



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Subdivision Plat

SD-07-19

December 10, 2019

The Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **December 24, 2019**.

Application Information

File:	SD-07-19
Proposal:	Land division for a six-lot subdivision
Review Body:	Staff Decision (Type I-L review)
Property Owner / Applicant:	Oscar Mendoza 3171 Grand Prairie Road SE, Albany, OR 97322
Engineer / Representative:	William E. Barlow, PO Box 43, Philomath, OR 97332; 541-609-8777
Address/Location	3171 Grand Prairie Road SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-16; Tax Lots 1101
Zoning:	RS-6.5 (Residential Single Family)

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. 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 **December 24, 2019**, 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 call **Tony Mills** at 541-917-7555 or email tony.mills@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 (ADC or 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.

cd.cityofalbany.net



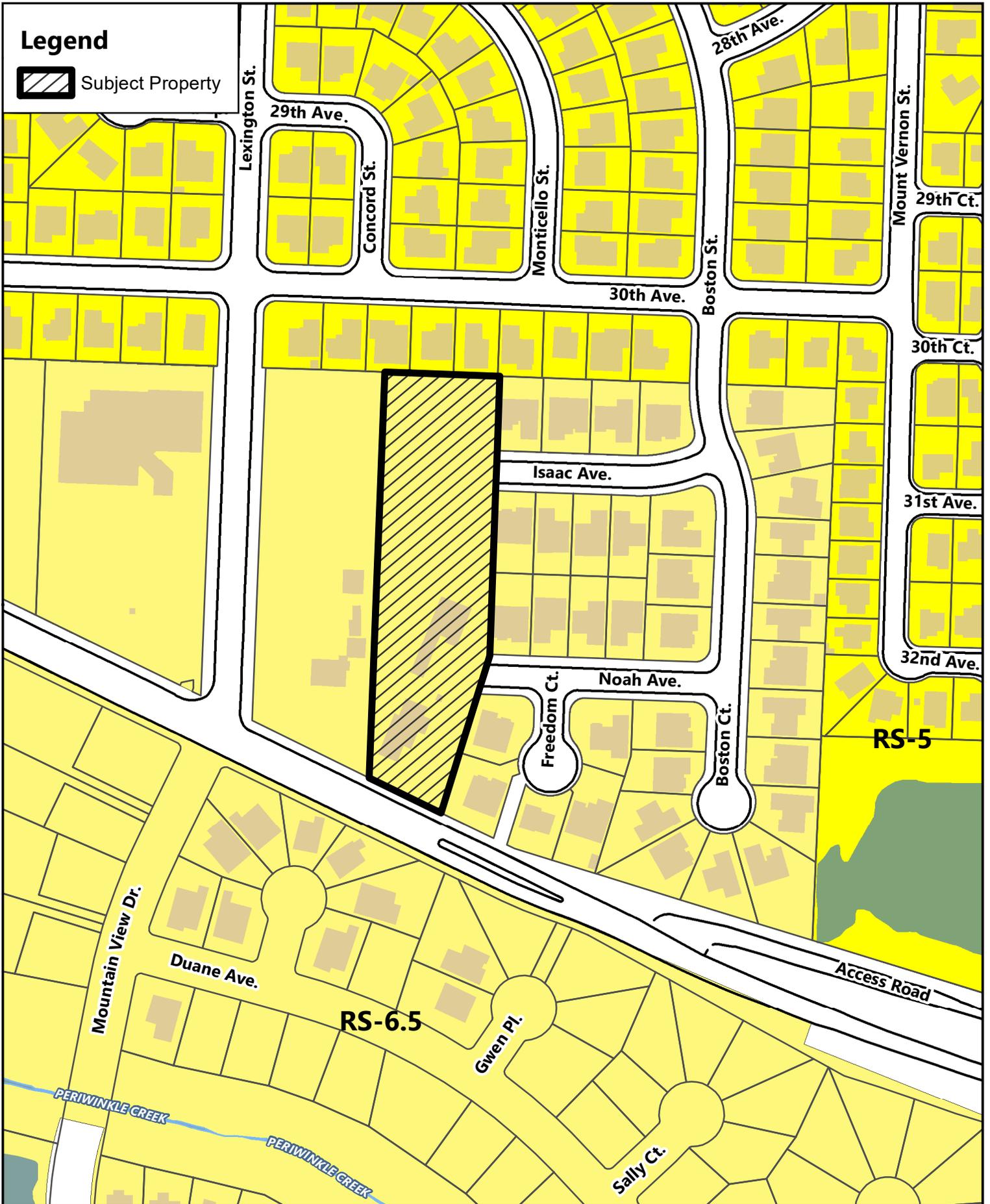
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The proposed street plan affords the best economic, safe, and 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, 3, 8, 9, 11 & 12.

