

MEMORANDUM

March 21, 2014

TO: Jason Yaich, CD/Planning

FROM: Matt Grassel, PW/Engineering/Development Review

SUBJECT: Final Plat Review - MRP13-00002, Chateau Construction -
3806 SW West Hills Rd.

Development Review Engineering has reviewed the above-noted Final Plat. Below are our comments.

1. **Western Blvd. Street Improvements** - Based on LDC Sections 4.0.60.e, 4.1.40.b, and Council Policy CP99-7.14, prior to recording the final plat the applicant shall prepay for street improvements consistent with CP99-7.14. This would include sidewalk improvements.

Attached is a copy of Engineering's Prepayment calculations. Most of the quantities supplied by the applicant were accurate, but the following quantities were not included:

- Planting strip landscaping (trees).
- One 20-foot wide driveway.
- Mobilization
- traffic control.

Staff calculated the missing quantities, and per Council Policy 99-7.14, staff applied unit costs typically experienced by City projects. Most of the cost information is the average unit prices from the 15th and Washington Way Project bid recently. The total prepayment due is \$33,893.00. We can meet to explain details of the estimate and cost information. Street trees are included.

2. Water and sewer services for each lot need to be installed/secured.
3. The applicant needs to verify the reciprocal access easement provides adequate backing/turning movements. One of the submitted drawings shows a car parking in the easement area which may conflict with circulation. Auto turn or another suitable turning templet should be used to demonstrate there is adequate room.

RECEIVED

02/20/2014

FEB 28 2014

Attn: Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR

RE: MRP13-00002

This is to address the conditions of approval for a minor replat located at 3806 SW West Hills Road. Conditions are shown in italics, applicant responses are shown in standard font.

- 1) Final Plat Application Requirements:
 - a. *The Final Partition Plat shall conform to the approved Tentative Partition Plat, as described in Attachment A, page 8, and the Conditions of Approval noted below.*
 - b. *The Final Plat shall comply with the requirements in LDC Section 2.14.40.01.*

A draft final plat prepared by applicant's land surveyor is included with this submittal.

- 2) Final Plat Signature Block: *The applicant shall provide the following City of Corvallis case number and signature block on the final plat:*

The signature block for City Planning and Engineering personnel has been provided on the draft final plat.

- 3) Monuments: *An Oregon-licensed land surveyor shall survey and place monuments on the parcels. All monuments on the exterior boundary and all parcel corner monuments for a partition shall be placed before the partition is offered for recording.*

Applicant's land surveyor has surveyed and placed monuments on the site.

- 4) Dedication of Right-of-way on SW Western Boulevard: *Concurrent with the final plat, the applicant shall dedicate additional ROW to create 41 feet of ROW from the original ROW centerline along the subject property frontage. An environmental assessment for dedicated land must be completed according to LDC Section 4.0.100.g.*

The draft final plat includes a 1-ft. right-of-way dedication on SW Western Boulevard. A history of ownership and general use of the land is included with this submittal.

- 5) Western Blvd. Street Improvements: *Based on LDC Sections 4.0.60.e, 4.1.40.b, and Council Policy CP99-7.14, prior to recording the final plat the applicant shall prepay for street improvements consistent with CP99-7.14. This would include sidewalk improvements.*

Acknowledged. An estimate that includes detailed construction quantities is included with this submittal.

- 6) Dedication of Right-of-way on SW West Hills Road: *Concurrent with the final plat, the applicant shall dedicate additional ROW to create 34 feet of ROW from the original ROW centerline along the subject property frontage. An environmental assessment for dedicated land must be completed according to LDC Section 4.0.100.g.*

The draft final plat includes a 14-ft. right-of-way dedication on SW Western. A history of ownership and general use of the land is included with this submittal.

- 7) West Hills Road Street Improvements: Based on LDC Sections 4.0.60.e, 4.1.40.D, and Council Policy CP99-7.14. prior to recording the final plat the applicant shall prepay for street improvements (including sidewalks) consistent with CP99-7.14. If Benton County is not willing to accept prepayment for this section of West Hills Rd. under their jurisdiction, the property owner shall sign an irrevocable petition to the City for future street, planter strip and sidewalk improvements to West Hills Rd.

Benton County has accepted, and applicant has remitted, prepayment for future improvements to the frontage along West Hills Road. The City has received verification of the payment in an email on or about February 26th, 2014.

