



CITY OF PHILOMATH
980 Applegate Street
PO Box 400
Philomath, OR 97370
541-929-6148; 541-929-3044 FAX
www.ci.philomath.or.us

335
340
#1295

APPLICATION FOR A PARTITION

Fee: \$335 plus \$120/lot created

APPLICANT(S)

Name(s): Troy Muir Bus. Phone: 541-760-8979
 Home Phone: _____
 Address: PO Box 1596 Philomath, OR 97370
 Name(s): Melissa Harwood-Muir Bus. Phone: 541-760-1381
 Home Phone: _____
 Address: _____

Interest in Property (Owner, Purchaser, etc.): Owner

Other individuals you would like to be notified concerning this application:

<u>Name</u>	<u>Address</u>

GENERAL PROPERTY INFORMATION:

Street Address: 650 N. 9th
 Assessor's Map: _____ Tax Lot: _____ Lot Size: _____
 Zoning: R-1
 Existing structures: 1 single family residence & shop
 Current use(s) of the property: single family home

	<u>Size</u>	<u>Existing Structures</u>	<u>Setbacks to Property Lines</u>
Proposed Parcel #	<u>8476sf</u>	<u>None</u>	
Proposed Parcel #	<u>5 29757sf</u>	<u>SF home</u>	
Proposed Parcel #	<u>6 149,108sf</u>	<u>Shop</u>	

REQUIRED APPLICATION INFORMATION

An application for a partition must comply with the review criteria in Chapter 18.115.040B of the Philomath Municipal Code. Copies of the applicable sections of the Code are available at the City Manager's Office and on the City's website. The information listed below must be submitted with the application and will be used to determine if the application complies with the requirements for a partition.

1. A tentative plat which illustrates the proposed partition. A survey is not required in order to apply. The tentative plat shall be prepared on a sheet which is between 8 1/2 x 11 inches and 11 x 17 inches in size. The scale shall be one inch equals some multiple of 10 feet. The tentative plat shall show:
 - The name(s), address(es), and phone number(s) of the applicant(s), owner(s), and all representatives responsible for the plan;
 - Date, north arrow, and scale;
 - The entire boundary of the parent parcel and the boundaries of each proposed parcel;
 - The location, approximate dimensions, and square footage of proposed parcels and the proposed parcel numbers;
 - The location and size of natural features that might influence development of the property, such as rock outcroppings, wetlands, wooded areas, etc.;
 - The location of all areas subject to the base flood as shown on the Flood Boundary and Floodway Map on file in Philomath City Hall, 980 Applegate Street, Philomath;
 - Sites, if any, allocated for purposes other than single-family dwellings;
 - The location and size of buildings and driveways and the setbacks of existing buildings to proposed parcel lines;
 - The amount of frontage of each proposed parcel on an adjacent public street;
 - The location, width and purpose of easements;
 - The location and size of all existing utilities including water, sewer, power, telephone, natural gas and cable television;
2. A map of the vicinity showing the relationship of the proposed partition to the surrounding area including streets within 500 feet of the exterior boundaries of the proposed partition.
3. A narrative describing the proposed partition and how it complies with the applicable review criteria.

The Planning Official, or his designee, may require additional information to be submitted with the application as provided by Chapters 18.105.040B and 18.115.040B of the Philomath Municipal Code. The specific information to be submitted will be identified at the pre-application conference.

REQUIRED MINIMUM CONDITIONS OF APPROVAL

The conditions of development listed below will apply to all partition approvals. Additional conditions may be imposed.

1. An Oregon licensed land surveyor shall survey and monument the parcels;
2. A partition plat shall be prepared by an Oregon licensed land surveyor in accordance with ORS Chapter 92 and County Surveyor Plat Standards. The surveyor shall submit the original plat and a true reproducible of the plat, and the filing fee;
3. The applicant shall comply with the standards and requirements of Chapter 18.80 (Public Facility Standards) of the Philomath Municipal Code;
4. All public improvements shall be installed and dedicated prior to final plat approval or the applicant shall otherwise comply with the provisions of Chapter 18.115.090 of the Philomath Municipal Code.

ADDITIONAL RESPONSIBILITIES OF THE APPLICANT

It is the responsibility of the applicant to determine if wetlands are present on the property and to contact the appropriate state and federal permitting agencies prior to applying for a development permit from the City. If hydric soils are present on the property or if the property contains a wetland designated on the National Wetlands Inventory Map, the applicant must submit documentation to the City that: (1) A permit has been applied for from the Oregon Division of State Lands; or (2) The Division of State Lands has determined that no permit is necessary for the project.

City staff will assist the applicant in determining if the property contains hydric soils or is identified on the National Wetlands Inventory Map, but the City has no responsibility for determining if wetlands are present or if a state or federal permit is required.

SIGNATURES(S)

I hereby certify that the information contained in this application is accurate to the best of my knowledge; and that the proposed use would not violate any deed restrictions. This information must be signed by all owners of the property.

	12-5-16
Applicants' signature	Date
	12-6-16
Applicants' signature	Date
Applicants' signature	Date

PROCESSING INFORMATION

This application will be reviewed and a decision issued by the Planning Official in approximately four weeks. The City will send notices of pending action and final decision to the applicant, other local government agencies involved in the processing of the application, owners of land within 250 feet of the boundaries of the property, and other groups or individuals identified in Chapter 18.105.040C of the Philomath Municipal Code. If the application is approved, special conditions identified in the notice of approval must be satisfied within one year in order to complete the partition.

