COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Filing

Partition

PA-07-19 January 13, 2020

The Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **January 27, 2020**.

Application Information

Proposal:	Partition one lot into two lots
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Timber Knox Development, LLC PO Box 3308, Salem, OR 97302
Applicant's Representative:	Multi/Tech Engineering Attention: Brandie Dalton 1155 13th Street SE, Salem, OR 97302
Address/Location	Unaddressed Parcel
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-03B Tax Lot 2200
Zoning:	MUC-Mixed Use Commercial with Riparian Corridor Overlay (/RC) and Significant Wetland Overlay (/SW)

The City of Albany has received the Partition application referenced above. We are mailing notice of the application to property owners within 100 feet of the proposed 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 **January 27, 2020**, 14 days from the date the City mails the Notice of Filing. Any person submitting written comments will receive a copy of the Notice of Decision.

All application materials are available for review 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 **Melissa Anderson at** 541-704-2319, or melissa.anderson@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321.

Approval Standards for This Request

Tentative Plat Review, Section 11.180 of the Albany Development Code (code) includes the following review criteria that must be met for this application to be approved.

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.

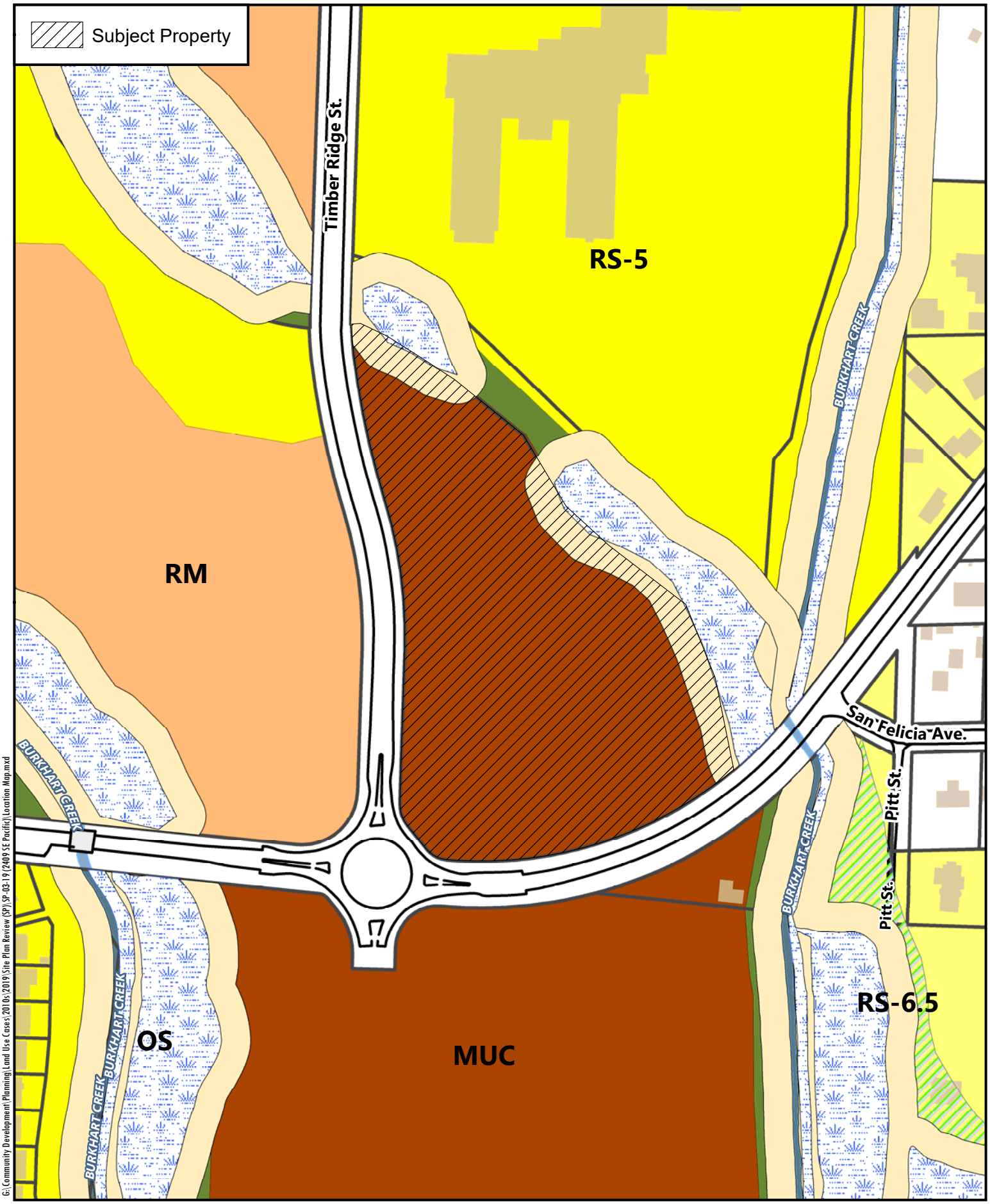
4. The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.