- 8) Site Access: Prior to submittal of the final plat, the applicant shall address the access requirements in LDC section 4.1.40.a for each parcel, to the satisfaction of the City Engineer.

On West Hills Drive, the existing driveway for the lot to the west of the site is located next to the site's westerly property line, and the existing driveway for the lot to the east of the site is located next to the site's easterly property line. Due to the location of these existing driveways and the length of the site frontage, 150' separation cannot be achieved.

Applicant proposes to relocate the site's existing access as shown on the included site plan, consolidating and approximately centering the access to Parcels 1 and 2 between neighboring lots. The vehicle parking and circulation area has been designed with thirty-five feet between buildings to provide an area for turnaround, and to aid in preventing back-up movement into West Hills Drive.

The proposed location for access to Parcel 3 is as close to the easterly line of the parcel as possible, and as far from the existing driveway access for the lot to the west as the configuration allows. 150'+ separation from the intersection of Western Boulevard and West Hills Road is achieved with this location. The access for Parcel 3 has also been designed with a turnaround area to aid in preventing back-up movement into Western Boulevard.

- 9) Reciprocal Access and Maintenance Easement: Per LDC Section 4.4.30.07, a reciprocal access and maintenance easement shall be granted with the final plat, to serve the shared driveway between Parcels 1 and 2. Location and dimensions of the reciprocal access easement shall be as determined by the City Engineer as per the site access requirements referred to in Condition # 8 above, and other City Engineering standards.

A proposed reciprocal access easement has been shown on the draft final plat.

- 10) Easements on Plat - The final plat shall reference all existing easements impacting the property per LDC Section 2.14.40.01.6

Existing easements have been addressed by the applicant's surveyor.

- 11) Sewer Services: Each lot shall have an individual connection to a public sewer. Sewers, either public or private, are installed by the applicant at the applicant's expense. Installation of individual private sanitary sewer lateral extensions will be subject to permitting through the City's Development Services Division. If these laterals cross property lines, private easements shall be provided. Common private sewers serving more than one parcel/lot are not allowed.

Existing sewer laterals will be used to serve Parcels 2 and 3. A new sewer lateral connected to the sewer main in Western Boulevard, as shown on the included site plan, is proposed for Parcel 1 within a private utility easement depicted on the draft final plat. Applicant will pursue appropriate permits through Development Services.

- 12) Water Services: Water services less than 2 inches are permitted through Development Services and installed by City crews at the developer's expense. The developer will need to request the new water service through Development Services. All water meters shall be located in the public right-of-way where the sidewalk will be placed in the future. The applicant will

need to provide a 5' x 5' concrete pad poured around each meter box if the meter box is not located within an all-weather surface such as a sidewalk at the time of meter setting.

An existing water service on Western Boulevard will be used to serve Parcel 3. Two new water services, as shown on the included site plan, are proposed for Parcels 1 and 2 within a private utility easement depicted on the draft final plat. Applicant will request appropriate water service updates through Development Services.

- 13) Utility Easements: The applicant shall provide a 7-foot UE adjacent to all public ROW with the final plat in accordance with LDC Section 4.0.100.

Franchise utility easement locations have been shown on the draft final plat.

- 14) Through Lot Easement: The applicant shall grant a 20-ft. wide through lot easement, abutting the south property line of Parcel 2, as shown on the tentative partition plat. The final plat shall include language for the through-lot easement, consistent with LDC Section 4.4.20.03.c, that restricts vehicular access along the Western Blvd. frontage of Parcel 2.

A 20-ft. through lot landscaping easement abutting the south line of Parcel 2 has been shown on the draft final plat, along with language restricting vehicular access.

- 15) Landscaping/Private Frontage Improvement Plans - Prior to submittal of the final plat, the applicant shall submit frontage improvement plans to the Planning Division, including landscaping and irrigation plans, consistent with the requirements in LDC Section 4.2.20.a.1, to address the requirements for street trees along the site's frontages on SW West Hills Road and SW Western Boulevard, to address the through-lot landscape buffer planting requirements for Parcel 2, and to address locations of private utility laterals, power and light poles, and driveway access. Additionally, because the development site has frontage on an Arterial (Western Blvd.) and a Collector (SW West Hills Rd.) street, prior to recording of the final plat, the applicant shall address installation security requirements, outlined in LDC Section 4.2.20.a.2.