Anyone may appeal a decision of the Planning Official to the Planning Commission within 14 days of the decision by filing an appeal application with the City.

For Office Use Only

Date Application Received 12/6/14 Receipt Number 52443 By OB
File Number Assigned P16-09 Date Application Deemed Complete _____

PRELIMINARY PLAT

of
PARCEL 3
 PARTITION PLAT 1994-022

for

TROY MUIR

in the

NE 1/4 OF SECTION 11, T12S, R6W, W.M.
 CITY OF PHILOMATH,
 BENTON COUNTY, OREGON
 NOVEMBER 22, 2016

SITE ADDRESS

650 NORTH 9TH STREET
 PHILOMATH, OR 97370

OWNER

TROY MUIR
 PO BOX 1596
 PHILOMATH, OR 97370
 PHONE: (541) 760-8979

SURVEYOR

JOHN MCGEE, PLS
 JD MCGEE, INC.
 PO BOX 1472
 PHILOMATH, OR 97370
 PHONE: (541) 929-4226
 FAX: (541) 929-4227



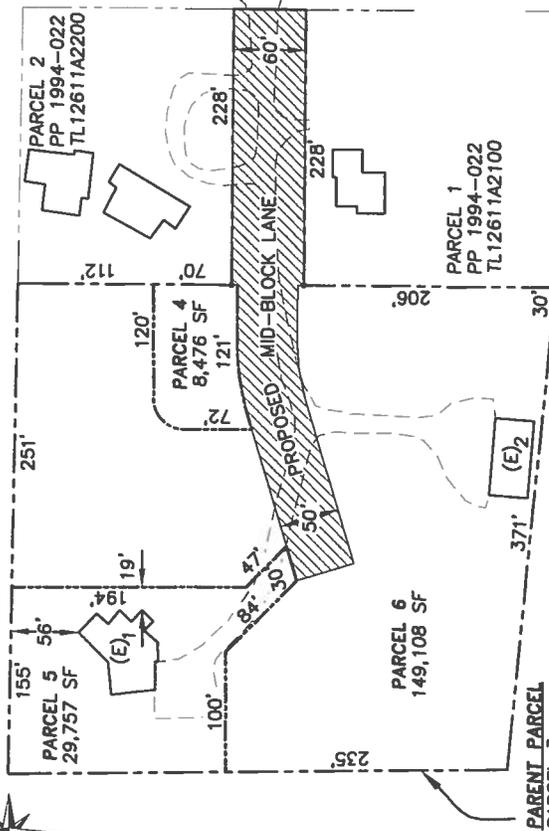
VICINITY MAP
 N.T.S.

NOTES
 PROPOSED PARCELS WILL BE SERVED BY CITY WATER AND CITY SEWER.

STORM WATER WILL BE CONVEYED TO STORM DRAINS LOCATED IN THE FUTURE STREET DEDICATION, CONNECTING TO PUBLIC STORM DRAIN SYSTEM.

PROPOSED UTILITIES WILL BE LOCATED WITHIN THE 50'-WIDE FUTURE STREET DEDICATION. SIZE, MATERIAL & LOCATION OF PUBLIC UTILITIES WILL CONFORM TO CITY & PUBLIC WORKS DESIGN STANDARDS.

STREET AND UTILITY IMPROVEMENTS WILL PROGRESS AS PARCELS/LOTS ARE DEVELOPED.



NORTH NINTH STREET (40')

LEGEND

- PP PARTITION PLAT
- FOUND MONUMENT
- EXISTING PARCEL 3 BOUNDARY
- - - PROPOSED PARCEL BOUNDARY (SINGLE-FAMILY DWELLING USE)
- EXISTING 15'-WIDE GRAVEL ROAD
- EXISTING RESIDENTIAL STRUCTURE - 2,775 SF
- EXISTING SHOP STRUCTURE - 1,680 SF
- (E)₁ PROPOSED RECIPROCAL ACCESS & MAINTENANCE EASEMENT IN FAVOR OF PARCELS 4 & 5, THIS PLAT OVER PARCEL 6, THIS PLAT. MID BLOCK LANE PER PMC 18.35.050 (A) & (C) TO BE RETAINED BY MOST WESTERLY PROPERTY (PARCEL 6, THIS PLAT).
- (E)₂ FUTURE STREET DEDICATION (50').

JDMGee, Inc. PO Box 1472
 Engineering & Surveying 1215 Main Street
 Land Use Planning Philomath, OR. 97370
 Wastewater Design Phone: (541) 929-4226
 "Solving Problems for You" Fax: (541) 929-4227
 www.jdmgee.com

Job #	16-81
Date	MM/DD/YYYY
Drawn	BRC
Checked	JDM
Filed	
Revisions	

TROY MUIR
 PRELIMINARY PLAT
 SECTION 11, TOWNSHIP 12 SOUTH, RANGE 6 WEST, W.M.
 PHILOMATH, BENTON COUNTY, OREGON

PROPOSED SITE PLAN
 Sheet
C2
 2 of 2

