



**Planning Department**  
231 NE Fifth Street • McMinnville, OR 97128  
(503) 434-7311 Office • (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>
File No. <u>S3-17 (mcminnville)</u>
Date Received <u>6/27/17</u>
Fee <u>0</u>
Receipt No. _____
Received by <u>SAS</u>

## Tentative Subdivision Application

### Applicant Information

Applicant is:  Property Owner  Contract Buyer  Option Holder  Agent  Other \_\_\_\_\_

Applicant Name Alan Ruden, Inc. Phone 503.435.2412

Contact Name Alan Ruden Phone 503.435.9109  
*(If different than above)*

Address PO Box 570

City, State, Zip McMinnville, OR 97128

Contact Email alanruden@comcast.net

### Property Owner Information

Property Owner Name Same as above Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address \_\_\_\_\_

Assessor Map No. R4 4 09 - 2104 - Total Site Area 7,537 sq ft

Subdivision Cottages at Chegwyn Village Block \_\_\_\_\_ Lot 78 54

Comprehensive Plan Designation Residential Zoning Designation R-4 PD

**Subdivision Information**

1. What is this application for?

- Subdivision (10 (ten) or fewer lots)
- Subdivision (more than 10 (ten) lots)

2. Briefly describe the project: Change lot 54 on tentative subdivision map from single family as originally designated in tentative subdivision application S 2-15 (approved on May 5, 2016) to a duplex lot.

3. Name of proposed subdivision: Cottages at Chegwyn Village

4. Size of proposed subdivision in acres or square feet: Lot 54 will be 7,537 sq ft

5. Number of lots: 1 Minimum lot size: \_\_\_\_\_

6. Number and type of Residential Units: 1 duplex or ~~two attached dwelling units~~

7. Average lot size: \_\_\_\_\_ Gross density per acre of entire subdivision: \_\_\_\_\_

8. Total anticipated population: \_\_\_\_\_

9. Size of park(s)/open space in acres or square feet: \_\_\_\_\_

10. General description of the subject site and current land use: Vacant land ready for subdivision improvements.

11. Describe existing uses and zoning of surrounding properties:

	<u>Zoning</u>	<u>Current Use</u>
North	<u>R-4 PD</u>	<u>Vacant land ready for development</u>
South	_____	<u>Orchard</u>
East	<u>R-2</u>	<u>Orchard</u>
West	<u>R-4</u>	<u>Vacant land ready for development</u>

12. Describe the topography of the subject site: Flat

13. Does the site contain any existing structures, wells, septic tanks? Explain No  
\_\_\_\_\_  
\_\_\_\_\_

14. How will the proposed subdivision be served by utilities? Note the location and size of all service lines (water, sanitary sewer, storm sewer, natural gas, electricity). \_\_\_\_\_  
All utilities are available and will be built for this to be a duplex lot.  
\_\_\_\_\_  
\_\_\_\_\_

15. What is the anticipated date construction will begin? 7/15/17

16. What is the anticipated date of completion? 10/15/17

17. If applicable, explain how the subdivision will be phased? n/a  
\_\_\_\_\_  
\_\_\_\_\_

18. Does your tentative subdivision plan delineate the general location of all previously recorded easements and encumbrances presently binding upon the subdivision site? (A current title report or subdivision guarantee for the site would disclose such easements or encumbrances).

Yes       No       N/A

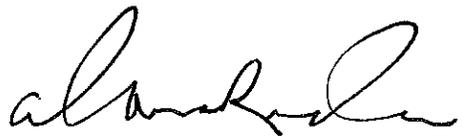
19. Does your tentative subdivision plan delineate necessary access and utility easements?

