



Community Development
Planning Division
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NOTICE OF DISPOSITION FOR A MINOR REPLAT

CASE: MRP13-00004 **ORDER NO. 2013-039**

REQUEST: Approval of a Minor Replat application to consolidate the three existing parcels into a single parcel.

APPLICANT: Peter Seaders (MSS Inc.)
215 NW 4th Street
Corvallis, OR 97330

OWNER: Northgate Enterprises, LLC
PO Box 1583
Corvallis, OR 97339

LOCATION: The property is located at 1120 NW 9th Street, and is identified as Tax Lots 190 and 10100 on Benton County Assessor's Map 11-5-35 BA.

PUBLIC COMMENT: 82 public notices were mailed or emailed on July 2, 2013. As of July 17, 2013, no public testimony has been received.

ATTACHMENTS:
A – Application, Narrative, and Tentative Plat

FINDINGS

Based on a review of the proposed Minor Replat application, the Planning Division Manager finds the following:

1. **Previous Approvals**

1950 – The subject property was annexed into the City limits.

CD-92-3: Conditional Development Permit approval for 2,080 square foot eating and drinking establishment (“M’s Tea and Coffee House”). Proposed use intended to occupy existing tenant space within existing shopping center.

MLP94-00019 – The subject site and abutting properties to the south partitioned into three parcels. The partition was finalized through Benton County Partition Plat 94-42.

PCR95-00001 / LDO95-00038 – Drive-through facility and setback reductions for new building located on south side of shopping center.

There are no other previous land use approvals specific to this development site.

2. **Minor Replat Review Criteria**

Per Section 2.14.30.04, an application for a Minor Replat and any public comments that have been received on the application shall be reviewed to ensure consistency with the review criteria in Land Development Code (LDC) Section 2.14.30.05. The Minor Replat review criteria require compliance with the applicable development standards of the underlying zone, as well as Article IV of the LDC. The applicable development standards are addressed below relative to the subject application and Minor Replat review criteria.

2.14.30.05 - Review Criteria

Requests for approval of a Tentative Partition Plat shall be reviewed to ensure:

a. Nonresidential Partitions - Requests for the approval of a Tentative Partition Plat shall be reviewed to ensure:

1. **Consistency with the following: the City’s development standards outlined in the applicable underlying Zoning Designation standards in Article III of this Code; the development standards in Article IV of this Code; the standards of all acknowledged City Facility Master Plans; the adopted City Design Criteria Manual; the adopted Oregon Structural Specialty Code; the adopted International Fire Code; the adopted City Standard Construction Specifications; the adopted City Erosion Prevention and Sediment Control Ordinance; the adopted City Off-street Parking Standards; and any other applicable policies and standards adopted by the City Council;**
2. **Pursuant to Comprehensive Plan Policy 3.2.7, demonstrated compatibility in the areas in “a,” through “m,” below, as applicable:**
 - a) **Basic site design (the organization of Uses on a site and the Uses’ relationships to neighboring properties);**
 - b) **Visual elements (scale of potential development, etc.);**

- c) Noise attenuation;
 - d) Odors and emissions;
 - e) Lighting;
 - f) Signage;
 - g) Landscaping for buffering and screening;
 - h) Transportation facilities;
 - i) Traffic and off-site parking impacts;
 - j) Utility infrastructure;
 - k) Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);
 - l) Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and
 - m) Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards;
3. Approval does not impede future development of property under the same ownership or on adjacent lands planned for urban densities with respect to the provision of City services and access from a public street;
4. Consistency with the density requirements of the Zone. When calculating the applicable density range for a subject property, applicants may include in their acreage calculation 50 percent of the area of any streets that front the subject site, for the distance the streets front the subject site.; and
5. For properties with Natural Resources or Natural Hazards subject to Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, no Partition or Minor Replat shall create new lots or parcels unless each new and remaining lot or parcel contains:
- a) An area unconstrained by Natural Resources or Natural Hazards;
 - b) An area that includes Formerly Constrained Areas; or
 - c) Contains an area that includes the areas in 5.a) and 5.b) above; and that area is equal to or greater than the applicable Minimum Assured Development Area(s) for the zone or zones in which the site falls. Exceptions to this requirement are:
 - d) Lots created for public park purposes; and
 - e) Privately- or publicly-owned lots completely contained within an area zoned Conservation - Open Space.

New Partitions may contain common open space tracts for the purpose of protecting Natural Resources and/or avoiding Natural Hazards.

Compliance with some of the referenced clear and objective approval standards cannot be fully evaluated in conjunction with the proposed Minor Replat because the application seeks only to modify the parcel boundary line configuration of the subject property. It does not include specific building permit applications or other specific applications for development on the subject property. However, compliance with all applicable requirements referenced above shall be assured prior to development on the subject property through subsequent building or other permit processes. For example, compliance with many requirements of the Oregon Structural Specialty Code, International Fire Code, and City Off-street Parking and Access Standards can only be evaluated in conjunction with a building permit application for construction on the site. However, where the proposed land division would be anticipated to create obstacles to compliance with any of the referenced regulations it is appropriate to identify and resolve those issues, to the extent practicable, through this land use decision.

Development standards from Articles III and IV of the LDC that typically relate to Minor Replat applications include a zone's development standards, Chapter 4.0 – Improvement Required with Development, Chapter 4.1 – Parking, Loading, and Access Requirements, Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting, and Chapter 4.4 – Land Division Standards. Findings in relation to compliance with these LDC requirements are contained below. It should be noted that compliance with the City's Facility Master Plans is also reflected in the analysis of compliance with the requirements of LDC Chapter 4.0.

Neighborhood Center (NC) – Minor: Development Standards

Land Development Code Section 2.14.30.05(a).1 requires Minor Replat applications to demonstrate compliance with the development standards of the underlying zone. The subject site is zoned Neighborhood Center – Minor (NC-Minor), and is therefore subject to the development standards in LDC Chapter 3.14. Compliance with the NC Zone's development standards results in compliance with the Minor Replat review criteria in LDC Sections 2.14.30.05.a.2. (a), (b), and (f). Although compliance with most NC development standards must be addressed in conjunction with a development application for the site, the following development standards are applicable to land division applications.

Table 1: Compliance with the NC-Minor Zone's Development Standards

LDC Section	Complies		
	Yes	Yes, with Conditions	No
<p>3.14.40.01 – Use and Building Size <i>Analysis:</i> The maximum size of a Use in a Minor NC Zone is 5,000 square feet for uses on Local Streets, and 15,000 sq. ft. for uses fronting Arterial and Collector Streets. The maximum building footprint allowed is 20,000 square feet for buildings on Local Streets; and 25,000 square feet for buildings on Arterial or Collector Streets.</p> <p>The site contains two buildings. A building along the south property line has a footprint of approximately 4,200 sq. ft., which complies with the maximum building footprint standard.</p> <p>The main building, located in the center of the site, has a footprint of approximately 38,000 sq. ft. The existing main building exceeds the maximum footprint allowed in the NC zone, and it is classified as a legal nonconforming structure. It is permitted to remain as nonconforming, but is subject to the nonconforming structure standards in LDC Section 1.4.30. Uses within the structures are subject to the use size limitations of the NC zone, including allowances for increases above the maximum use size for existing uses, subject to footnote number 1 under LDC Table 3.14-1.</p> <p>The proposed consolidation of parcels will not preclude the ability of current and future development on the subject site to comply with these standards, if the site is redeveloped.</p>	X		
<p>3.14.40.05 – Commercial Floor Area Ratio and Preservation of Commercial Land Supply <i>Analysis:</i> A minimum Floor Area Ratio (FAR) of 0.25 and a maximum of 1.0 is specified in the NC zone for Commercial Use Types. Consolidation of the subject parcels will not preclude the ability of current and future development to meet these standards.</p>	X		
<p>3.14.40.07 – Setbacks <i>Analysis:</i> There is no minimum setback in the NC Zone. The subject site contains two existing buildings, which will be unaffected by this standard, if the parcels are consolidated. The NC Zone specifies maximum setbacks for the front yard. The consolidation of the subject parcels does not involve changes in the way maximum front yard setbacks are evaluated for the existing buildings.</p>	X		

