

JACKSON COUNTY, OREGON

TYPE 4 REVIEW

TENTATIVE SUBDIVISION PLAN White City, Oregon

(Please print in black ink, or type all information except where a signature is required)

OFFICE USE ONLY	
File N ^o	_____
Fee Pd	_____
Receipt N ^o	_____
App. Type:	_____
App. Received by	_____
Date Received	_____
Zoning Confirmed by Staff:	_____

Legal description of subject property:

Township_____ Range_____ Section_____ Tax Lot_____ Acreage_____

Township_____ Range_____ Section_____ Tax Lot_____ Acreage_____

Street Address of the Property: _____

Pre-Application File Number: _____

Is the purpose of this application to complete a Measure 49 Approval? YES NO

NOTE: Applications for review and approval of all development proposals may be initiated by the property owner, purchaser under a recorded land sale contract, condemner who has been granted immediate possession by a court of competent jurisdiction, agent duly authorized in writing, or a public agency.

PROPERTY OWNER:

At Time Application is Submitted

Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

E-Mail Address: _____

AGENT:

If Other than Applicant

Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

E-Mail Address: _____

APPLICANT:

If Other than Property Owner

Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

E-Mail Address: _____

OTHER:

Specify: _____

Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

E-Mail Address: _____

IF AN AGENT, APPLICANT, OR "OTHER" IS ACTING ON BEHALF OF THE OWNER OR PURCHASER, A SIGNED STATEMENT OF OWNER AUTHORIZATION MUST BE SUBMITTED WITH THIS APPLICATION. THIS APPLICATION MUST BE ACCOMPANIED BY AN ACCURATE PLOT PLAN (MAP). SEE USER'S GUIDE FOR ASSISTANCE. THE BURDEN OF PROOF FOR APPROVAL OF AN APPLICATION RESTS WITH THE APPLICANT. YOU MUST PROVIDE DOCUMENTATION REGARDING THE PROPERTY AND APPLICATION CRITERIA IN SUFFICIENT DETAIL AND ACCURACY TO ENABLE THE DEPARTMENT TO FIND THAT YOUR APPLICATION COMPLIES WITH ALL APPLICABLE APPROVAL CRITERIA.

On the following pages, describe how your application complies with the criteria identified as applicable below:

APPLICANT’S SUPPORTING INFORMATION

1) Use of Property:

- A) Existing _____
- B) Proposed _____

2) Use of Surrounding Properties:

- A) North: _____
- B) South: _____
- C) East: _____
- D) West: _____

3) Location of Utilities: *(distance in feet, direction from property)*

- A) Sanitary Sewer: _____
- B) Water: _____
- C) Storm sewer: _____
- D) Power/Telephone/ Gas: _____
- E) Irrigation (if applicable): _____
- F) Fire Hydrants: _____

4) Streets:

A) Existing Adjacent Streets (names):

1) Name of existing intersecting streets: _____, _____

2) Distance(s) to closest existing intersections:

Intersecting Street names

_____ & _____ Distance: _____

_____ & _____ Distance: _____

(Must be 200 feet or greater from street centerlines)

3) Distance(s) to closest planned intersections: **(Refer to White City Transportation Plan Connectivity Map)**

Intersecting Street names

_____ & _____ Distance: _____

(Must be 200 feet or greater from street centerlines)

B) Proposed New Streets:

1) Public _____ *(Check if applicable)* Width _____ Length _____

Width _____ Length _____

2) Private _____ *(Check if applicable)* Width _____ Length _____

Number of proposed parcels to utilize private road: _____

NOTE: Additional information may be submitted on 8½ 11 inch white paper

3) Use Type:
Residential _____, Commercial _____, Industrial _____, (Check)

4) Proposed Name(s): _____, _____,
_____.

List Alternate name choices of the proposed road: _____,
_____.

5) Percent Maximum grade Existing Land _____
Percent Maximum grade Proposed Street _____, _____, _____

6) Radius of curves (if applicable): _____, _____, _____

7) Cul-de-sac diameter (if applicable): _____

8) If any portion of the proposed road would be on property not owned by the applicant, then submit written acknowledgment from each such owner stating their willingness to either: dedicate the land to the County (for public road) OR in the case of a private road, execute an instrument conveying to the applicant the right to construct and maintain a private road on the owner's land.