Yes       No       N/A

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), tentative subdivision plan, and supplementary data. Tentative plans should be accompanied by improvement plans so that the general programs and objectives are clear to the reviewer. The information to be included in the tentative subdivision plan as listed in the information sheet and in Section 17.53.070 (Submission of Tentative Subdivision Plan) of the Zoning Ordinance. If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.*
- Payment of the applicable review fee, which can be found on the Planning Department web page.*

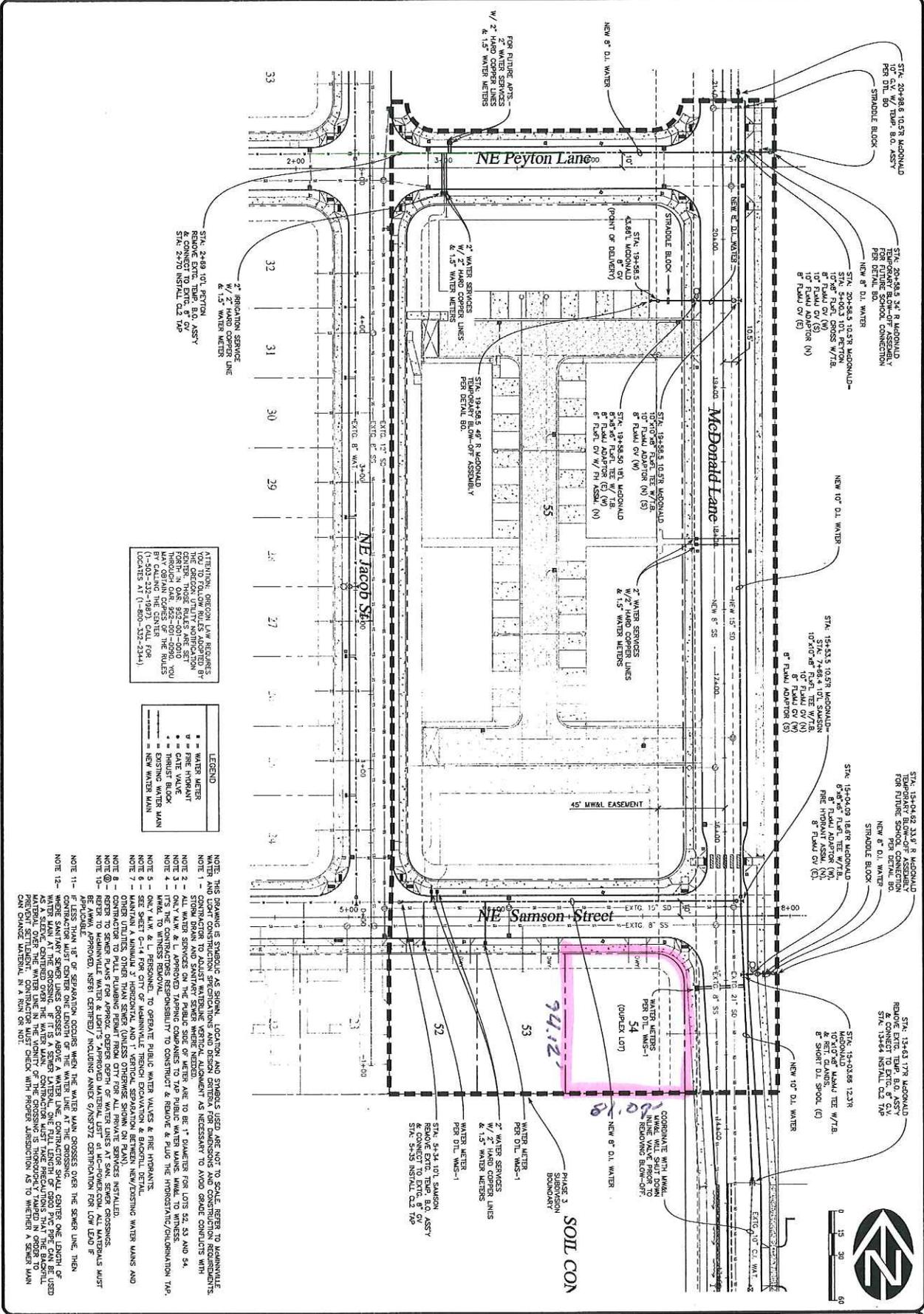
**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

  
\_\_\_\_\_  
Applicant's Signature

6/26/17  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date



STK. 2448.101, 10\"/>

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE BOARD OF WATER SUPPLY. THESE RULES ARE SET FORTH IN OAR 692-001-0000. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING (503-232-1987) OR BY MAIL AT (1-800-332-2344).

