



## 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](http://www.cityofalbany.net)

### NOTICE OF FILING

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DATE OF NOTICE:	September 1, 2016
FILES:	SD-02-16
TYPE OF APPLICATION:	Land division Tentative Plat review to create a 6-Lot Subdivision in two phases
REVIEW BODY:	Staff (Type I-L process)
APPLICANT / PROPERTY OWNER:	Bill MacHugh; 3310 Crocker Lane NW; Albany, OR 97321
ENGINEER:	Grant Beem; K&D Engineering; 276 NW Hickory St.; Albany, OR 97321
ADDRESS/LOCATION:	2749 NW CROCKER LN, ALBANY, OR 97321 / 1.39 acre site at the southeast corner of the intersection at Crocker Lane and Arroyo Ridge Drive
MAP/TAX LOTS:	Benton County Assessor's Map No. 10S-04W-25CA; Tax Lot 1100
ZONING:	RS-10 (Single Family Residential) District

The City of Albany has received the land use application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development and the North Albany Neighborhood Association. We invite your written comments on this application to be considered when staff makes a decision on this application. Your 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 to the issue. The deadline for submission of written comments is **5:00 p.m. on September 15, 2016**.

A location map showing the subject site and the land division plan are attached to this notice. 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 telephone **Project Planner Shawna Adams at 541-791-0176** or Planning Manager Bob Richardson at 541-917-7555. 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 on the application.

#### APPROVAL STANDARDS FOR THIS REQUEST:

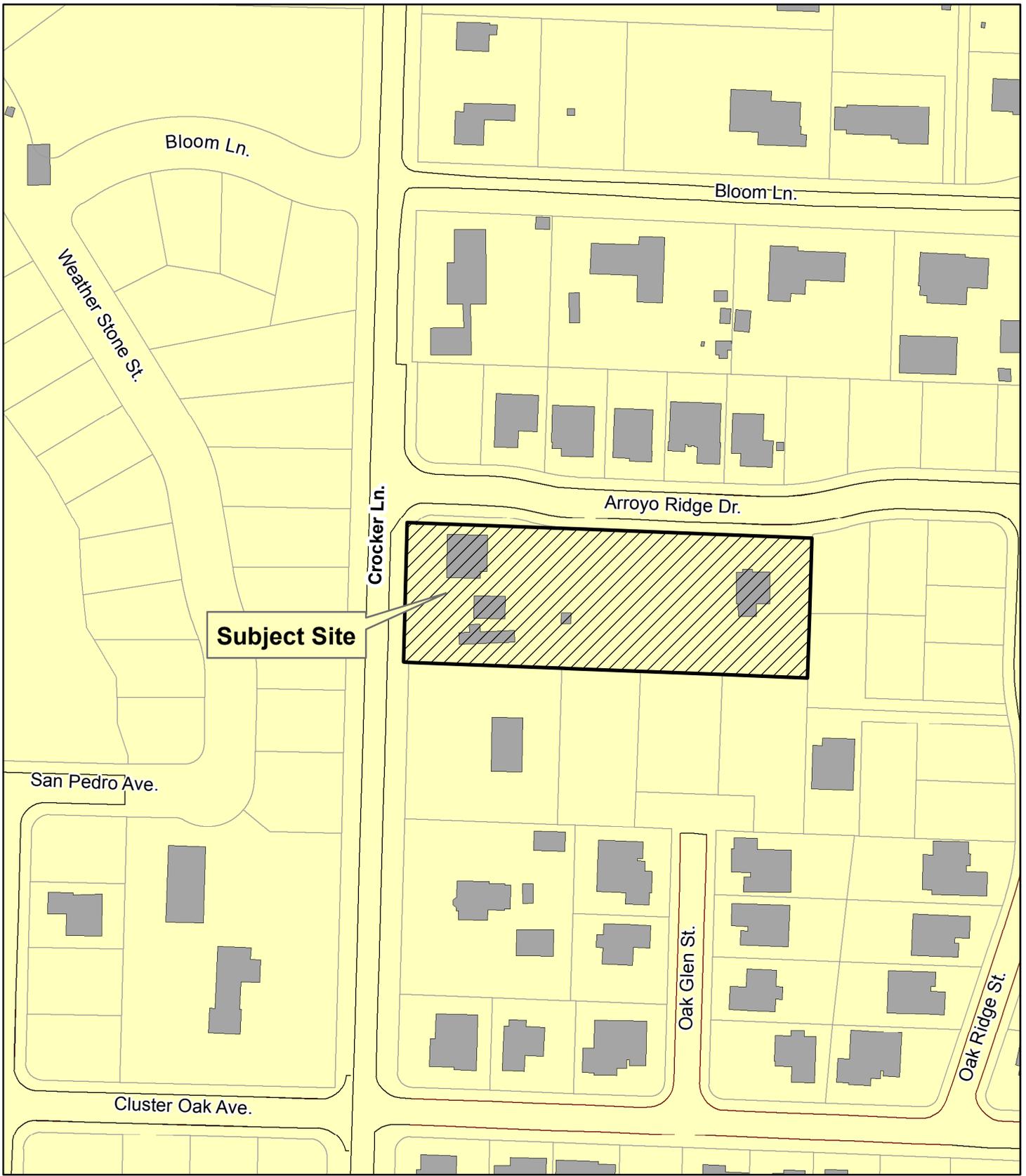
##### Albany Development Code (ADC)