<p>3.14.40.09.b – Alleys and Access Consolidation <i>Analysis:</i> With development, access consolidation, particularly along Arterial Streets, shall be required to the maximum extent practicable. The subject site is currently developed with two buildings and a parking lot, and contains several curb cuts along NW 9th Street. Refer to the discussion below concerning access consolidation on NW 9th Street.</p>		<p>X – 1,2,3</p>	
<p>3.14.50.02 – Designation of Shopping Streets <i>Analysis:</i> Shopping Street locations are to be designated for Minor Neighborhood Centers, by the Director. The subject site is bordered by NW 9th Street on the east, NW 10th Street on the west, and NW Beca Avenue on the north. The proposed parcel consolidation does not impact the ability of current and future re-development of the site to comply with the Shopping Street standards in Chapter 4.0. Refer to the discussion below concerning public street improvements, and associated conditions.</p>		<p>X – 1,2,3</p>	

Conclusion on Article III Development Standards

The above analysis demonstrates that the proposed parcel complies with the applicable development standards in the NC-Minor Zone, or can support development that could comply with the development standards of the zone. The subject site does not contain Significant Natural Features or Natural Hazards. As discussed below, the proposed consolidated parcel complies with the provisions in Article IV. As such, the proposal complies with the Minor Replat criteria in LDC Section 2.14.30.05, and the applicable zoning standards in Article III.

Article IV Development Standards

Table 2: Compliance with LDC Chapter 4.0 – Improvements Required with Development

LDC Section	Complies		
	Yes	Yes, with Conditions	No
<p>4.0.20 – Timing of Improvements <i>Analysis:</i> In accordance with LDC Section 4.0.20.a.1, each proposed lot shall have required public and franchise improvements installed or secured in accordance with the provisions of LDC Section 2.4.40.08 prior to approval of the final plat (see Condition # 1).</p>		<p>X - 1</p>	
<p>4.0.30 – Pedestrian Requirements <i>See analysis below.</i></p>	<p>X</p>		
<p>4.0.60 – Public Street Requirements <i>See analysis below.</i></p>		<p>X – 1, 2, 3, 4</p>	
<p>4.0.70 – Public Utility Requirements (or Installations) <i>See analysis below.</i></p>		<p>X – 5</p>	

<p>4.0.90 – Franchise Utility Installations <i>Analysis:</i> A 7 ft Utility Easement (UE) is required adjacent to all street ROWs according to LDC Section 4.0.100.b. The applicant is proposing to comply with this standard, and shall grant these easements concurrent with final plat (see Condition # 6).</p>		<p>X – 6</p>	
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4.0.30 – Pedestrian Requirements and 4.0.60 – Public Street Requirements

Circulation

The site is located between NW 9th Street and NW 10th Street, on the south side of NW Beca Avenue. The frontage along NW 9th Street, NW 10th Street, and NW Beca Avenue have been partially improved to City standards. In accordance with LDC Section 4.0.60.e, development sites are to be provided with access from a public street improved to City standards. In accordance with LDC Section 4.0.20.a.1, each proposed lot shall have required public and franchise improvements installed or secured in accordance with the provisions of LDC Section 2.4.40.08 prior to approval of the final plat (**see Condition # 1**).

NW 9th Street

According to the Transportation Plan, NW 9th Street is designated as an Arterial Street. For a five lane Arterial Street, the LDC specifies a minimum right-of-way width of 106 ft with a 12 ft center turn lane, 12 ft travel lanes, 6 ft bike lanes, 12 ft landscape strips, and 5 ft setback sidewalks. NW 9th Street currently has a right-of-way width of 80 ft with a 10 ft center turn lane, 10 ft travel lanes, 6 ft bike lanes, no landscape strips, and 5 ft curbside sidewalks.

Concurrent with the final plat, the applicant shall dedicate additional right-of-way in order to provide a minimum of 53 ft of right-of-way from the original right-of-way centerline. An environmental assessment for all land to be dedicated must be completed in accordance with LDC Section 4.0.100.g (**see Condition # 2**).

Future development or redevelopment along the site’s NW 9th Street frontage, including alteration of driveway aprons, shall require the installation of set back sidewalks and landscape strips per LDC Section 4.0.30.a.2 (**see Condition # 3**).

NW 10th Street

According to the Transportation Plan, NW 10th Street is designated as a Neighborhood Collector Street. For a Neighborhood Collector Street, the LDC specifies a minimum right-of-way width of 66 ft with a 10 ft travel lanes, 6 ft bike lanes, 12 ft landscape strips, and 5 ft setback sidewalks. The existing conditions for NW10th Street include a right-of-way width of 60 ft with 10 ft travel lanes, 4 ft bike lanes, a 7 ft parking lane on the west side, a 6 ft landscape strip on the east side, an 8 ft landscape strip on the east side, and 5 ft setback sidewalks.

Concurrent with the final plat, the applicant shall dedicate additional right-of-way in order to provide a minimum of 33 ft of right-of-way from the original right-of-way centerline. An environmental assessment for all land to be dedicated must be completed in accordance with LDC Section 4.0.100.g (**see Condition # 4**).

NW Beca Avenue

According to the Transportation Plan, NW Beca Avenue is designated as a Local Street. For a Local Street, the LDC specifies a minimum right-of-way width of 50 ft with a 28 ft roadway, 6 ft landscape strips and 5 ft setback sidewalks. The existing conditions for NW Beca Avenue are a right-of-way width of 60 ft with a 40 ft roadway, 5 ft landscape strips, and 5 ft setback sidewalks. Additional right-of-way is not required along NW Beca Avenue.

Public Utilities

In accordance with LDC Section 4.0.70, all development sites shall be provided with public water, sanitary sewer, storm drainage, and street lights. In accordance with LDC Section 4.0.20.a.1, each proposed parcel shall have required public and franchise improvements installed or secured in accordance with the provisions of LDC Section 2.4.40.08 prior to approval of the final plat.

Sewer

There is an 8 inch sewer line in NW 9th Street, an 18 inch sewer line in NW Beca Avenue, and an 8 inch north-south line through the middle of the site (including under the building). No improvements to the sewer system are required with this application.

Staff could not determine if the existing sewer line through the middle of the site is located within an easement. In accordance with LDC Section 4.0.100.a, a 15 ft easement shall be provided over the public sewer line, if not already present. The easement shall be granted concurrent with the final plat (**see Condition # 5**).

Water

There is a 12 inch water line located in NW 9th Street, a 6 inch water line located in NW 10th Street, and 6 inch and 36 inch water lines located in NW Beca Avenue along the site's frontage. No improvements to the public water system are required with this application.

Drainage

There is a 12 inch storm line located in NW 9th Street, a 6 inch storm line along the northern portion of the NW 10th Street frontage, a 12 inch storm line along the southern portion of the NW 10th Street frontage, and a 6 inch storm line located in NW Beca Avenue. No improvements to the storm drainage system are required with this application.

