



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF FILING

| | |
|---------------------------|--|
| DATE OF NOTICE: | June 21, 2018 |
| FILE: | PA-07-18 & FP-07-18 |
| TYPE OF APPLICATION: | Tentative Plat to create a three-Lot Partition located within the Floodplain Overlay District. |
| REVIEW BODY: | Staff (Type I-L process) |
| PROPERTY OWNER/APPLICANT: | Linda Torrey-Huebner, 1294 West Thornton Lake Drive NW, Albany, OR 97321 |
| REPRESENTATIVE: | Jason Cota, K & D Engineering, Inc.; 276 NW Hickory Street, Albany, OR 97321 |
| ADDRESS/LOCATION: | 1294 West Thornton Lake Drive NW, Albany, OR 97321-1354 |
| MAP/TAX LOT: | Benton County Assessor's Map No. 11S-04W-01AB; Tax Lots 400 |
| ZONING: | Residential Single-Family (RS-10) District & Open Space (OS) |

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 feet of the development. We invite your written comments on this application, to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is **5:00 p.m. on July 6, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or contact **Laura LaRoque, Project Planner**, at 541-917-7640 or laura.laroque@cityofalbany.net. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

APPROVAL STANDARDS FOR THIS REQUEST:

TENTATIVE PLAT REVIEW (ALBANY DEVELOPMENT CODE 11.180)

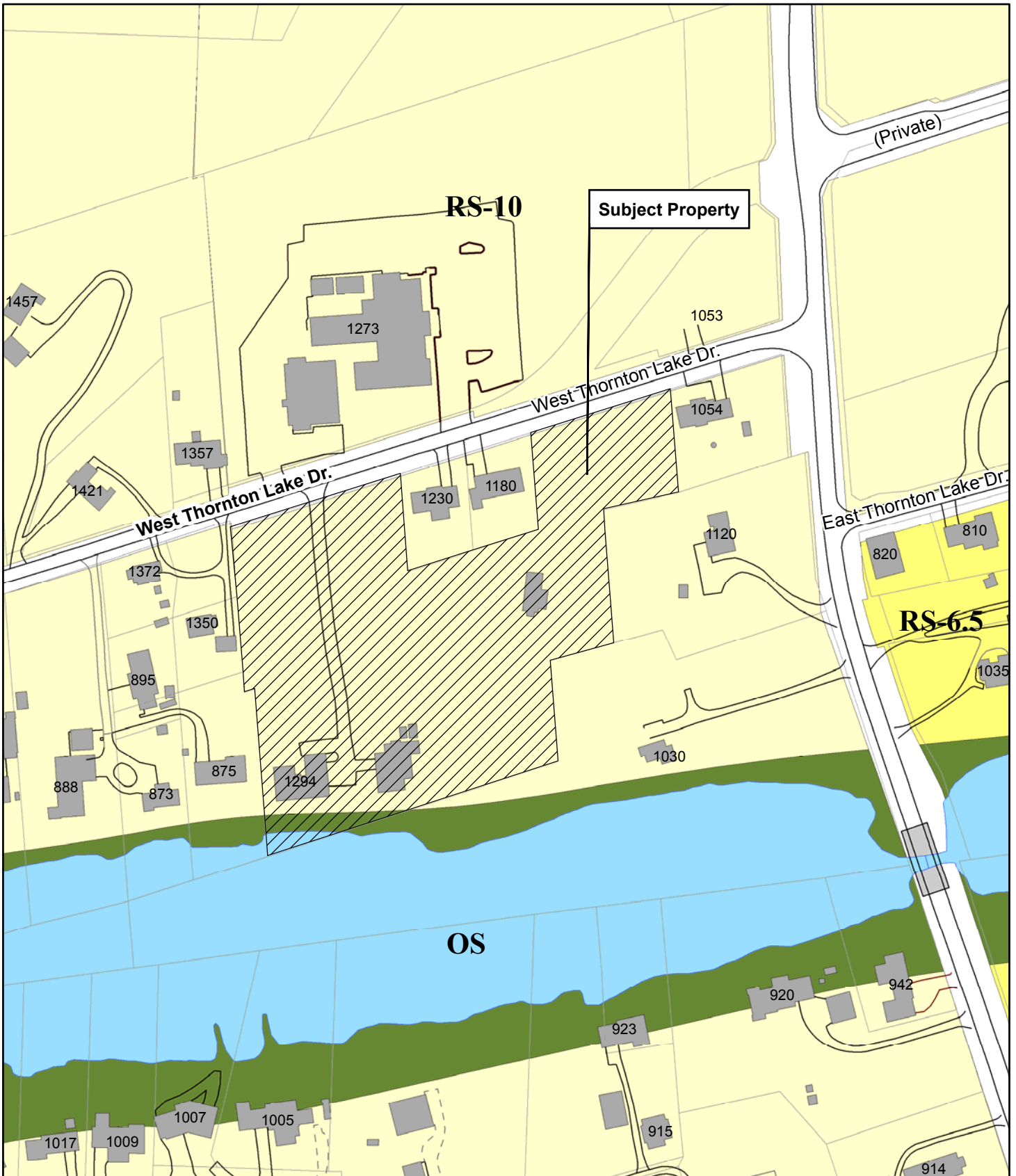
- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (4) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
- (5) The location and design allow development to be conveniently served by various public utilities.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

