY

### ABBREVIATIONS

AC	ASPHALT	AE	MATCH EXISTING
AD	AREA DRAIN	MON	MONUMENT
BOV	BOTTOM OF WALL	PAV	EDGE OF PAVERS
BTF	BOTTOM FACE OF CURB	R	RADIUS
C	CURVE	RE	RIM ELEVATION
CS	CATCH BASIN	RW	RIGHT-OF-WAY
CL	CENTRELINE	S	SLOPE
CP	CONTROL POINT	SD	STORM DRAIN
DS	DOWNSPOUT	SDCO	STORM DRAIN CLEMOUT
DWC	DRAINAGE CONCRETE	SDMH	STORM DRAIN MANHOLE
EGC	EDGE OF ASPHALT	SS	SANITARY SEWER
EGG	EDGE OF GRAVEL	SSCO	SANITARY SEWER CLEMOUT
EG	EXISTING GROUND	SSMH	SANITARY SEWER MANHOLE
EX	EXISTING	STA	STATION
EXI	EXISTING	SW	SIDEWALK
FD	FRENCH DRAIN	TBM	TEMPORARY BENCH MARK
FG	FRESH GRADE	TBR	TO BE REMOVED
FL	FLOWLINE	TOC	TOP OF CURB
FB	FLOWLINE	TOP	TOP OF FINISHING
GB	GRADE BREAK	TOE	TOE OF SLOPE
GTR	GUTTER	TOW	TOP OF WALL
IE	INVERT ELEVATION	TYP	TYPICAL
L	LINE	WTR	WATER

## HYER GOLF, LLC

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