Street Lights

There are existing street lights located in the vicinity of the applicant's site. The existing street lights are adequate to serve this site.

Franchise Utilities

A 7 -foot Utility Easement (UE) is required adjacent to all street ROW's according to LDC Section 4.0.100.b. The applicant shall grant these easements concurrent with final plat (**see Condition # 6**).

Table 3: Compliance with LDC Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting

LDC Section	Complies		
	Yes	Yes, with Conditions	No
4.2.20 – General Provisions <i>Analysis:</i> See discussion above regarding NW 9 th Street improvements. Landscaping requirements, within the planter strip, shall be satisfied in conjunction with building permits for future development on the site. Consequently, no landscape plans are required at this time.	X		

Table 4: Compliance with LDC Chapter 4.4 – Land Division Standards

LDC Section	Complies		
	Yes	Yes, with Conditions	No
4.4.20 – General Provisions <i>Analysis:</i> The existing three parcels are proposed to be consolidated into a single parcel, which would have an appropriate size, width, shape, and orientation for the proposed use types in the NC zone. The consolidated parcel is not dimensioned to contain part of an existing or proposed street, and is consistent with LDC Section 4.4.20.03.	X		

Natural Features Provisions in Article IV

The subject site does not contain mapped Natural Hazards or Natural Resources. Existing trees on the site will not be impacted by the proposed replat.

Conclusion of Article IV Development Standards

Given the above analysis, and as conditioned, staff find the proposal is consistent with the applicable development standards in Article IV of the LDC. Compliance with the standards in Article IV also results in compliance with the

review criteria in LDC Sections 2.14.30.05.a.1 and 2.14.30.05.a.2 (g) through (m).

Additional Review Criteria for a Minor Replat

2.14.30.05 - Review Criteria

Requests for approval of a Tentative Partition Plat shall be reviewed to ensure:

- a. **Nonresidential Partitions - Requests for the approval of a Tentative Partition Plat shall be reviewed to ensure:**
 3. **Approval does not impede future development of property under the same ownership or on adjacent lands planned for urban densities with respect to the provision of City services and access from a public street;**

As noted in the discussion above under Public Streets and Utilities, the subject parcel consolidation will be adequately served, either by existing infrastructure, or as a condition of approval of this Minor Replat. The proposed replat will not impede the serviceability or access to adjacent properties under the same or different ownership. As conditioned, this criterion is satisfied.

4. **Consistency with the density requirements of the Zone. When calculating the applicable density range for a subject property, applicants may include in their acreage calculation 50 percent of the area of any streets that front the subject site, for the distance the streets front the subject site.; and**

The subject site is zoned NC-Minor, which is primarily allows for commercial land uses. While the NC zone permits a mix of use types, including residential uses, the proposed parcel consolidation will not impact the ability of future development or redevelopment to comply with the applicable density standards in the NC zone (LDC Section 3.14.40.06.b).

5. **For properties with Natural Resources or Natural Hazards subject to Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, no Partition or Minor Replat shall create new lots or parcels unless each new and remaining lot or parcel contains:**
 - a) **An area unconstrained by Natural Resources or Natural Hazards;**
 - b) **An area that includes Formerly Constrained Areas; or**
 - c) **Contains an area that includes the areas in 5.a) and 5.b) above; and that area is equal to or greater than the applicable Minimum Assured Development Area(s) for the zone or zones in which the site falls. Exceptions to this requirement are:**
 - d) **Lots created for public park purposes; and**

- e) **Privately- or publicly-owned lots completely contained within an area zoned Conservation - Open Space.**
New Partitions may contain common open space tracts for the purpose of protecting Natural Resources and/or avoiding Natural Hazards.

As noted in the discussion above, the site does not contain Natural Hazards or Natural Resources identified on City maps. This criterion is not applicable.

Conclusion of Minor Replat Review Criteria

Given the above analysis and as conditioned, the proposal complies with the review criteria in LDC Section 2.14.30.05(a).

3. Final Plat Requirements

To facilitate review and recording of the final plat, **Condition #7** clarifies the requirements for the final plat submission. With submission of the final plat document for staff review, the applicant should provide a written narrative that describes how the applicable conditions of approval have been satisfied.

DECISION

Based on the information submitted by the applicant and City Staff review, it is the decision of the Planning Division Manager that the request be approved, subject to the following conditions of approval and development related concerns:

CONDITIONS OF APPROVAL

1. Public Improvements: In accordance with LDC Section 4.0.80, all development sites shall be provided with public water, sanitary sewer, storm drainage, and street lights. In accordance with 4.0.20.a.1, each proposed lot shall have required public and franchise improvements installed or secured in accordance with the provisions of LDC Section 2.4.40.08 prior to approval of the final plat.
2. NW 9th Street Right-of-Way: Concurrent with the final plat, the applicant shall dedicate additional right-of-way along the NW 9th Street in order to provide a minimum of 53 ft of right-of-way from the original right-of-way centerline. An environmental assessment for all land to be dedicated must be completed in accordance with LDC Section 4.0.100.g.
3. NW 9th Street Improvements: Future development or redevelopment along the site's NW 9th Street frontage, including alteration of driveway aprons, shall require the installation of set back sidewalks and landscape strips per LDC Section 4.0.30.a.2.
4. NW 10th Street Right-of-Way: Concurrent with the final plat, the applicant shall dedicate additional right-of-way along NW 10th Street in order to provide a

minimum of 33 ft of right-of-way from the original right-of-way centerline. An environmental assessment for all land to be dedicated must be completed in accordance with LDC Section 4.0.100.g

5. Public Sewer (On-Site): In accordance with LDC Section 4.0.100.a, a 15 ft easement shall be provided over the public sewer line that is located through the middle of the site, if an easement is not already present. The easement shall be granted concurrent with the final plat.
6. Franchise Utilities: A 7 ft Utility Easement (UE) is required adjacent to all street rights-of-way according to LDC Section 4.0.100.b. The applicant shall grant these easements concurrent with final plat.
7. Signature Block – The applicant shall provide the following City of Corvallis case number / signature block on the final plat:

City of Corvallis Case MRP13-00004

Corvallis Planning Division Manager

Corvallis City Engineer

Font and text size shall be consistent with State and Benton County standards.

The final plat shall contain a certificate signed by the County Assessor or Tax Collector certifying that the taxes on the property being replatted have been paid as required.

The final plat shall be prepared by an Oregon licensed land surveyor in accordance with ORS Chapters 92 and 209. The final plat shall conform to the partition standards established by the County Surveyor.

The notarized signatures of the legal owners of the property shall be affixed to the final plat.

Development Related Concerns

- A. Infrastructure Cost Recovery - Where it is determined that Infrastructure Cost Recovery payments from past public improvements are necessary, the developer shall pay their required share of the costs prior to receiving any building permits in accordance with Corvallis Municipal Code 2.18.040.

July 22, 2013
Date of Decision


Kevin Young
Planning Division Manager

APPEALS – EFFECTIVE DATE OF APPROVAL - EXPIRATION

APPEAL DEADLINE / EFFECTIVE DATE OF APPROVAL (12 days after the Date of Decision): **August 5, 2013**

If you wish to appeal this decision to the Land Development Hearings Board, the appeal must be filed with the City Recorder, by 5:00 p.m. by the appeal deadline noted above. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day.

All appeals must include the appropriate filing fee and filing requirements noted in Section 2.19.30.05 of the LDC. The appeal fee for administrative land use decisions is \$250.00. If you have any questions about the appeal process, contact the Planning Division at 541-766-6908.

If no appeal has been filed, this approval is valid for a two year period from the Effective Date of Approval.