Applicant has prepared plans in anticipation of applying for building permits, and a copy of the current proposed site plan has been included to assist in addressing the requested items. Landscape and irrigation plans have also been included with this submittal.

Applicant acknowledges the need to address installation security requirements for landscaping within the two public right of ways prior to recordation of the final plat. It is applicant's understanding that, because the through lot landscaping is not required by LDC Section 4.0.30.a.2 or located within a Tract or public right-of-way, the through lot landscaping may be addressed during the building permit process for Parcel 2.

- 16) Parcel Address Assignment - Prior to submittal of the Final Plat, the applicant will need to coordinate with the Development Services Division to assign street addresses for the new parcels.

A request for address assignments has been initiated with Development Services.

SW Western MRP13-00002 Chateau Construction
 Western Boulevard Half-Street Prepayment Estimate

Prepared By: MG
 Date: 3/21/14

Design Criteria

- 1 Width (1 = half street; 2 = full street)
- 22 Inch Width Gutter
- 28 Inch Curb/Gutter Width
- 3.5 Inches AC
- 8.5 Inches Base Rock
- 6 Inch PCC/Rock Sidewalk Section, 5' Wide
- 18 Inch TOC to Subgrade Excavation Depth
- 150 lb/cf AC Density
- 137.4 Length of Street Improvements

Notes

Prepayment is for a 28' wide local street only (SDC's will cover additional width)
 Prepayment is for standard curb & gutter (not wide curb & gutter)
 No detention or W/Q included

Street Cost Estimate (Half Street)

| ITEM | QTY | UNIT PRICE | TOTAL |
|----------------|--------------|----------------------|--------------------|
| Excavation | 121.43 cy | 17 \$/cy | \$2,064.25 |
| Rock Base | 50.08 cy | 31 \$/cy | \$1,552.36 |
| Asphalt | 36.57 tons | 60 \$/ton | \$2,194.11 |
| Curb & Gutter | 137.40 lf | 22 \$/lf | \$3,022.80 |
| Sidewalk | 687.00 sq ft | 9 \$/sf | \$6,183.00 |
| Storm Drainage | 68.70 lf | 72.8 \$/lf | \$5,001.36 |
| Street Trees | 824.40 sq ft | 3.25 \$/sq ft L.S | \$2,679.30 |
| Residential DW | 139.50 sq ft | 9 \$/sq ft | \$1,255.50 |
| | | Construction Cost | \$23,952.68 |
| | | 10% Mobilization | \$2,395.27 |
| | | 3.5% Traffic Control | \$838.34 |
| | | 10% Contingency | \$2,395.27 |
| | | 15% Engineering | \$3,592.90 |
| | | 3% Administration | \$718.58 |
| | | TOTAL | \$33,893.04 |

Each half-street pays half of SD

March 2014 Seattle ENR CCI 10135.65 (date of unit cost estimates)
 March 2014 Seattle ENR CCI 10135.65 (most current ENR CCI)

10135.65 (date of unit cost estimates)
 10135.65 (most current ENR CCI)

\$33,893.04

Total Pre-Payment Due

Miscellaneous Notes:

Topsail for planter strips included in street tree estimate
 Striping and lane markings not included for local streets (SDC's will cover)
 Western is an arterial; additional width will be covered with SDC money
 Sawcutting is considered incidental to construction
 Unit Cost are based on the average of 2014 - 15th/Washington Way
 street tree costs from 2012 NF sidewalks infill
 Storm Drain unit costs Includes MH and CB costs base on average spacing

02/27/2014

Attn: Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR

RE: MRP13-00002, 3806 SW West Hills Road

This is to address the requirements of LDC Section 4.0.100.g.1 with respect to required right of way dedications associated with this case. A history of ownership and general use of the property located at 3806 SW West Hills Road follows.