5) **Water:** Is the proposed method of obtaining a potable water supply to be by: (Check if applies)

A) Individual Wells _____

If individual wells are proposed, identify on the tentative plat the location of existing wells and identify distances to property lines:

B) Public or community water system _____

6) **Grading/Excavation:** Describe any general site preparations, such as land clearing, grading, or land filling, (but excluding activities related to roads or utilities). Detail how and when such work is to be accomplished, including methods of disposal of wastes, if any:

7) **Easements:** Describe the use and purpose of any easements located, or to be located, within the subdivision:

Existing: _____

Proposed: _____

8) **Common Area:** Describe the Purpose of any land areas or improvements, other than utilities, set aside for public use or common use of persons residing in the division:

9) **CC&R's/Agreements:** Include copies of any proposed property or homeowner agreements, bylaws, road maintenance agreements or covenants.

10) **Proposed Subdivision Name:**

List two choices of a name for the subdivision:

A) _____

B) _____

11) **Density:**

A) The following table, shows the maximum and minimum permissible number of dwellings allowed per net acre under the White City Zoning Map.

Table I

Zoning Districts	Minimum Lot Size	Minimum Residential Density (Units Per Net Acre)	Maximum Residential Density (Units Per Net Acre)
WCUR-4	5,000 Sq. Ft.	2 dwellings per acre	4 dwellings per acre
WCUR-6	3,000 Sq. Ft.	3 dwellings per acre	6 dwellings per acre
WCUR-8	3,000 Sq. Ft.	4 dwellings per acre	8 dwellings per acre
WCUR-10	4,000 Sq. Ft.	6 dwellings per acre	10 dwellings per acre
WCUR-30	Varies by Type	8 dwellings per acre	30 dwellings per acre

Net acreage is the total privately held acreage, including any land to be devoted to private streets, utility facilities, open space, etc. Areas that are undevelopable due to environmental constraints (e.g., jurisdictional wetlands, vernal pools, flood ways) may be included in net acreage for purposes of calculating minimum and maximum dwelling unit potential on a parcel or tract in accordance with Table II, below:

Table II

Environmentally Constrained Percent of Total Parcel Area	Percent of Acreage Credit Transferrable to Development Area
0 - 30 %	100%
31 - 60 %	50%
61-90%	25%
Over 90%	0

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The percent of a parcel’s area that is environmentally constrained will be established based on general sources available from Roads, Parks and Planning Services unless the applicant submits a detailed field study (e.g., wetlands delineation, engineer’s report) certified by an environmental professional or surveyor that more accurately identifies the type, location and extent of environmental constraint(s) existing on the parcel.

- B) Zoning District _____, _____
- C) Total Privately Held Acreage: _____ (Total Acreage minus land area for public improvements)
- D) Number of Lots Proposed: _____
- E) Number of Flag Lots proposed: _____
- F) Lot sizes, in Square Feet: *(Includes area in Private Streets)*
Smallest _____ Largest _____ Average _____

G) Platting to Achieve Minimum Densities: When a property owner or developer wishes to divide a residential parcel or tract in order to develop it in phases, only the initial phase must be platted and developed to the minimum density standards. A future development plan for the residual property area must however be provided with the request for a subdivision approval of the first phase. The future development plan must demonstrate that the residual property area could feasibly be developed in accordance with the access and land division requirements of this Ordinance. The residual parcel area must be reserved and not be developed or improved until a land division or development plan has been approved by the County.

Number of Proposed Phases: _____

Amount of Residual Land Area in Future Phases: _____ (Sq. Feet)

BEFORE SIGNING THE APPLICATION, PLEASE CHECK THE APPROPRIATE BOX:

- A) If you are not the owner of the property, do you have written authorization from the property owner to submit this application in his behalf?
Yes No
- B) Has all of the requested information been provided or has the space provided been marked N/A for not applicable?
Yes No
- C) Does a tentative plat accompany this application and has it been prepared in compliance with all requirements for plats?
Yes No
- D) Have you attached 1 “to scale” copy and 1 reduced (8.5 “x 11”) of the tentative plat to your application?
Yes No

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If you answered **no** to any of the above questions, please do not attempt to submit the application until the application is completed, the plat is correctly prepared, and copies are submitted as required.