##### Land Division (ADC 11.180)

- (1) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (2) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (3) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
- (4) The location and design allows development to be conveniently served by various public utilities.
- (5) 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 LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 9, 11, & 12

Attachments: Location Map, Tentative Subdivision Plat



**Location Map: 2749 Crocker Lane NW (SD-02-16)**

The City of Albany logo is located in the bottom left corner. Below it is a scale bar marked from 0 to 240 feet in increments of 30. To the right of the scale bar is a north arrow pointing upwards, labeled with the letter 'N'.

August 5, 2016

Planning Division

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

TENTATIVE SUBDIVISION PLAT  
FOR  
**MACHUGH SUBDIVISION**  
A SUBDIVISION

LOCATED IN  
TAX LOT 1100, MAP 10425CA  
LOCATED IN THE  
SW 1/4 SEC. 25, T. 10 S., R. 04 W., W.M.  
IN THE  
CITY OF ALBANY, BENTON COUNTY, OREGON

OWNER / APPLICANT:

WILLIAM + AIMEE MACHUGH  
3310 CROCKER LANE NW  
ALBANY, OR 97321

TAX LOT 1100 [MAP 105-04W-25CA]  
1.39 ACRES

ENGINEER:

GRANT BEEM, P.E.  
K+D ENGINEERING, INC.  
P.O. BOX 725  
ALBANY, OR 97321

ZONING:

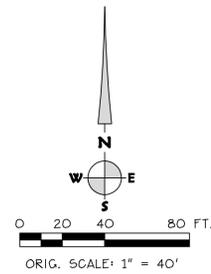
R5-10 RESIDENTIAL SINGLE FAMILY (5 UNITS PER ACRE)

LOT STATISTICS:

TOTAL PROJECT AREA: 60,671 S.F.  
RIGHT-OF-WAY DEDICATION: NONE  
NET AREA: 60,671 S.F.  
TOTAL NUMBER OF LOTS: 6  
AVERAGE LOT SIZE: 10,111 S.F.  
MINIMUM LOT SIZE: 8,051 S.F.  
MAXIMUM LOT SIZE: 10,862 S.F.

LEGEND:

(E) EXISTING OR EAST  
FH FIRE HYDRANT  
MH MANHOLE  
PUE PUBLIC UTILITY EASEMENT  
SD STORM DRAIN  
S.A. SQUARE FEET  
SS SANITARY SEWER  
TBR TO BE REMOVED



TUSCANY ESTATES LLC  
1100 LIBERTY ST SE, SUITE 3  
SALEM, OR 97302  
TAX LOT: 05400  
MAP: 1054W25CA  
NOTE: THERE IS A FRANCHISE  
UTILITY EASEMENT OVER ALL  
OF THIS TRACT.

PROPOSED 10.00' WIDE PUE

PROPOSED 5.00' WIDE  
SLOPE EASEMENT

PROPOSED 5.00' WIDE  
SIDEWALK EASEMENT

MBBH DEVELOPMENT LLC C/O  
CARY STEVENS  
123 NW 7TH STREET  
CORVALLIS, OR 97330  
TAX LOT: 1400  
MAP: 1054W25

Date: 7/25/2016 Time: 11:11  
Scale: 1=40(FS)  
File: dwg\2016\16-89\1689-1sp.dwg (George)

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OF K&D ENGINEERING, INC.

DATE	REVISIONS	BY

**K & D ENGINEERING, INC.**

276 N.W. HICKORY STREET  
P.O. BOX 725  
ALBANY, OREGON 97321  
(541) 928-2583

MACHUGH  
SUBDIVISION

CITY OF ALBANY, BENTON COUNTY, OREGON

**TENTATIVE SUBDIVISION PLAT**

HORIZ. SCALE: 1" = 40'
VERT. SCALE:
DSGN BY: GMB
DRWN BY: GSG
CHKD BY: GMB
PROJECT No.: 16-89

SHEET No.	1
OF	2