History of Ownership:

The current parcel (3806 SW West Hills Road, Assessor's Map 12504DA00202) was originally part of a larger parcel, which ownership was transferred as follows:

| From (Grantor) | To (Grantee) | By Instrument # | Year |
|----------------------------------|--|------------------------|-------------|
| Alfred G. Lunn, Isabella V. Lunn | C. Kirby Smith, M.D. & Esther Howard Smith | Book 87 Page 317 | 1935 |
| C. Kirby Smith, M.D. | Esther Howard Smith | Book 96 Page 298 | 1940 |

Esther Smith caused this larger parcel to be surveyed into tracts in 1966 per County Survey 4212, and sold portions as noted in the surveyor's narrative on Partition Plat 90-10. She retained ownership of the portion containing the current parcel, and that ownership was transferred as follows:

| From (Grantor) | To (Grantee) | By Instrument # | Year |
|-----------------------|--------------------------------|------------------------|-------------|
| Esther Howard Smith | H. Dale Warren & Shelley Myers | M-115323-89 | 1989 |
| Shelley Myers | H. Dale Warren | M-119852-90 | 1990 |

H. Dale Warren and Shelley Myers caused that portion containing the current parcel to be partitioned in 1990 per Partition Plat 90-10 (MLP90-00004). H. Dale Warren then transferred his ownership in Parcels II and III of Partition Plat 90-10, which contained the current parcel, to another party.

| From (Grantor) | To (Grantee) | By Instrument # | Year |
|-----------------------|--------------------------------|------------------------|-------------|
| H. Dale Warren | Robert Collett & Helen Collett | M-143359-92 | 1992 |

Robert and Helen Collett then further adjusted the property through County Surveys 8588 (LLA92-00001) and 8637 (LLA92-00013) and transferred ownership of portions of the property as follows to arrive at the current parcel configuration.

| From (Grantor) | To (Grantee) | By Instrument # | Year |
|------------------------------|---------------------------------|------------------------|-------------|
| Robert A. & Helen C. Collett | Mike & Winnie Boentje | M-152891-92 | 1992 |
| | | M-155205-92 | |
| Robert A. & Helen C. Collett | Charles Church & Shirley Church | M-152892-92 | 1990 |
| | | M-155206-92 | |

Ownership of the parcel in its current configuration was then transferred as follows:

| From (Grantor) | To (Grantee) | By Instrument # | Year |
|---------------------------------------|---------------------------------------|------------------------|-------------|
| Robert A. & Helen C. Collett | Robert A. & Helen C. Collett | M-160265-93 | 1993 |
| Robert Collett & Helen Collett | Robert A. Collett | M-319325-02 | 2002 |
| Robert A. Collett | Robert Allen & Margaret Marie Collett | 2012-494045 | 2012 |
| Robert Allen & Margaret Marie Collett | Michael D. Moore & Laurie C. Moore | 2013-501416 | 2013 |

Michael D. and Laurie C. Moore remain the current owners of the parcel.

General Use of the Land:

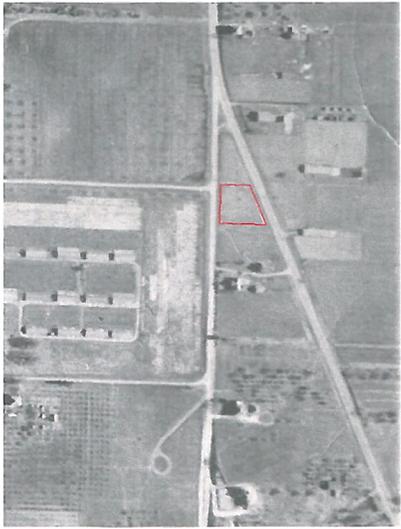
No Sanborn maps were found covering this area. Building permit records, County Assessor records and the attached aerial photos were reviewed to determine the general use of the land by past owners.

There is currently a detached garage on the property, built under building permit BLD92-00157. There was also a manufactured home placed on the property under BLD92-00156. The manufactured home was subsequently removed under BLD13-00115. There are no City permit records on file for this property prior to its annexation in the early 1980s, and County records show no permits attached to this property whatsoever. The attached aerial photographs indicate that prior to the placement of these buildings there were no structures on this specific parcel.

Prior to 1966 (CS4212), the property was part of a larger parcel that included what is now 3810 SW West Hills Road (12504DA300) and 3830 SW West Hills Road (12504DA00400). This larger parcel contained two structures. The area now known as 3810 SW West Hills Road contained, and still contains, a structure indicated in County Assessor records as a residential dwelling built in 1957. This dwelling is visible on the aerial photos beginning in 1956. The area now known as 3830 SW West Hills Road contained, and still contains, a structure indicated in County Assessor records as a residential dwelling built in 1900. This dwelling is visible on all of the aerial photographs.