EXPIRATION DATE: **August 5, 2015**

Approval of a tentative partition plat shall be valid for a two-year period from the Effective Date of Approval. If the applicant has not fulfilled all conditions of approval noted above and filed the final plat with the Planning Division prior to the Expiration Date, the approval shall expire.

Minor Replat at NW 9th Street and NW Beca Avenue
Application Narrative

Revised June 25, 2013

RECEIVED

JUN 26 2013

Community Development
Planning Division

INTRODUCTION & PROPOSAL

The subject properties included in this request are located at 1250 NW 9th Street and 1235 NW 10th Street. They are also identified as Tax Lots 190 and 10100 on Benton County Assessor's Map 11-5-35BA, (Attachment F). Both tax lots are currently zoned Minor Neighborhood Center and have a combined area of approximately 2.9 acres, (Attachment C). Both properties are developed with commercial buildings, (Attachment A).

A review of the assessor's map noted above indicates that Tax Lot 10100 is comprised of two legal parcels, while Tax Lot 190 is coincident with the boundaries of a third legal parcel, (Attachment D). The following narrative responds to applicable Land Development Code (LDC) criteria for a Minor Replat request that, if approved, would create a new 121,748 square foot parcel by combining all three legal parcels, (Attachments D and E).

Updated Narrative

It should also be noted that the main purpose of the proposed replat is to eliminate interior lots lines that conflict with an existing building located primarily on Tax Lot 10100, which is inconsistent with the Oregon Building Code. Construction of new buildings or expansion of the existing buildings is not proposed at this time or anticipated in the near future.

SUBMITTAL & REVIEW CRITERIA

Applicable Land Development Code Sections:

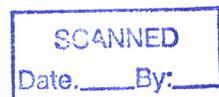
Section 2.14.30 - TENTATIVE PARTITION PLAT REVIEW PROCEDURES

Whenever an application is filed for a Partition, it shall be reviewed in accordance with the following procedures.

2.14.30.01 - Application Requirements

When the Director deems any requirement below unnecessary for the proper evaluation of a proposed application, it may be waived.

Applications shall be made on forms provided by the Director and shall be accompanied by:



- a. **Location and description of the subject property(ies), including all of the following, as relevant: address; tax assessor map and tax lot number; parcel number; written description of the boundaries of the proposal; and one set of assessor's maps of the subject site and surrounding area, with the subject site outlined in red;**
- b. **Signed consent by the subject property's owner(s) and/or the owner's legal representative(s). If a legal representative is used as a signatory, written proof of ability to be a signatory shall be furnished to the City. The owner's name(s) and address(es), and the applicant's name, address, and signature shall also be provided;**
- c. **An electronic version of these documents (both text and graphics, as applicable) if an applicant has produced part or all of an application in an electronic format. The applicant shall coordinate with the City regarding compatible electronic formats, to the greatest extent practicable;**

An application form submitted to the City as part of the subject Minor Replat request contains the information required through LDC Section 2.13.40.01, Parts 'a' and 'b', while an electronic copy of this narrative and supporting attachments has been provided to the City.

- d. **Graphic Requirements - The Tentative Plat and other graphics for both Nonresidential and Residential Partitions shall be drawn to scale and shall contain a sheet title, date, north arrow, and legend placed in the same location on each sheet and contain the information listed below. The Tentative Plat and other graphics shall not exceed 24 by 36 in. and shall include the following information, as applicable:**
 - 1. **Names of the owner, partitioner, engineer, and surveyor as appropriate;**
 - 2. **Property line boundaries of all contiguous land in the same ownership as the area encompassed in the application;**
 - 3. **Sufficient description to define location and boundaries of the area to be partitioned, re-platted, and/or adjusted;**
 - 4. **Location of existing structures;**
 - 5. **Number and type of units proposed when known and appropriate;**
 - 6. **Location and width of all existing or proposed public or private accessways (rights-of-way) including any reserve strips and parking areas;**
 - 7. **Location of all existing and proposed public and private utilities, including water, sewer, and storm drainage;**
 - 8. **Proposed parcel layout indicating dimensions, parcel lines, and lot areas;**
 - 9. **Approximate location and width of Watercourses for review in accordance with Chapter 4.5 - Natural Hazard and Hillside Development Provisions and Chapter 4.13 - Riparian Corridor and**

Wetland Provisions; and

10. All areas to be dedicated to the public and their proposed Uses including street rights-of-way, drainageways, easements, and reserve strips.
11. **Significant Natural Features Map(s)** - Maps shall identify Significant Natural Features of the site, and provide all Code-required Significant Natural Feature information including but not limited to:
 - a) All information and preservation plans required by Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable;
 - b) All Jurisdictional Wetlands not already shown as part of “a,” above. While not all Jurisdictional Wetlands are locally regulated by Chapter 4.13 - Riparian Corridor and Wetland Provisions, they need to be shown so that the City can route the application to the appropriate state and federal agencies for comment; and
 - c) Archaeological sites recorded by the State Historic Preservation Office (SHPO).
12. **Tentative Plat and Other Graphics** -
 - a) **General** -
 - 1) **Nonresidential Partition Graphics** - Nonresidential Partition graphics shall include features within a minimum 150-ft. radius of the site, such as existing streets and parcel boundaries; existing structures; driveways; utilities; Significant Natural Features regulated by Chapter Chapter 2.11 - Floodplain Development Permit, 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions; Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA), if applicable; and any other information that, in the Director’s opinion, would assist in providing a context for the proposed development. The Director may require that an applicant’s graphics include information on lands in excess of 150 ft. from a development site (e.g., such as in cases where an adjacent property is large and a view of the whole parcel would be helpful, or when

existing infrastructure is far away from the site).

b) **Conceptual Grading Plans** - Existing and proposed topographic contours at two-ft. intervals. Where the grade of any part of the Partition exceeds 10 percent and where the Partition abuts existing developed lots, a conceptual grading plan shall be required as follows:

1. **Nonresidential Partitions** - Conceptual grading plans for Nonresidential Partition applications shall contain adequate information to evaluate impacts to the site and adjacent areas, consistent with Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. If a grading plan is required for a Nonresidential Partition, it shall indicate how these objectives are met, how runoff or surface water from individual lots will be managed, and how the proposal's surface waters will be managed. Additionally, Nonresidential Partition applications shall include two design alternatives demonstrating that the applicant has achieved the optimal balance of applicable criteria;

13. **Where it is evident that the parcel can be further divided, the applicant shall show, either on the Tentative Plat or as an attachment, that the Partition will not preclude efficient division of land in the future;**

Attachments 'A', 'B', and 'C' provide the information required through Section 2.13.40.01.d. The applicant notes the following about the subject parcels. The property is essentially flat, therefore, minimal grading will be necessary if and when redevelopment of the property occurs. None of the natural features and natural hazards regulated by LDC Chapters 4.2, 4.5, 4.12, 4.13, and 4.14 exist within the boundaries of the property. Lastly, it is the applicant's intent to facilitate potential redevelopment of the site at some point in the future. The Building Code prohibits new structures from crossing property lines. Thus, removal of the interior lot lines will ensure compliance with that requirement in the event a new structure occupies most of the site.

14. Narrative Requirements -

a) **Phasing** - Statement describing phases of project, if proposed. Phases shall be:

The proposed replat will not be phased, but instead, finalized through a single recordation with Benton County.

b) **Explanation of how the proposal complies with the review criteria in Section 2.14.30.05; and**

Please see below for responses to each of the review criteria from LDC Section 2.14.30.05.