**LEGEND**

- WATER METER
- FIRE HYDRANT
- GATE VALVE
- EXISTING WATER MAIN
- NEW WATER MAIN

NOTE: THIS DRAWING IS SYMBOLIC AS SHOWN. LOCATION AND SYMBOLS USED ARE NOT TO SCALE. REFER TO URBAN/WATER AND LIGHT CONSTRUCTION SPECIFICATIONS AND DESIGN CRITERIA FOR DIMENSIONS AND CONSTRUCTION REQUIREMENTS.

NOTE 1 - CONTRACTOR TO ADJUST WATERLINE VERTICAL ALIGNMENT AS NECESSARY TO AVOID GRADE CONFLICTS WITH EXISTING UTILITIES.

NOTE 2 - ALL WATER SERVICES ON THE PUBLIC SIDE OF METER ARE TO BE 1" DIAMETER FOR LOTS 52, 53 AND 54.

NOTE 3 - ONLY M.W. & L. APPROVED TAPPING COMPANIES TO TAP PUBLIC WATER MAINS. WALL TO MINNESS.

NOTE 4 - CONTRACTOR RESPONSIBILITY TO CONSTRUCT & REPAIR & FULFILL THE PROVISIONS/COMPLIANCE TO: MINNESS REMOVAL.

NOTE 5 - ONLY M.W. & L. PERSONNEL TO OPERATE PUBLIC WATER VALVES & FIRE HYDRANTS.

NOTE 6 - SEE SHEET G-14 FOR CITY OF McMINNVILLE TRENCH EXCAVATION & BACKFILL DETAIL.

NOTE 7 - OTHER UTILITIES OTHER THAN SEWER (UNLESS OTHERWISE SHOWN ON PLAN), NEW/EXISTING WATER MAINS AND OTHER UTILITIES TO BE MAINTAINED AND PROTECTED BY CONTRACTOR. CONTRACTOR SHALL CROSS UNDER ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY CONTRACTOR. CONTRACTOR SHALL CROSS OVER THE SEWER LINE, THEN UNDER THE WATER LINE AT THE CROSSING.

NOTE 8 - CONTRACTOR TO PULL FLUDDING PERMIT FROM CITY FOR ALL PRIVATE SERVICES INSTALLED.

NOTE 9 - CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM CITY FOR ALL PRIVATE SERVICES INSTALLED.

NOTE 10 - CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM CITY FOR ALL PRIVATE SERVICES INSTALLED.

NOTE 11 - CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM CITY FOR ALL PRIVATE SERVICES INSTALLED.

NOTE 12 - CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM CITY FOR ALL PRIVATE SERVICES INSTALLED.

ALAN RUDEN, INC. McMINNVILLE, OR  
 THE COTTAGES AT CHEGWYN VILLAGE  
**WATER PLAN**  
 DRAWING W-01  
 JOB NUMBER 2794.4000

**WESTECH ENGINEERING, INC.**  
 CONSULTING ENGINEERS AND PLANNERS  
 3844 Folsom Industrial Dr. S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 555-2474 Fax: (503) 555-3885  
 E-mail: westech@westech-eng.com

**REGISTERED PROFESSIONAL ENGINEER**  
 IN THE STATE OF OREGON  
 WILLIAM M. WELLS  
 No. 10000  
 EXPIRES 8/31/2018

VERIFY SCALE: 1" = 30'

NO.	DATE	DESCRIPTION	BY
1	8-11-17	PER SCHOOL COMMENTS	RGS
2	2-14-17	PER CITY COMMENTS	TH
3	8-11-18	PER CITY COMMENTS	TH
4	8-11-18	PER CITY COMMENTS	RGS
5	8-11-18	PER CITY COMMENTS	RGS
6	8-11-18	PER CITY COMMENTS	RGS

DATE: AUG 2018