The current owner of the property, who is also the contractor that removed the manufactured home noted above, has indicated that there are no underground storage tanks located on the property.

1936



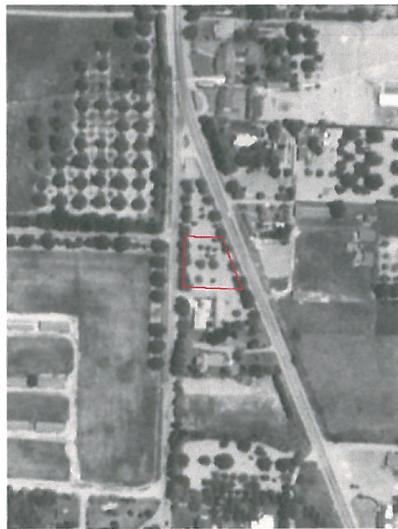
1948



1956



1963



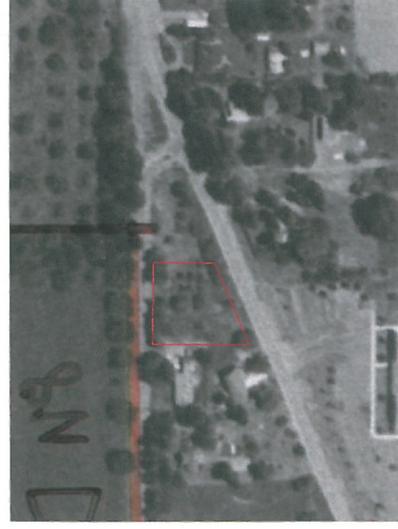
1970



1978



1989



2000



2011



STD CONSTRUCTION CO.
 1057 GOLDFISH FARM ROAD S.E.
 ALBANY OREGON 97322
 (541-926-2067)
 CCB# 118077
 Licensed, bonded, & insured

Western Boulevard Half-Street Prepayment Estimate

DATE: February 28, 2014

Submitted to:

Chateau Construction
 6421 NW Oak Creek Drive
 Corvallis, OR 97330

Project & Job Site:

West Hills III, **MRP13-0002**
 3806 SW West Hills
 Corvallis, OR 97333

Description of Work:

Note: Prepayment is for standard curb & gutter (not wide curb & gutter)
 Note: Street Trees, irrigation, and topsoil are being installed by others with another estimate
 Note: Each half-street pays half of Storm Drainage

Design Criteria

Half Street, 22" Gutter Width, 28" Curb/Gutter Width, 3.5" AC, 8.5" Base Rock, 6" PCC/Rock
 Sidewalk Section is 5' Wide, 18" TOC to Subgrade Excavation Depth, 150 lb/cf AC Density
 137.5' = Length of Street Improvements

Street Cost Estimate (Half Street)

| ITEM | QTY | UNIT PRICE | TOTAL |
|------------------------------|--------------|--------------|---------------------|
| Excavation | 121.52 cy | 15.00 \$/cy | \$ 1,822.77 |
| Rock Base | 50.11 cy | 25.00 \$/cy | \$ 1,252.84 |
| Asphalt | 36.60 tons | 65.00 \$/ton | \$ 2,378.75 |
| Curb & Gutter | 137.50 lf | 10.75 \$/lf | \$ 1,478.13 |
| Sidewalk | 687.50 sq ft | 3.50 \$/sf | \$ 2,406.25 |
| Storm Drainage | 68.75 lf | 65.00 \$/lf | \$ 4,468.75 |
| Construction Cost: | | | \$ 13,807.49 |
| 10% Contingency | | | \$ 1,380.75 |
| 15% Engineering & Const Mgmt | | | \$ 2,071.12 |
| 3% Administration | | | \$ 414.22 |
| TOTAL | | | \$ 17,673.58 |

*HAVE TO USE
CITY AVE. COST*

*No TREES
No DW*

*No MOB
NO TRAFFIC CONTROL*

FOR REFERENCE ONLY

STD CONSTRUCTION CO.
1057 GOLDFISH FARM ROAD S.E.
ALBANY OREGON 97322
(541-926-2067)
CCB# 118077
Licensed, bonded, & insured

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