15. Traffic Impact Study -

- a) **Nonresidential Partitions** - Any proposal generating 30 or more trips per hour shall include Level of Service (LOS) analysis for the affected intersections. A Traffic Impact Analysis (TIA) is required, if required by the City Engineer. The TIA shall be prepared by a registered professional engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures.

This site has already been developed for commercial and retail use. The concurrent development plan which has prompted the need for this replat will create no net impact or intensification in the use of this site which would necessitate the need for a traffic impact study. Any future redevelopment will be required to comply with the land development code requirements in effect at that time in mitigating traffic impact.

16. Information required by Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable.

As noted above, the site does not contain any of the natural features or natural hazards regulated by LDC Chapters 4.5, 4.12, 4.13, and 4.14.

2.14.30.05 - Review Criteria

Requests for approval of a Tentative Partition Plat shall be reviewed to ensure:

- a. **Nonresidential Partitions - Requests for the approval of a Tentative Partition Plat shall be reviewed to ensure:**
1. **Consistency with the purposes of this Chapter and the following: the City's development standards outlined in the applicable underlying Zoning Designation standards in Article III of this Code; the development standards in Article IV of this Code; the standards of all acknowledged City Facility Master Plans; the adopted City Design Criteria Manual; the adopted Oregon Structural Specialty Code; the adopted International Fire Code; the adopted City Standard Construction Specifications; the adopted City Erosion Prevention and Sediment Control Ordinance; the adopted City Off-street Parking Standards; and any other applicable policies and standards adopted by the City Council;**

Consistent with the purposes of LDC Chapter 2.14, replatting the subject site will enable future redevelopment consistent with the intent of the Minor Neighborhood Center zone. The purpose of this replat is to consolidate three lots in order to resolve an existing building code violation and improperly executed land division procedures. Replatting the

site, as proposed, will provide greater flexibility for satisfying the LDC standards in comparison to the current parcel configuration for any future redevelopment.

As discussed in more detail below, all necessary public utilities and transportation facilities front the site. Redeveloping the property consistent with the Minor Neighborhood Center zone standards will take advantage of these improvements and contribute to the existing urban-scale development along NW 9th Street.

The resultant irregularly shaped lot will be approximately 436 feet long and 370 feet deep at its largest dimensions. These dimensions are consistent with the requirements of LDC Section 4.4.20.03. Although it will have frontage on NW 9th Street, NW Beca Avenue, and NW 10th Street, the parcel would not be considered a through lot. Reconfiguring the existing lots will not change the overall dimensions of the existing block bounded by these public streets. Thus, the block perimeter standards stipulated in LDC Section 4.0.60.n are not affected. More than 25 feet of frontage exists along each of these public rights-of-way, and at least one access point is currently improved along each frontage.

2. Pursuant to Comprehensive Plan Policy 3.2.7, demonstrated compatibility in the areas in “a,” through “m,” below, as applicable:

a) Basic site design (the organization of Uses on a site and the Uses’ relationships to neighboring properties);

While the proposed replat will provide greater flexibility it complying with these site design standards, it will not cause a development scenario where compliance is not possible.

b) Visual elements (scale of potential development, etc.);

Replatting the subject lots will not have a significant effect on the visual elements of potential development at this site. Architectural design standards contained in LDC Chapter 4.10 are intended to supplement the development standards for the Minor Neighborhood Center zone to provide appropriately scaled buildings. Use square footage limitations stipulated for the Minor Neighborhood Center zone will continue to apply to the site, which will ensure consolidation of the site does not result in development forms that are of greater scale than desired along this portion of NW 9th Street.

c) Noise attenuation;

Consolidating the subject lots could enable construction of a comparatively larger building that would be conducive to some use types that aren't feasible otherwise. The spectrum of uses allowed in the Minor Neighborhood Center zone ranges from more intensive retail, restaurant, and professional office uses to less intensive residential uses. Regardless, none

of the uses allowed in the Minor Neighborhood Center zone is anticipated to generate an obtrusive noise volume that would be incompatible with other uses allowed in zones abutting or adjacent to the site.

d) Odors and emissions;

None of the uses permitted in the Minor Neighborhood Center zone is typically associated with air emissions or odors that would require a discharge permit.

e) Lighting;

f) Signage;

Regardless of how the subject lots are configured, once developed, compliance with the exterior lighting and signage standards contained in LDC Chapters 4.2 and 4.7 would be required.

g) Landscaping for buffering and screening;

Requirements for landscape buffering and screening within the Minor Neighborhood Center zone are essentially limited to plantings that would be placed between a parking area and a public street. Replatting the subject lots will provide greater flexibility in meeting those standards, as it will be easier to efficiently arrange off-street parking facilities so they don't impact the street-scape along NW 9th Street, NW 10th Street, and NW Beca Avenue when the site is eventually redeveloped consistent with the intent of the Minor Neighborhood Center zone.

h) Transportation facilities;

The Corvallis Transportation Plan designates NW 9th Street as an Arterial, while NW 10th Street is a Neighborhood Collector and NW Beca Avenue is a Local Street. In order to facilitate future street improvements, the applicant is required as part of a concurrent development plan to dedicate a 13-foot wide portion of the property along the entire NW 9th Street frontage and a three-foot wide portion of the property along the entire NW 10th Street frontage for public right-of-way, (Attachment E).

Updated Narrative

As discussed with City staff, the dedications described above are intended to provide 53 feet of right-of-way width from the centerline of NW 9th Street, and 33 feet of right-of-way width from the centerline of NW 10th Street. Prior to recording the replat, the applicant will provide the City with copies of all necessary environmental assessment documentation regarding land to be dedicated as public right-of-way.

As noted in LDC Section 4.0.60.o, satisfaction of the block perimeter standards is “encouraged to the maximum extent practicable on redevelopment of developed sites.” The applicant is not proposing to redevelop the site, thus this standard is not applicable to this application. This does not preclude the application of these standards to a future redevelopment of the site, however, applicant has no intention of investing the time and expense necessary to determine the optimal redevelopment plan for the site at this time, nor are they required to do so. Additionally, implementation of the block perimeter standards without redevelopment would violate other provisions in the code. The maximum block face allowed without a pedestrian connection for Neighborhood Center zones is 250 feet. Were an East-West pedestrian connection located anywhere along the 250 feet south of the intersection at NW 9th Street and NW Beca Avenue, it would intersect the existing building, thus recreating the property line conflict the subject replat is intended to resolve. As such, implementation of this standard does not fit with the existing development patterns and is not reasonable to require as part of this application.

i) Traffic and off-site parking impacts;

As noted above, consolidating the subject lots will provide greater flexibility for designing the parking facilities necessary as part of future redevelopment. A concurrent development plan has been filed which will have no net changes on the traffic and off-site parking. The existing uses are consistent with the Minor Neighborhood Center zone; the overall traffic impacts from which are accounted for through the Corvallis Transportation Plan. Any future redevelopment will be required to comply with the applicable LDC standards.

j) Utility infrastructure;

All necessary public and private utilities abut or are immediately adjacent to the site. Public water and storm sewer lines extend along each of the public street frontages, while a public sanitary line transects the site.

Updated Narrative

Per LDC Section 4.0.100.d, a seven-foot wide utility easement is typically required adjacent to a site’s right-of-way frontage. Although the site is currently served by all necessary franchise utilities, it would be possible to grant the required easements along the site’s NW 9th Street and NW 10th Street frontages. However, the existing building located on Tax Lot 10100 abuts the right-of-way for NW Beca Avenue for the entire length of its north elevation. This configuration precludes the extension of a new utility easement along this frontage. Given that the right-of-way for NW Beca Avenue is 60 feet wide and classified as a Local Street, which typically occupy a 50-foot wide right-of-

way, there is the potential to extend new utilities within the “extra” width and not impact provision or maintenance of the associated transportation facilities. Section 4.0.100.d permits consideration of alternate utility easement alignments when existing development patterns preclude normal configurations. The applicant requests that the City Engineer take these existing conditions into consideration, with the understanding that opportunities to comply with the standard will occur upon redevelopment of the site.