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.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 11, & 12.

Attachments: Location Map, Applicant's Partition Plan



N 0 100 200 400 Feet

Assessor's Map No(s).: 11S03W03B 02200

Date: 4/24/2019 Map Source: City of Albany

Location / Zoning Map

TIMBER KNOX PROPERTY

SEC. 03, T. 11 S., R. 3 W., W.M.
CITY OF ALBANY
LINN COUNTY, OREGON
LOT 3 OF TIMBER RIDGE - C.S. 26357

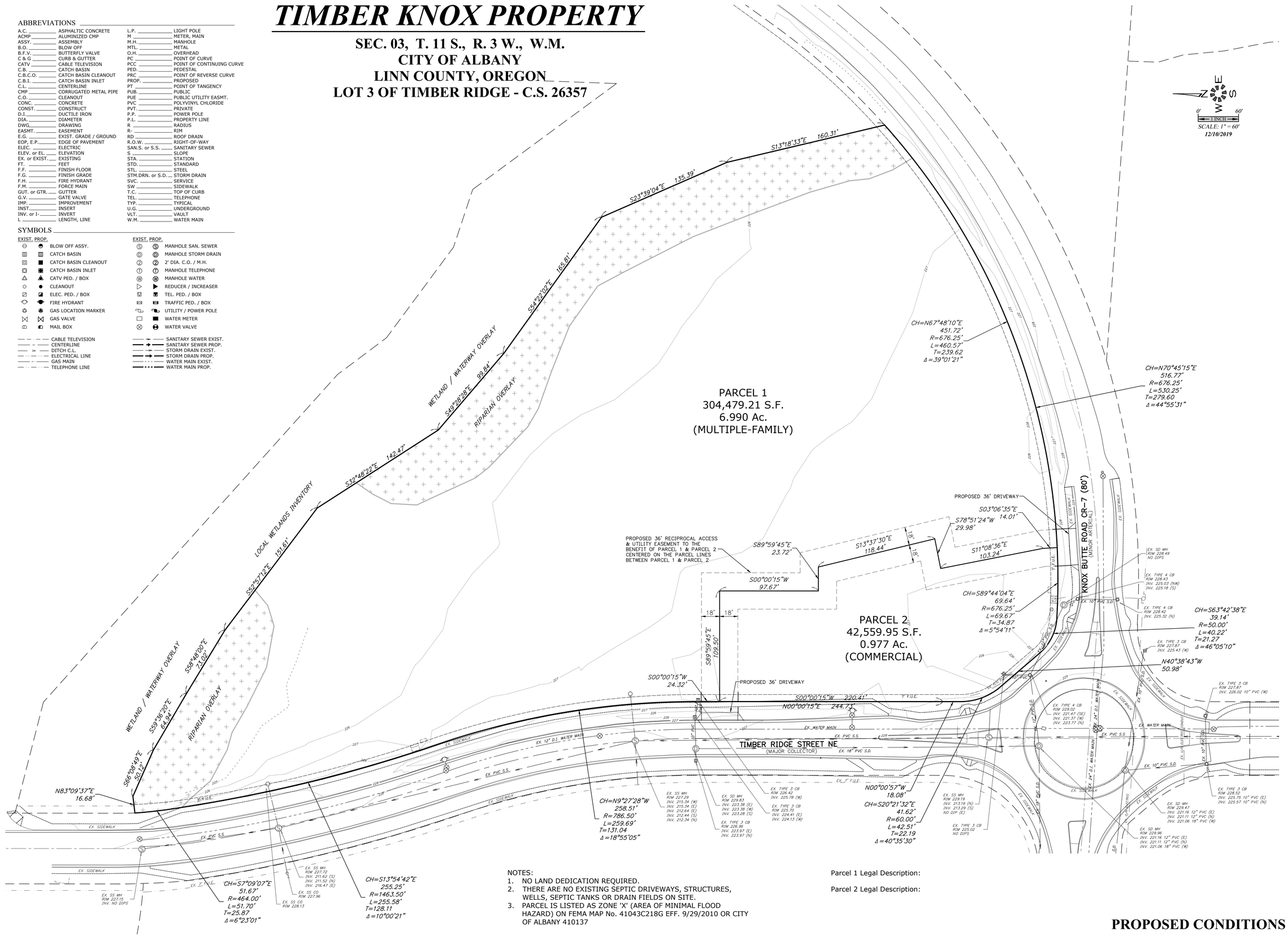
ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL.	METAL
B.F.V.	BUTTERFLY VALVE	O.H	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS

EXIST.	PROP.	
		BLOW OFF ASSY.
		CATCH BASIN
		CATCH BASIN CLEANOUT
		CATCH BASIN INLET
		CATV PED. / BOX
		CLEANOUT
		ELEC. PED. / BOX
		FIRE HYDRANT
		GAS LOCATION MARKER
		GAS VALVE
		MAIL BOX
		MANHOLE SAN. SEWER
		MANHOLE STORM DRAIN
		2' DIA. C.O. / M.H.
		MANHOLE TELEPHONE
		MANHOLE WATER
		REDUCER / INCREASER
		TEL. PED. / BOX
		TRAFFIC PED. / BOX
		UTILITY / POWER POLE
		WATER METER
		WATER VALVE

CABLE TELEVISION	SANITARY SEWER EXIST.
CENTERLINE	SANITARY SEWER PROP.
DITCH C.L.	STORM DRAIN EXIST.
ELECTRICAL LINE	STORM DRAIN PROP.
GAS MAIN	WATER MAIN EXIST.
TELEPHONE LINE	WATER MAIN PROP.



NOTES:
1. NO LAND DEDICATION REQUIRED.
2. THERE ARE NO EXISTING SEPTIC DRIVEWAYS, STRUCTURES, WELLS, SEPTIC TANKS OR DRAIN FIELDS ON SITE.
3. PARCEL IS LISTED AS ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) ON FEMA MAP No. 41043C218G EFF. 9/29/2010 OR CITY OF ALBANY 410137

Parcel 1 Legal Description:

Parcel 2 Legal Description:

PROPOSED CONDITIONS

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

TENTATIVE PLAT

TIMBER KNOX PROPERTY

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6861p #4872

Design:	M.D.G.
Drawn:	GID/PHS
Checked:	B.M.G.
Date:	SEPT 19
Scale:	AS SHOWN

REGISTERED PROFESSIONAL ENGINEER 9654 OREGON JULY 14, 1978 MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6861

2 of 2

J:\Sdrive\6861-TimberRidge\MCProperty\Dwg 20\6861p.dwg, PART2, 12/10/2019 10:24:02 AM, PSounders