

**Proposed Partition
of
Map No. 17-06-36-41 Tax Lot 6900
2/01/2008**

Applicant: Jon Urciuoli
24970 West Hunter
Veneta, OR 97487

Landowner Same as Applicant

Agent of Record Rob Ward
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541-997-9201 Office

Land Surveyor Rob Ward
Ward NorthWest Inc.
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Engineer: Dan Olmstead
EGR & Associates
2535B Prairie Road
Eugene, OR 97402

Zoning North 1/3 Residential/Commercial (RC)
South 2/3 General Residential

Requested Action: Partition tax lot 6900 of map number 17-06-36-41, into three parcels as proposed on the Preliminary Partition Plat as allowed for under Article 5 of Veneta Land Division Ordinance No. 462, Adopted February 27, 2006, Amended February 12, 2007

General Description of Property

The property proposed for this partition is tax lot 6900 of Map No. 17-06-36-41. This property was somewhat reconfigured as a result of a property line adjustment that was approved by the City of Veneta, refer to PLA-1-07.

Access to this property is via West Hunter Avenue which borders the property on the north. The western side of the property is bordered by the platted subdivision Hunter Court. Two tax lots also border the property on the west and east which are tax lots 6800 and tax lot 7000 respectively. Both tax lots 6800 and 7000 are accessed via frontage along the southerly right-of-way of Hunter Avenue. The southern boundary of

complex with a private road (Pioneer Parkway) running adjacent to the southerly boundary of tax lot 6900.

Prior to the above mentioned property line adjustment, tax lot 7100 had no frontage along a public street. The property line adjustment provided a panhandle access for tax lot 7100 to the southerly right-of-way margin of West Hunter Road. Tax Lot 7100 will also benefit from a Reciprocal Access and Utility Easement to be recorded as part of this partition.

As can be seen on the map that shows how the property is currently developed, both tax lots 6900 and 7100 have an existing residence. Both residences have full city services including city water and city sewer.

The proposed partition plat calls for the recording of a 25 foot wide easement to provide a shared access to all parcels that are proposed by this partition and to also provide access to any further development of tax lots 6900 and 7100. The only property that is the subject of this partition application is tax lot 6900. Tax lot 7100 is not part of this partition application.

As part of the reciprocal easement a hammer head turnaround has been included to provide for a fire truck turnaround.

A review of the existing street layout within the area shows that future street connections between 5th street and 3rd street would pass through tax lots 6700 and 500 but does not need to include a roadway through the subject property or tax lot 7100. Also refer to aerial photo vicinity map to show how adjoining properties have been developed.

Any further divisions of Tax Lots 6800 and 7000 can be accessed directly off of either West Hunter Road for Tax Lot 6800, or West Hunter Road and/or 3rd Street for Tax Lot 7000. The proposed partition will not interfere with the further division of surrounding property.

Both properties will be served via a private reciprocal easement providing access to West Hunter Road. This private access may serve a maximum of 6 parcels assuming full development of the existing properties, although the existing landowner of tax lot 7100 has no plans to partition their property at this time. The applicant, who's existing home will end up on proposed parcel 1 has no plans to further divide parcel 1. The applicant's father intends to build his home on proposed parcel 2.

ARTICLE 5 - PARTITIONS

SECTION 5.01 TENTATIVE PLAN SUBMISSION REQUIREMENTS

Following preliminary consultation as required in Article 2, the applicant shall submit ten (10) copies of the tentative plan together with improvement plans and other supplementary data for review and action. The applicant shall also submit one (1) reproducible 11" x 17" black and white copy of the tentative plan.

- (1) Form and Scale. The tentative plan shall be clearly and legibly drawn or printed in ink to a scale of not less than (one (1)) inch equals 100 feet or multiples of ten (10) thereof.

See attached tentative plan. Ten copies included

- (2) General Information. The following general information must be presented as part of the application for a tentative partition:

- (a) Date, northpoint, scale of drawing.

See attached tentative plan

- (b) Appropriate identification clearly stating the plan is a tentative partition plan.

See attached tentative plan

- (c) Location of the land division by section, township and range sufficient to define the location and boundaries of the proposed subdivision and a legal description of record of the proposed site.