PROVISIONS FOR FLOOD HAZARD REDUCTION (ADC 6.110)

- (1) All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding.
- (2) All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (3) On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.
- (4) All development proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (5) Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article.
- (6) Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation.
- (7) All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: "Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City."
- (8) In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a Special Flood Hazard Area shall include an evacuation plan indicating alternate vehicular access and escape routes.

ADDITIONAL REVIEW STANDARDS FOR THIS LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 6, 11 & 12

Attachment: Location Map and Tentative Plat



Location Map: 1294 West Thornton Lake Dr. NW, Albany, OR 97321

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

June 12, 2018

Planning Division

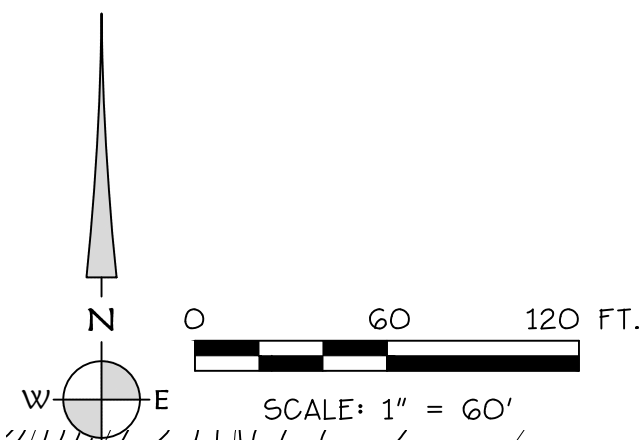
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

TENTATIVE PARTITION PLAT
FOR
LINDA TORREY HUEBNER
LOCATED AT
TAX LOT 400 OF MAP 115-4W-1AB
CITY OF ALBANY, BENTON COUNTY, OREGON

NOVEMBER 15, 2017

OWNER / APPLICANT
LINDA M. TORREY-HUEBNER
1294 W. THORNTON LAKE DR. NW
ALBANY, OR. 97321

ENGINEER:
K+D ENGINEERING INC.
276 HICKORY ST. NW
ALBANY, OR 97321
541-928-2583



PARCEL 1
TAX LOT 400, MAP 11401AB
AREA 4.80 AC

PARCEL 2
AREA 13,292 S.F.

PARCEL 3
AREA 13,517 S.F.

CURRENT USE:
TAX LOT 400: EXISTING RESIDENCE

TOTAL PROJECT AREA (GROSS):
TL 400 = 5.42 ACRES

TOTAL NUMBER OF LOTS:
3 LOTS WILL CREATED OUT OF 1 PARCEL

SITE ZONING:
RS 10 - RESIDENTIAL SINGLE FAMILY

FLOOD ZONE:
SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOOD ZONES PER FEMA FIRM MAP 41043C0213H DATED DECEMBER 8, 2016, ZONE AE, 100 YEAR BFE = 203.0 DATUM = NAVD 88

- UTILITIES:**
- ① PROPOSED WATER METER LOCATIONS
 - ② PROPOSED 1-1/2" SCH 80 PVC ASTM 1785 WATER SERVICE LATERALS
 - ③ EXISTING 4" SEWER LATERAL
 - ④ PROPOSED NEW 4" SEWER LATERAL

- LEGEND:**
- (E) EXISTING
 - ⊙ EXISTING UTILITY POLE
 - ⊗ EXISTING VALVE
 - FH EXISTING FIRE HYDRANT
 - CB EXISTING CATCH BASIN
 - MH EXISTING MAN HOLE
 - ⊙ EXISTING LIGHT POLE
 - EXISTING WATER LINES
 - EXISTING SEWER LINES
 - EXISTING STORM DRAIN LINES
 - - - ALBANY HABITAT OVERLAY BOUNDARY
 - - - ALBANY RIPARIAN OVERLAY BOUNDARY
 - - - ALBANY WETLAND OVERLAY BOUNDARY
 - - - FEMA FLOOD PLAIN BOUNDARY

Date: 6/5/2018 Time: 9:04
Scale: 1=60(P5)
File: dwg\2017\17-132\17-132-tp2.dwg (George)

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583