- k) Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**

As noted above, none of the uses permitted in the Minor Neighborhood Center zone is associated with air emissions that would typically require a discharge permit. Replatting the subject lots will not alter the spectrum of uses that could occur at the site.

Any potential water quality impacts resulting from redevelopment of the site would be mitigated through the construction of necessary on-site water quality facilities designed consistent with the City’s Storm Water Master Plan.

- l) Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and**

Depending on the types of uses that eventually occur at the subject site, Sections 4.10.60 and/or 4.10.70 of LDC Chapter 4.10 could apply. Consolidating the subject lots will not alter the degree of applicability; however, in some ways, it might be easier to comply with the subject standards as a result of the larger lot.

- m) Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards;**

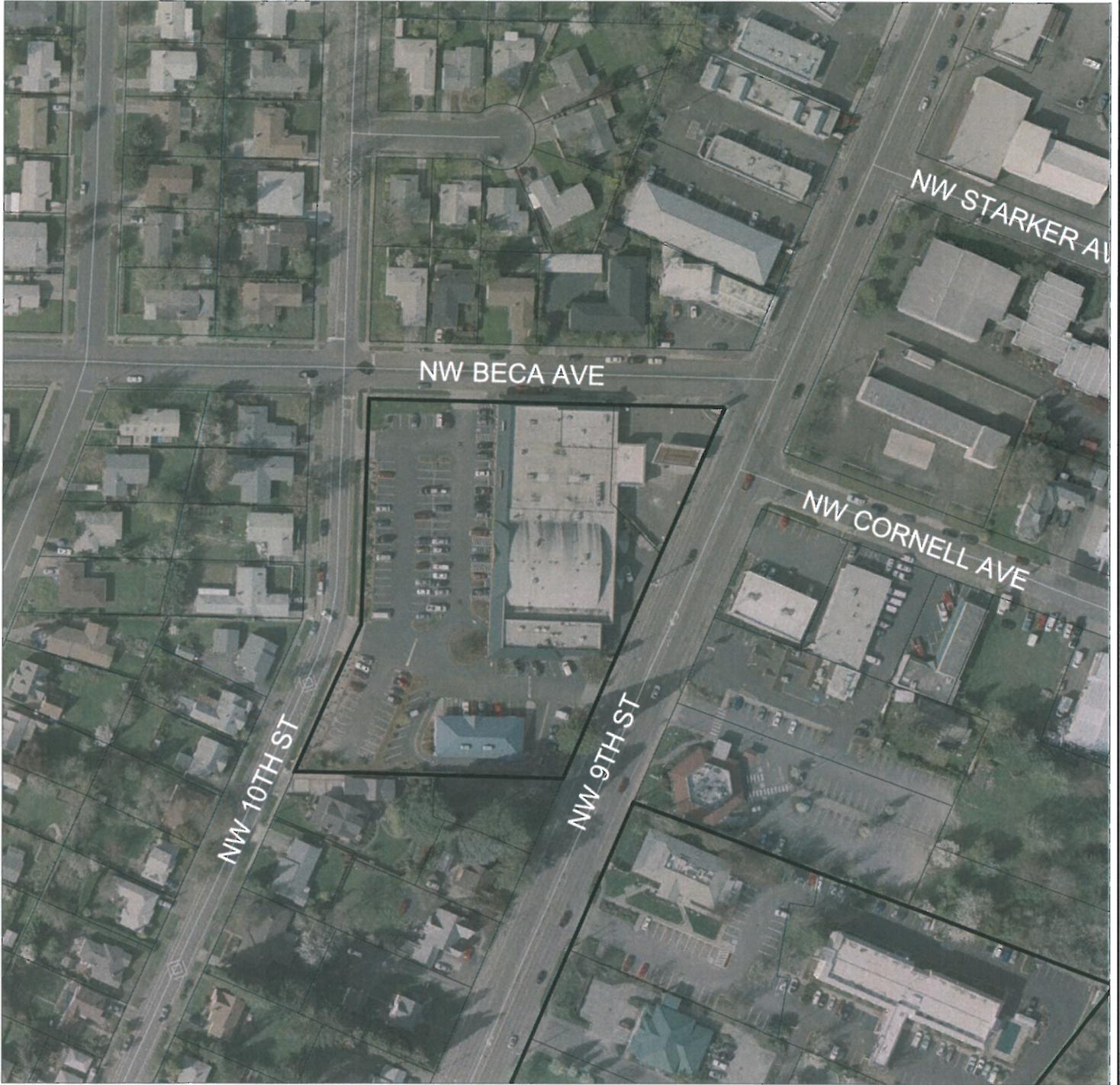
None of the natural resources or natural hazards regulated by the LDC Chapters cited above is found within the site.

SUMMARY OF CONCLUSIONS

Given the analysis provided above, the proposed Minor Replat complies with the applicable review

criteria. In addition the proposed replat will resolve and existing building code violation and improperly executed land division procedures.

Minor Replat 9th Street and Beca Avenue Aerial Map and Existing Uses



LEGEND

 Site Boundary

100 0 100 Feet



Minor Replat 9th Street and Beca Avenue Existing Comp Plan Designations



LEGEND

-  Site Boundary
-  Residential -- Low Density
-  Residential -- Medium Density
-  Mixed Use Commercial