The above information is included on the tentative plan. Also a copy of a Property Line Adjustment Deed which includes a description of the property under Exhibit "B". Property Line Adjustment Deed recorded 11/01/2007. recording number 2007-074463

- (d) Names and addresses of the owners and anyone who has an interest in the property, as verified by a title company, and the applicant, engineer or surveyor or other parties involved in preparation of the documents.

Copy of Preliminary Title Report attached

- (e) The approximate acreage of land under single ownership or, if more than one ownership is involved, the total contiguous acreage of the owners directly involved in the partition.

Tax Lot 6900 is 41,465 sq.ft. or 0.952 acres. Copy of Boundary Line Adjustment survey CSF 40778 attached

- (f) Any other information as required to comply with all provisions of State Law Chapter ORS 92.

Copy of proposed partition plat attached

- (3) Information Concerning Existing Conditions. The following information is required to show the existing conditions of the proposed subdivision and surrounding area:

- (a) A vicinity map clearly showing the relationship of the proposed land division to surrounding developments, streets, storm drainage, sewer, water and utility services.

Vicinity photo map and tax lot map included showing platted streets and adjoining subdivisions.

- (b) The location, widths and names of streets within or adjacent to the land division, together with easements, other rights-of-way and other important features such as section lines, corners, city boundary lines and monuments.

The Preliminary Partition Plat shows the location of existing and proposed survey monuments. Tax Lot map 17 06 36 41, shows the location of existing streets and street names. No streets exist or are being proposed for this partition. The parcels being created will all front West Hunter road as shown on the Preliminary Partition Plat and a 25 foot reciprocal access and utility easement will serve as access for the three proposed parcels and tax lot 7100 which is not part of this partition. A copy of the proposed reciprocal access and maintenance easement is attached. A 10 foot wide storm water easement will also be located as shown on the Preliminary Partition Plat.

- (c) Contour lines related to an established bench mark or other datum approved by the City Engineer and having contour intervals as follows: Land Division Ordinance No. 462 (02/12/2007) page 26

1. For slopes of less than five (5) percent: show the direction of slope by means of arrows or other suitable symbol together with not less than four (4) spot elevations per acre, evenly distributed.

The subject property is almost flat. The slope generally runs from north to south with an overall elevation difference of 3 feet or less than a 1% slope. Copy of tentative partition plat includes spot elevations.

2. For slopes of five (5) percent to ten (10) percent: two feet.

Not applicable to this proposal

3. For slopes over ten (10) percent: five (5) feet

Not applicable to this proposal

- (d) The location and direction of all water courses and the location of all areas subject to inundation or 100 year floodplain.

The subject property is not within a 100 year floodplain nor is it subject to inundation

- (e) Natural features such as rock outcroppings, wetlands, wooded areas and isolated preservable trees with a trunk diameter of 6 inches or greater.

Proposed Pparcel 1 has a 33 inch diameter Oak, a 9" diameter Oak and a 10" diameter Douglas Fir as noted on the preliminary partition plat. No existing trees will be removed as a result of this partition.

- (f) Existing uses on the property, including the location of all existing structures (with dimensions from the property lines) on the property and the access points of any existing public utilities, septic, sewage or drainage lines or channels.

A copy of existing features has been included. Proposed Parcel 1, has an existing house. Locations for water and sewer, both existing and proposed are also included on the existing features map. The existing home receives full city services

- (4) Proposed Tentative Plan. All tentative partition applications shall include the following information:

(a) Proposed improvements required in Articles 7 and 8 such as pavement, curbs and gutters, sidewalks, grading and filling, utilities and other major improvements to develop the parcels. This requirement may be waived if the applicant will have to file a site plan including all of this information in order to further improve or develop the property. These include:

1. The location, width, name and approximate grade and radii of street curves. If a significant grade change is anticipated beyond the limits of the proposed land division, indicate approximate street grade and anticipated vertical taper required to provide for street extension beyond the proposed land division. The relationship of streets to any existing or proposed streets as shown on the City's Transportation System Plan maps. The relationship of the proposed land division to future streets on adjacent land.

All property will be served by an existing driveway and a proposed Reciprocal Access and Maintenance Easement. No new roads will be constructed as part of this partition. Parcel 1 and 2 will take access via the proposed easement. Parcel 3, which is zoned Residential/Commercial may take access directly off of West Hunter Road.

