

**CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT**

SUBDIVISION APPLICATION

(To be accompanied by a Tentative Map, and copy of property deed, Letter of Authorization, if applicable.)

OFFICE USE ONLY	
FILE #	<u>SUB-23-1</u> FEE <u>\$1,110 -</u>
ZONING DISTRICT	_____
RECEIPT #	_____
DATE RECEIVED	<u>11/15/23</u>

Legal Description of the Subject Property:

Township	Range	Section	Tax Lot
<u>8N</u>	<u>10W</u>	<u>21</u>	<u>01500</u>

Street address of the property: _____

I/WE, THE UNDERSIGNED APPLICANT(S) OR AUTHORIZED AGENT, AFFIRM BY MY/OUR SIGNATURE(S) THAT THE INFORMATION CONTAINED IN THE FOREGOING APPLICATION AND ASSOCIATED SUBMISSIONS IS TRUE AND CORRECT.

APPLICANT:

Printed Name: Gilbert Gramson 11/15/23
Signature: Gilbert Gramson Date: _____
Address: 15 NW 17th Place Phone: 503.440.6818
City/State/Zip: Warrenton OR 97146 Fax: _____

PROPERTY OWNER (if different from Applicant)

Printed Name: Sandworks Construction LLC
Signature: Gilbert Gramson Date: 11/15/23
Address: Same as above Phone: _____
City/State/Zip: _____ Fax: _____

Is this a Planned Unit Development (PUD)? No XX Yes _____

IS THIS A "PHASED DEVELOPMENT"? Yes _____ No XX

- a. Overall development plan, including phase or unit sequence.

Develop a 12-lot subdivision for the future construction of 12 single family attached dwellings.

- b. Projected Timetable for sequence of development

The original preliminary plat approval expired prior to completing construction. The remaining construction activities are anticipated to take less than one year.

- c. Development plans for any common elements or facilities.

The proposal includes a new city street, potable water, sanitary sewer and drainage facilities.

- d. If the proposed subdivision has an unknown impact upon adjacent lands or land within the general vicinity, the Planning Commission may require a potential street development pattern for adjoining lands to be submitted together with the tentative plan as part of the phased development plan for the subject subdivision.

Noted

- e. Show compliance with the Comprehensive Plan and applicable sections of the Development Code.

Please see the attached narrative.

- f. Schedule of improvements and completion.

The project is planned to be completed in less than one year.

- g. Overall transportation and traffic pattern.

The proposed dead-end street will connect to Juniper Avenue.

PRELIMINARY SUBDIVISION PLAT REQUIREMENTS

A "preliminary subdivision plat" shall be submitted with the following information depicted:

- 1. Proposed name of the subdivision;
- 2. Names, addresses, and phone numbers of property owner(s) (including mortgage holders if any), surveyor, and applicant if different from property owner, and assumed business name(s) filed or to be filed with the Corporation Commission by the applicant;
- 3. Proposed subdivision showing the parcel boundaries and dimensions, the area of each parcel, location of any and all easements (and what the easement is), right-of-way widths, existing roads;
- 4. Date of map preparation, north point, scale, property identification by township, range, section and tax lot numbers;

5. Location of all existing buildings, creeks, canals, ditches, any topographical features (ie., canyons, bluffs, wetlands, natural springs, floodplain);
6. Location, width, name, curve ratio, and approximate grade of all proposed right-of-ways;
7. Location of any existing features such as section lines, section corners, city and special district boundary lines, and survey monuments;
8. Existing sewer lines, water mains, culverts, and other underground and overhead utilities within and adjacent to the proposed subdivision together with pipe sizes, grades and locations;
9. Contour lines related to some established bench mark or other engineering acceptable datum;
10. Zoning of subject property, and adjacent tax lots to the proposed subdivision;
11. Location, names, width, typical improvements, cross sections, bridges, culverts, approximate grades, curve radii and centerline lengths and reserve strips of all proposed streets, and the relationship to all existing and projected streets;
12. Location, width and purpose of all proposed easements or right-of-ways, and relationship to all existing easements and right-of-ways;
13. Location of at least one temporary bench mark within the proposed subdivision boundary;
14. Location, approximate area and dimensions of each lot, and proposed lot and block numbers;
15. Location, approximate area and dimensions of any lot or area proposed for public use, the type of use proposed, and plans for improvements or development;
16. Proposed use, location, approximate area and dimensions of any lot intended for non-residential use;
17. Source, method, and preliminary plans for domestic and other water supplies, sewer lines, and all utilities;
18. Description and location of any proposed community facility;
19. Storm water and other drainage facility plans;
20. Proposed deed restrictions including access restrictions or protective covenants if such are proposed to be utilized for the proposed subdivision;

ADDITIONAL SUBMITTALS

21. Statement from each utility company proposed to serve the proposed subdivision stating that each company is able and willing to serve the proposed subdivision as set forth in the tentative plan, and the conditions and estimated costs of each service;
22. Proposed Fire protection system for the proposed subdivision and written approval thereof by the fire chief.
23. Statement from School District.

REQUIREMENTS

1. A vicinity map must be submitted showing the proposed subdivision in relationship to the adjacent properties, roadways, and ownership patterns. This map must include names of all existing roadways.
2. Who will supply the water? City of Warrenton
3. Access will be taken from Juniper Avenue
4. What is the intended use of the parcels being created? Single family attached dwellings
5. What is the current use of the parcel? _____

This project received preliminary plat approval three years ago. It is under construction based on the city approved construction engineering plans.

6. Proposal is in compliance with the City of Warrenton's Comprehensive Plan and Development Code.
Please see the attached narrative.
7. Proposal does not conflict with acquired public access easements within or adjacent to the subdivision.
There are no public access easements within or adjacent to the subject property.
8. All required public services and facilities are available and adequate or are proposed to be provided by the applicant.
All engineering construction plans have been approved by the city.
9. The subdivision contributes to orderly development and land use patterns in the area, and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, and special terrain features.
The project will be developed on an existing dune. A wetland in the central portion of the subject property will not be disturbed.
10. The subdivision will not create an excessive demand on public facilities and services required to serve the development.
No, it will not.
11. The preliminary plat for the proposed subdivision meets the requirements of ORS 92.090.
Yes.

Return Application To: City of Warrenton
Planning and Building Department
PO Box 250
225 SW Main Street
Warrenton, Oregon 97146
Phone: 503-861-0920
Fax: 503-861-2351