100 0 100 Feet



Minor Replat 9th Street and Beca Avenue Existing Zoning Designations

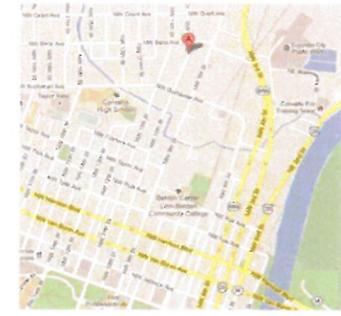
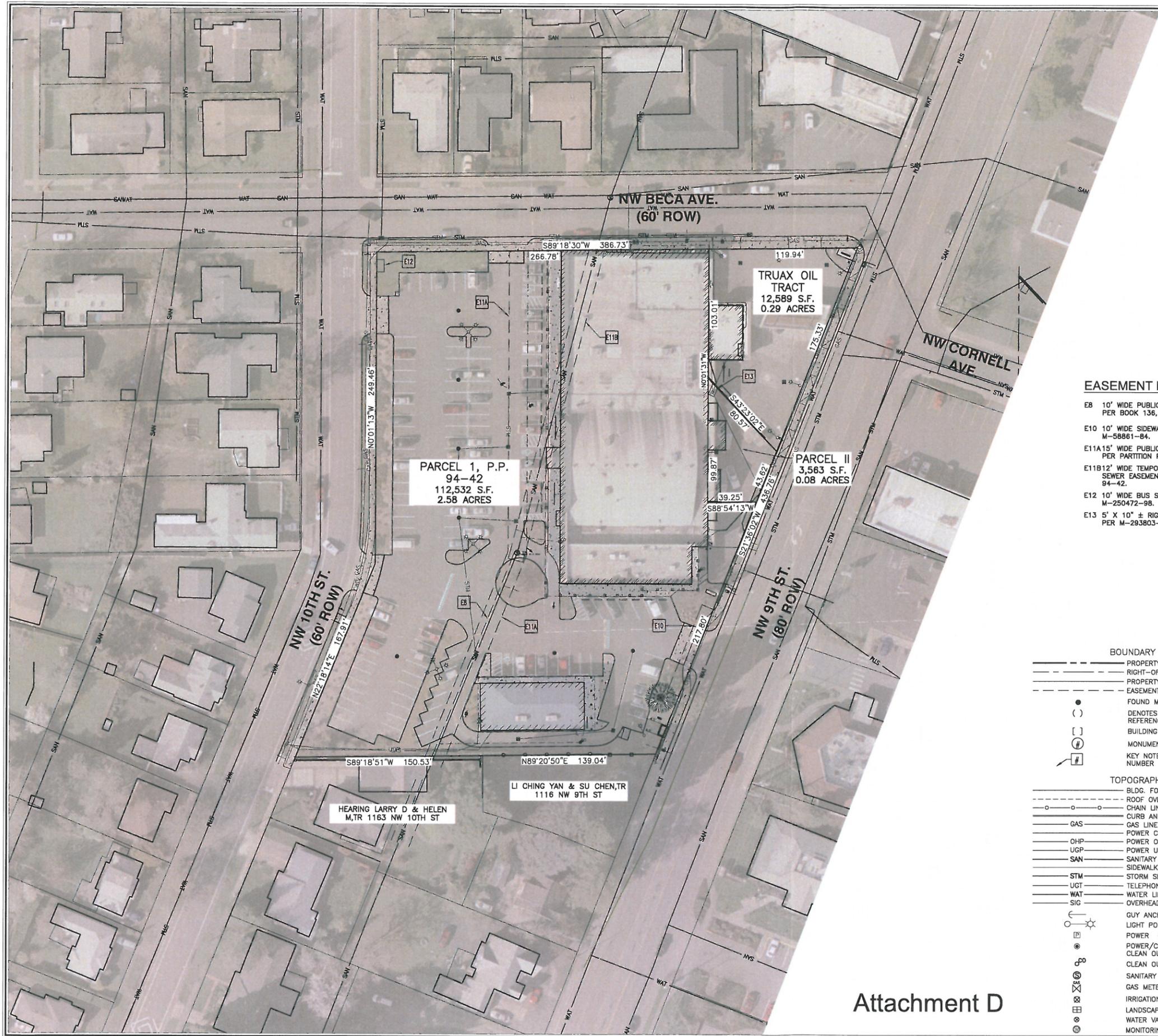


LEGEND

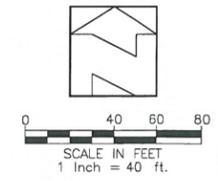
- | | | | |
|---|---------------|---|----------|
|  | Site Boundary |  | MUCS |
|  | RS-3.5 |  | PD(MUCS) |
|  | RS-9 |  | MUGC |
|  | NC-Minor | | |

100 0 100 Feet





VICINITY MAP
NOT TO SCALE



EASEMENT NOTES:

- E8 10' WIDE PUBLIC UTILITY EASEMENT PER BOOK 136, PAGE 12.
- E10 10' WIDE SIDEWALK EASEMENT PER M-58861-84.
- E11A 15' WIDE PUBLIC UTILITY EASEMENT PER PARTITION PLAT 94-42.
- E11B 12' WIDE TEMPORARY SUB-SURFACE SEWER EASEMENT PER PARTITION PLAT 94-42.
- E12 10' WIDE BUS SHELTER EASEMENT PER M-250472-98.
- E13 5' X 10' ± RIGHT-OF-WAY EASEMENT PER M-293803-01.

PROPERTY OWNERSHIP:

'TRUAX OIL TRACT'
TRUAX OIL INC #22
PO BOX 3002
CORVALLIS, OR 97339

PARCEL I & PARCEL II
NORTHGATE ENTERPRISES
PO BOX 1583
CORVALLIS, OR 97339

PARTITIONER:

LEADERSHIP CIRCLE, LLC
PO BOX 239
MONTROSE, CO 81402

SURVEYOR:

MSS, INC.
215 NW 4TH ST.
CORVALLIS, OR 97330

PLANNER:

PLANNEXT
0650 SW GAINES ST., UNIT 819
PORTLAND, OR 97239

LEGEND

BOUNDARY	<ul style="list-style-type: none"> --- PROPERTY BOUNDARY --- RIGHT-OF-WAY CENTERLINE --- PROPERTY LINE - - - EASEMENT OR EXCEPTION LINE ● FOUND MONUMENTS AS NOTED ○ DENOTES RECORD INFORMATION, REFERENCE AS NOTED □ BUILDING DIMENSION DATA ○ MONUMENT REFERENCE NOTE NUMBER □ KEY NOTE OR EASEMENT NOTE REFERENCE NUMBER 	<ul style="list-style-type: none"> ⊗ STORM DRAIN ⊗ STORM CATCH BASIN ↑ TRAFFIC DIRECTION ARROWS ○ UTILITY POLE ○ UTILITY POLE WITH DROP ○ UTILITY POLE WITH LIGHT ○ WATER METER □ ROOF OVERHANG COLUMN (TYP) □ SIGN (AS NOTED) ⊗ TREE (60" CAL. OR GREATER) 																												
TOPOGRAPHY	<ul style="list-style-type: none"> --- BLDG. FOOT PRINT OR CONCRETE PAD --- ROOF OVERHANG ○ CHAIN LINK FENCE --- CURB AND GUTTER --- GAS --- GAS LINE --- POWER CONDUIT --- POWER OVERHEAD --- UGP --- POWER UNDERGROUND --- SAN --- SANITARY SEWER LINE --- SIDEWALK --- STM --- STORM SEWER LINE --- UGT --- TELEPHONE UNDERGROUND --- WAT --- WATER LINE --- SIG --- OVERHEAD SIGNAL LINE ○ GUY ANCHOR ○ LIGHT POLE ○ POWER CONNECTION BOX ○ POWER/COMMUNICATION JUNCTION BOX W/ CLEAN OUT LID ○ CLEAN OUT ○ SANITARY MANHOLE ○ GAS METER ○ IRRIGATION SPRINKLER HEAD ○ LANDSCAPE SPRINKLER VALVE BOX ○ WATER VALVE ○ MONITORING WELL 	<p>ABBREVIATIONS</p> <table border="0"> <tr><td>CONC.</td><td>CONCRETE</td></tr> <tr><td>C.S.</td><td>COUNTY SURVEY</td></tr> <tr><td>EOP</td><td>EDGE OF PAVEMENT</td></tr> <tr><td>EXIST.</td><td>EXISTING</td></tr> <tr><td>FNC</td><td>FENCE</td></tr> <tr><td>FD</td><td>FOUND</td></tr> <tr><td>I.P.</td><td>IRON PIPE, INSIDE DIAMETER, UNLESS OTHERWISE NOTED</td></tr> <tr><td>I.R.</td><td>IRON ROD</td></tr> <tr><td>M</td><td>MICROFILM VOLUME</td></tr> <tr><td>P.L.</td><td>PROPERTY LINE</td></tr> <tr><td>P.P.</td><td>PARTITION PLAT</td></tr> <tr><td>ROW</td><td>RIGHT OF WAY</td></tr> <tr><td>R1</td><td>COUNTY SURVEY REFERENCE</td></tr> <tr><td>YPC</td><td>YELLOW PLASTIC CAP</td></tr> </table>	CONC.	CONCRETE	C.S.	COUNTY SURVEY	EOP	EDGE OF PAVEMENT	EXIST.	EXISTING	FNC	FENCE	FD	FOUND	I.P.	IRON PIPE, INSIDE DIAMETER, UNLESS OTHERWISE NOTED	I.R.	IRON ROD	M	MICROFILM VOLUME	P.L.	PROPERTY LINE	P.P.	PARTITION PLAT	ROW	RIGHT OF WAY	R1	COUNTY SURVEY REFERENCE	YPC	YELLOW PLASTIC CAP
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BOUNDARY NOTES																														
BOUNDARY WAS HELD PER BENTON COUNTY SURVEY NUMBER C.S. 10593 (R1). MONUMENTS WERE HELD AS NOTED ABOVE.																														