NOTE: All taxes must be paid in full before the Assessor's Office will process the subdivision.

THIS APPLICATION WILL NOT BE OFFICIALLY ACCEPTED UNTIL DEPARTMENT STAFF DETERMINES THE APPLICATION HAS BEEN COMPLETELY FILLED OUT, ALL APPLICABLE CRITERIA HAVE BEEN ADDRESSED, THE PLOT PLAN MAP IS CONSISTENT WITH THE REQUIREMENTS LISTED IN THE USER'S GUIDE, AND ALL FEES ARE PAID. THE DEPARTMENT WILL ADVISE IN WRITING IF THE APPLICATION AND/OR MAP IS UNACCEPTABLE.

THIS APPLICATION IS HEREBY SUBMITTED AND THE STATEMENTS AND INFORMATION HEREIN CONTAINED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT(S):

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

AGENT:

OWNER or CONTRACT PURCHASER:

Print Name: _____

(See Attached Form)

Signature: _____

Date: _____

Please provide simple directions from Highway 62 on how to get to, and recognize, your site.

Oregon Revised Statutes 92.090 (4) and 92.090 (5), attached to this application for your convenience, requires that domestic water and sewer will be available to each lot in a subdivision; or that a statement declaring the lack of such facilities be provided to each purchaser of each lot and the Oregon Real Estate Commissioner.

NOTE: Additional information may be submitted on 8½ 11 inch white paper

MAP REQUIREMENTS FOR A TENTATIVE PLAT

Developing the Plat: Anyone may develop the map providing it meets all the requirements listed below.

Type of Paper: Vellum paper 18" x 24". One copy on 8½ X 11 must be submitted.

Scale: The plat must be drawn to scale.

- A) Use a scale of 1 inch to 100 feet; 1 inch to 200 feet; 1 inch to 300 feet; 1 inch to 500 feet; or 1 inch to 1,000 feet. Use the scale which will show the greatest detail on a single map.
- B) Identify on the map the scale used.

Color of Ink: Black (other colors including blue will often not reproduce on a photocopy machine.)

Contour Line Requirements: Provide topographic lines extending at least 100 feet beyond the boundaries of the subdivision with contour intervals no greater than five feet.

Title: Label the plat "Subdivision Tentative Plat".

Legal Description: Print the Township, Range, Section and Tax Lot numbers.

Surveyor: Print the name and address of the surveyor, or other person who prepared the plat.

Property Lines:

- A) Identify existing property lines with a solid black line.
- B) Identify proposed property lines with a dashed black line.
- C) Identify the length of existing and proposed property lines.

Lot Area: Identify the approximate acreage or square footage of each proposed lot in the subdivision, and proposed lot and block numbers.

Improvements: Locate and identify all structures and other improvements, including wells and septic systems. Also identify locations, if any, of approved areas for sewage disposal.

Water:

- A) Identify the location and direction of all water courses and drainageways.
- B) Identify areas subject to inundation, wetlands or storm water overflow.
- C) Identify all areas covered by water and the approximate location, width, and direction of all water courses.

Roads:

- A) Locate proposed (public or private) roads and identify the length and width.
- B) Attach a drawing showing a typical cross section of the proposed road.
- C) Locate existing roads which lie adjacent to the property and identify their width, name, maximum grade and surface type.
- D) If any portion of the proposed road would be on property not owned by the applicant, then indicate this area on the tentative plat.

NOTE: Additional information may be submitted on 8½ 11 inch white paper

Easements: Identify existing and proposed easements on the property and adjacent property with a fine dotted line. If easements are recorded, identify their recording number.

Utilities: Identify utilities, including public and community sewer and water line on or abutting the subdivision.