2. Proposed plan locations and size of water service facilities, including fire hydrants.

A fire hydrant is located along the southern right-of-way of West Hunter Road in front of proposed Parcel 3. Water service to proposed Parcels 1, 2 and 3 will be provided from Hunter Avenue as shown.

3. Connection points and size of sanitary sewer facilities.

A 6" sewer line will be installed from the man hole in West Hunter Road and extending south for service to Parcel 2 and 3 as shown on the Preliminary Partition Plat.

4. Location and preliminary design of all proposed stormwater facilities including sizing of pipes, inlet and outfall locations and elevations, and section details of all swales or other open features.

A stormwater management plan has been prepared by EGR & Associates. A copy of the plan has been included with this application.

5. Grading plans including existing and proposed grades, proposed finished elevations at all property lines, and elevations of neighboring properties at property lines.

No re-grading of the subject property is being proposed as part of this application

6. Street light locations, sizes, and specifications.

No street lights are being proposed as part of this partition application.

7. The location, width, and purpose of proposed easements.

The location of all easements being proposed are shown on the Preliminary Partition Plat. Also existing easements will be terminated as part of this partition as noted on the Preliminary Partition Plat.

8. The approximate width and location of all existing and proposed reserve strips.

No reserve strips are being proposed as part of this application

- (b) The approximate dimensions and area in square feet of all proposed parcels.

This information is shown on the Preliminary Partition Plat

- (c) Sites, if any, allocated for purposes other than single-family dwellings.

The predominate zoning for Proposed Parcels 1 and 2 is General Residential. The zoning for Proposed Parcel 3 is Residential/Commercial. Proposed Parcels 2 and 3 are not developed at this time. Proposed Parcel 3, may be developed as some form of commercial as allowed within the existing zone.

- (d) The location, approximate acreage and approximate dimensions of areas proposed for public use. [Article 4, Section 5.01, Subsection (4)(a)4.-8. amended & adopted by Ordinance 472, February 12, 2007]

No areas for public use are being proposed as part of this application.

(5) Statements to Accompany Tentative Plan. The tentative plan shall be accompanied by written statements from the applicant giving essential information regarding the following matters.

(a) Adequacy and source of water supply and compliance with the city's Water System Plan.

The parent parcel is currently served by the City of Veneta. Existing water services will be extended to Proposed Parcels 2 & 3.

(b) A statement detailing the storm water runoff and drainage impact the new development will have on areas beyond the land division and compliance with the city's Drainage Master Plan. The developer, city and impacted property owners shall work closely with each other so that adverse impacts of storm water runoff (in terms of both quantity and quality) from the new development are alleviated or avoided and that all necessary storm sewer and drainage facilities will be installed prior to or concurrent with the land division.

The stormwater management plan has been prepared by EGR & Associates. This plan is designed to meet the guidelines for stormwater management within the City of Veneta.

(c) Proposed method of sanitary sewage disposal and compliance with the city's Wastewater Master Plan.

The parent parcel is currently served by the City of Veneta. Existing sewer services will be extended to Proposed Parcels 2 & 3 as represented on the Preliminary Partition Plat.

(d) Protective covenants and deed restrictions to be recorded, if any.

No protective covenants and/or deed restrictions will be recorded with this proposed partition.

(e) The time the proposed improvements are to be made or installed.

Utilities are planned to be extended to proposed parcels 2 & 3 once the weather permits in the Spring of 2008.

- (6) Tree Removal Plans: If development of the proposed plan will require a tree removal permit in accordance with Veneta Municipal Code 8.10, detailed tree removal plans are required. Plans shall be drafted in conformance with the requirements of VMC 8.10. [Article 5, Section 5.01, Subsection (6) adopted by Ordinance 472, February 12, 2007]

No trees will be removed as a result of this application.

- (7) Supplementary Information. The following supplemental information may be required.

- (a) If any portion of the proposed partition is located within the steep slope subzone, the applicant shall submit on-site and adjacent off-site data to insure that proposed developments are within the carrying capacity of the natural resources as required by the Land Development Ordinance.

Does not apply to this application

- (b) The applicant is required to submit any additional information as may be required by the Building and Planning Official or Planning Commission to assist in evaluating the request.