LEADERSHIP CIRCLE, LLC
PO BOX 239
MONTROSE, CO 81402
(970) 249-3998

1235-1245 NW 10TH ST. REPLAT
CORVALLIS, OREGON

EXISTING PROPERTY CONDITIONS

ADDRESS: 1235-1245 NW 10TH STREET, CORVALLIS, OREGON 97330

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 22, 1974
JOHN SEADERS
1014
EXPIRES 06/30/14

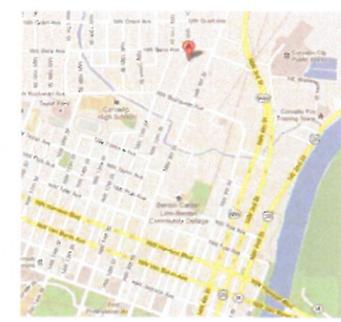
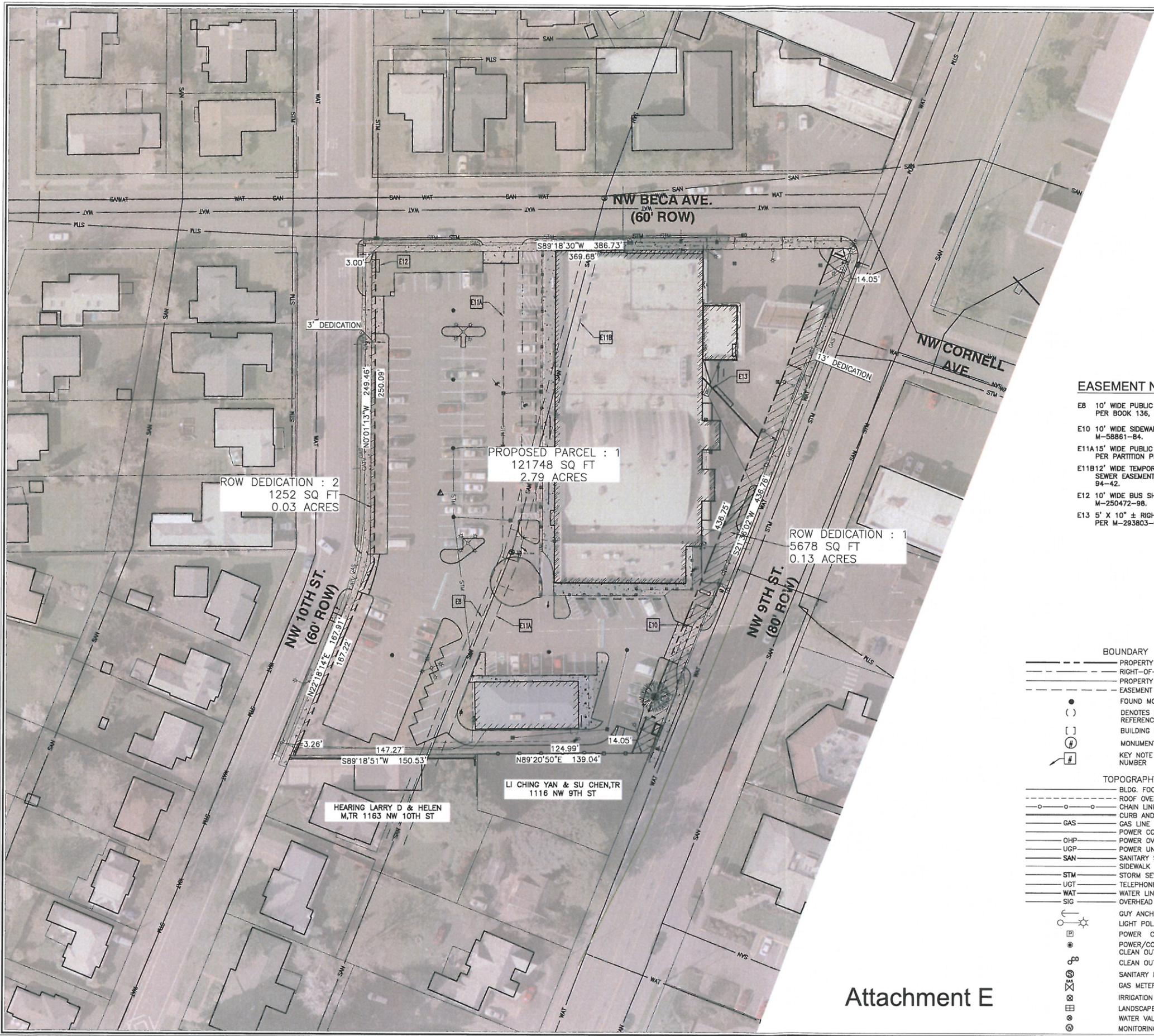
MSS INC
ENGINEERING CONSULTANTS AND PLANNERS

215 NW 4th STREET
CORVALLIS, OR 97330
(541) 765-1320 FAX: (541) 763-5956

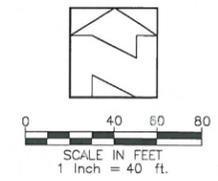
JOB # FILE DRAW
C:13016 EXHIBITS PJS
SCALE DATE
1"=40' 05.31.13

EXH A
1 OF 2 SHEETS

Attachment D



VICINITY MAP
NOT TO SCALE



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LEGEND	
BOUNDARY	
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TOPOGRAPHY	
▭	BLDG. FOOT PRINT OR CONCRETE PAD
▭	ROOF OVERHANG
○	CHAIN LINK FENCE
—	CURB AND GUTTER
—	GAS
—	GAS LINE
—	POWER CONDUIT
—	POWER OVERHEAD
—	UGP
—	POWER UNDERGROUND
—	SAN
—	SANITARY SEWER LINE
—	SIDEWALK
—	STM
—	STORM SEWER LINE
—	UGT
—	TELEPHONE UNDERGROUND
—	WAT
—	WATER LINE
—	SIG
—	OVERHEAD SIGNAL LINE
⊕	GUY ANCHOR
⊕	LIGHT POLE
⊕	POWER CONNECTION BOX
⊕	POWER/COMMUNICATION JUNCTION BOX W/ CLEAN OUT LID
⊕	CLEAN OUT
⊕	SANITARY MANHOLE
⊕	GAS METER
⊕	IRRIGATION SPRINKLER HEAD
⊕	LANDSCAPE SPRINKLER VALVE BOX
⊕	WATER VALVE
⊕	MONITORING WELL
⊕	STORM DRAIN
⊕	STORM CATCH BASIN
↑	TRAFFIC DIRECTION ARROWS
⊕	UTILITY POLE
⊕	UTILITY POLE WITH DROP
⊕	UTILITY POLE WITH LIGHT
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BOUNDARY NOTES

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JOB #	FILE	DRAW
C-13016	EXHIBITS	PJS
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EXH B
2 OF 2 SHEETS

Attachment E



NW BECA AVE