Attachments: Location Map, Applicant's Proposed Partition Plan

Legend

 Subject Property



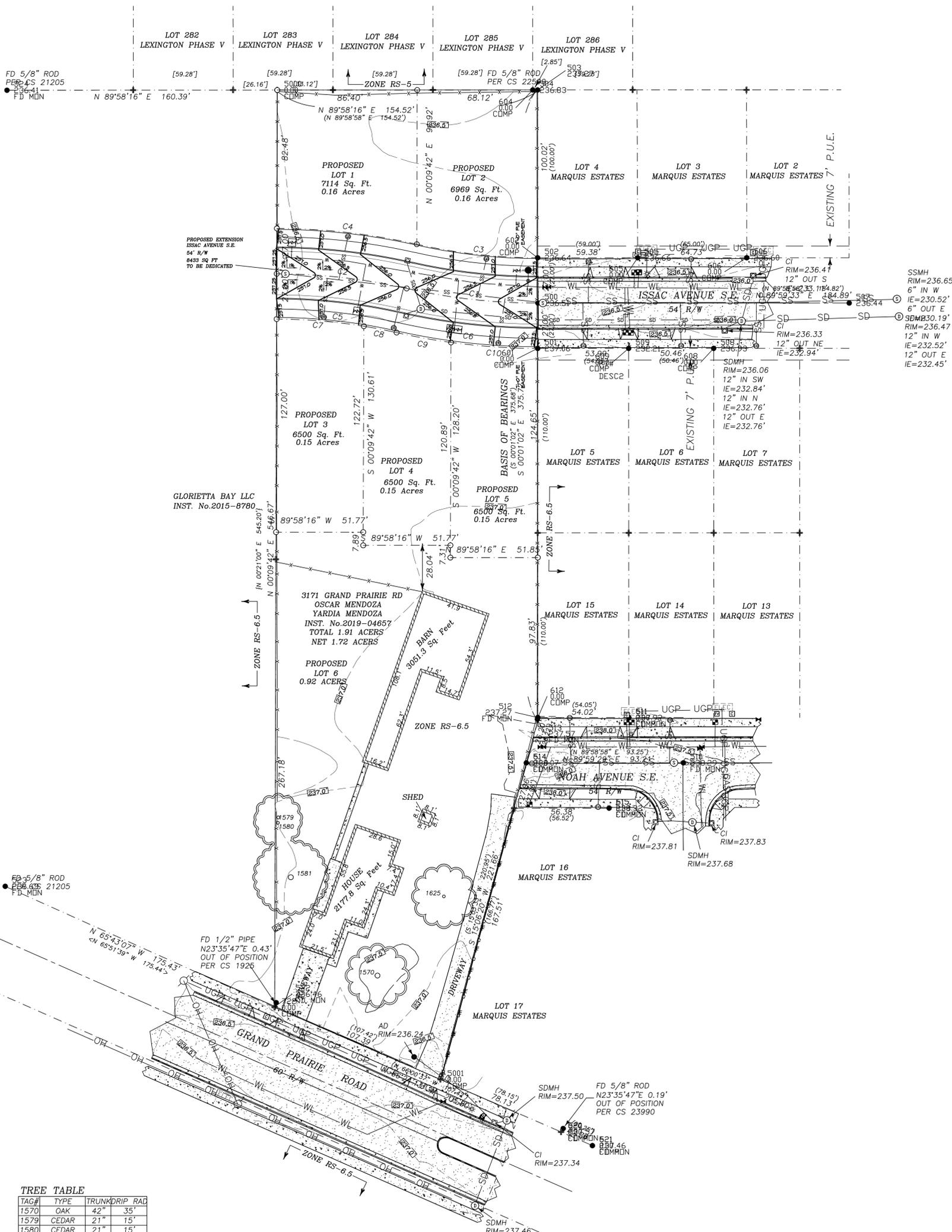
G:\Community Development\Planning\Land Use Cases\2010s\2019\Subdivision (SD)\SD-07-19 (Jimmy)\Project Review\SD_07_19_M.mxd



Date: 9/13/2019 Map Source: City of Albany

3171 Grand Prairie RD SE

Location / Zoning Map

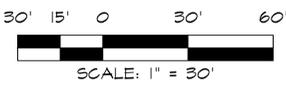


TREE TABLE

TAG#	TYPE	TRUNK	DRIP	RAD
1570	OAK	42"	35'	
1579	CEDAR	21"	15'	
1580	CEDAR	21"	15'	
1581	DECIDUOUS	36"	25'	
1625	DECIDUOUS	20"	20'	

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.39'	350.00'	12°49'57.42"	S 83°35'28" E	78.23'
C2	77.78'	350.00'	12°43'59.37"	N 83°32'29" W	77.62'
C3	72.34'	323.00'	12°49'54.48"	S 83°35'27" E	72.19'
C4	83.75'	377.00'	12°43'41.39"	N 83°32'20" W	83.58'
C5	71.81'	323.00'	12°44'20.35"	S 83°32'40" W	71.67'
C6	84.44'	377.00'	12°49'59.95"	S 83°35'29" E	84.27'
C7	51.99'	323.00'	9°13'19.33"	N 85°18'10" W	51.93'
C8	19.83'	323.00'	3°31'01.01"	N 78°56'00" W	19.82'
C9	32.83'	377.00'	4°59'22.11"	S 79°40'10" E	32.82'
C10	51.61'	377.00'	7°50'37.84"	S 86°05'10" E	51.57'



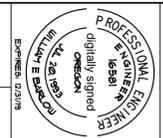
DEVELOPED SITE PLAN

SCALE: 1" = 40'

- NOTES**
1. DRIVEWAY LOCATIONS MAY CHANGE LOCATION.
 2. RESIDENTIAL DWELLINGS SHALL BE SPRINKLERED IN LIEU OF FIRE TRUCK TURN-AROUND.

C3.0

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 Design for the Human Environment
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 541-609-9777
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A NEW 6 LOT SUBDIVISION
 3171 GRAND PRAIRIE RD., SE
 ALBANY, OR
 DEVELOPED SITE

NO.	DATE	REVISIONS	BY