Dedicating or Reserving Land: Identify the lot or land area intended to be dedicated or reserved for public use or common use of the property owners in the subdivision, with purpose of reservations clearly labeled.

Vicinity Map: Place a vicinity map on the tentative plat showing relationship to nearest major highway or County road.

Miscellaneous: Place a northpoint on the plat. Date the plat.

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ORS92.090 Approval of subdivision plat names; requisites for approval of tentative subdivision or partition plan or plat.

(4) Subject to any standards and procedures adopted pursuant to ORS 92.044, no plat of a subdivision shall be approved by a city or county unless the city or county has received and accepted:

1. (a) A certification by a city-owned domestic water supply system or by the owner of a privately owned domestic water supply system, subject to regulation by the Public Utility Commission of Oregon, that water will be available to the lot line of each and every lot depicted in the proposed subdivision plat;

(b) A bond, irrevocable letter of credit, contract or other assurance by the subdivider to the city or county that a domestic water supply system will be installed by or on behalf of the subdivider to the lot line of each and every lot depicted in the proposed subdivision plat; and the amount of any such bond, irrevocable letter of credit, contract or other assurance by the subdivider shall be determined by a registered professional engineer, subject to any change in such amount as determined necessary by the city or county; or

(c) In lieu of paragraphs (a) and (b) of this subsection, a statement that no domestic water supply facility will be provided to the purchaser of any lot depicted in the proposed subdivision plat, even though a domestic water supply source may exist. A copy of any such statement, signed by the subdivider and indorsed by the city or county, shall be filed by the subdivider with the Real Estate Commissioner and shall be included by the commissioner in any public report made for the subdivision under ORS 92.385. If the making of a public report has been waived or the subdivision is otherwise exempt under the Oregon Subdivision Control Law, the subdivider shall deliver a copy of the statement to each prospective purchaser of a lot in the subdivision at or prior to the signing by the purchaser of the first written agreement for the sale of the lot. The subdivider shall take a signed receipt from the purchaser upon delivery of such a statement, shall immediately send a copy of the receipt to the commissioner and shall keep any such receipt on file in this state, subject to inspection by the commissioner, for a period of three years after the date the receipt is taken.

(5) Subject to any standards and procedures adopted pursuant to ORS 92.044, no plat of a subdivision shall be approved by a city or county unless the city or county has received and accepted:

(a) A certification by a city-owned sewage disposal system or by the owner of a privately owned sewage disposal system that is subject to regulation by the Public Utility Commission of Oregon that a sewage disposal system will be available to the lot line of each and every lot depicted in the proposed subdivision plat;

(b) A bond, irrevocable letter of credit, contract or other assurance by the subdivider to the city or county that a sewage disposal system will be installed by or on behalf of the subdivider to the lot line of each and every lot depicted on the proposed subdivision plat; and the amount of such bond, irrevocable letter of credit, contract or other assurance shall be determined by a registered professional engineer, subject to any change in such amount as the city or county considers necessary; or

(c) In lieu of paragraphs (a) and (b) of this subsection, a statement that no sewage disposal facility will be provided to the purchaser of any lot depicted in the proposed subdivision plat, where the Department of Environmental Quality has approved the proposed method or an alternative method of sewage disposal for the subdivision in its evaluation report described in ORS 454.755 (1)(b). A copy of any such statement, signed by the subdivider and indorsed by the city or county shall be filed by the subdivider with the Real Estate Commissioner and shall be included by the commissioner in the public report made for the subdivision under ORS 92.385. If the making of a public report has

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been waived or the subdivision is otherwise exempt under the Oregon Subdivision Control Law, the subdivider shall deliver a copy of the statement to each prospective purchaser of a lot in the subdivision at or prior to the signing by the purchaser of the first written agreement for the sale of the lot. The subdivider shall take a signed receipt from the purchaser upon delivery of such a statement, shall immediately send a copy of the receipt to the commissioner and shall keep any such receipt on file in this state, subject to inspection by the commissioner, for a period of three years after the date the receipt is taken.

NOTE: Additional information may be submitted on 8½ 11 inch white paper