Planning Department
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To: Planning Commission
From: Clinton Spencer, City Planner CS
Subject: Final Plat – SW Olive Court
Date: February 2, 2016

Frank Gehring has submitted a final plat for the SW Olive Court Subdivision. The proposed subdivision is located on approximately 2 acres of land on the west side of SW 10th St at the intersection of SW 10th and W Olive Ave. The property is described as 4N 28 15CB Tax Lots 301 and 600. The applicant proposes to create 8 residential lots each sized between 8,417.46 and 8,905.27 square feet. The property is zoned Duplex Residential (R-2).

The criteria that are applicable to the decision to accept the final plat are contained in §154.46 of the Hermiston Code of Ordinances.

Chapter 154: Subdivisions

§154.46 Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

(A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**

(B) The lines of all proposed streets and alleys with their width and names. **Shown as required**

(C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**

(D) The line of departure of one street from another. **Shown as required**

(E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**

(F) All lot lines together with an identification system for all lots and blocks. **Shown as required**

(G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**

(H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**

(I) All necessary curve data. **Shown as required**

(J) The location of all survey monuments and bench marks together with their descriptions. **Shown as required**

(K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider. **Shown as required**

(L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required**

(M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **Shown as required**

(N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required**

(O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**

Conditions from Preliminary Plat Approval

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat. **The applicant shall meet this condition of approval.**

2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements shall comply with city standards and specifications and shall receive final approval from the city engineer. **The applicant has met this condition of approval.**

3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges. **The applicant has met this condition of approval.**

4. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction. **The applicant shall meet this condition of approval.**

5. The new cul-de-sac shall be labeled as SW Olive Ct on the final plat. **The applicant has met this condition of approval.**

6. Easements of 10 feet in width shall be provided along all street frontages. **The applicant has met this condition of approval.**

7. Public water and sewer lines shall be extended in SW 10th Street to the southern boundary of the development. **The applicant has met this condition of approval.**

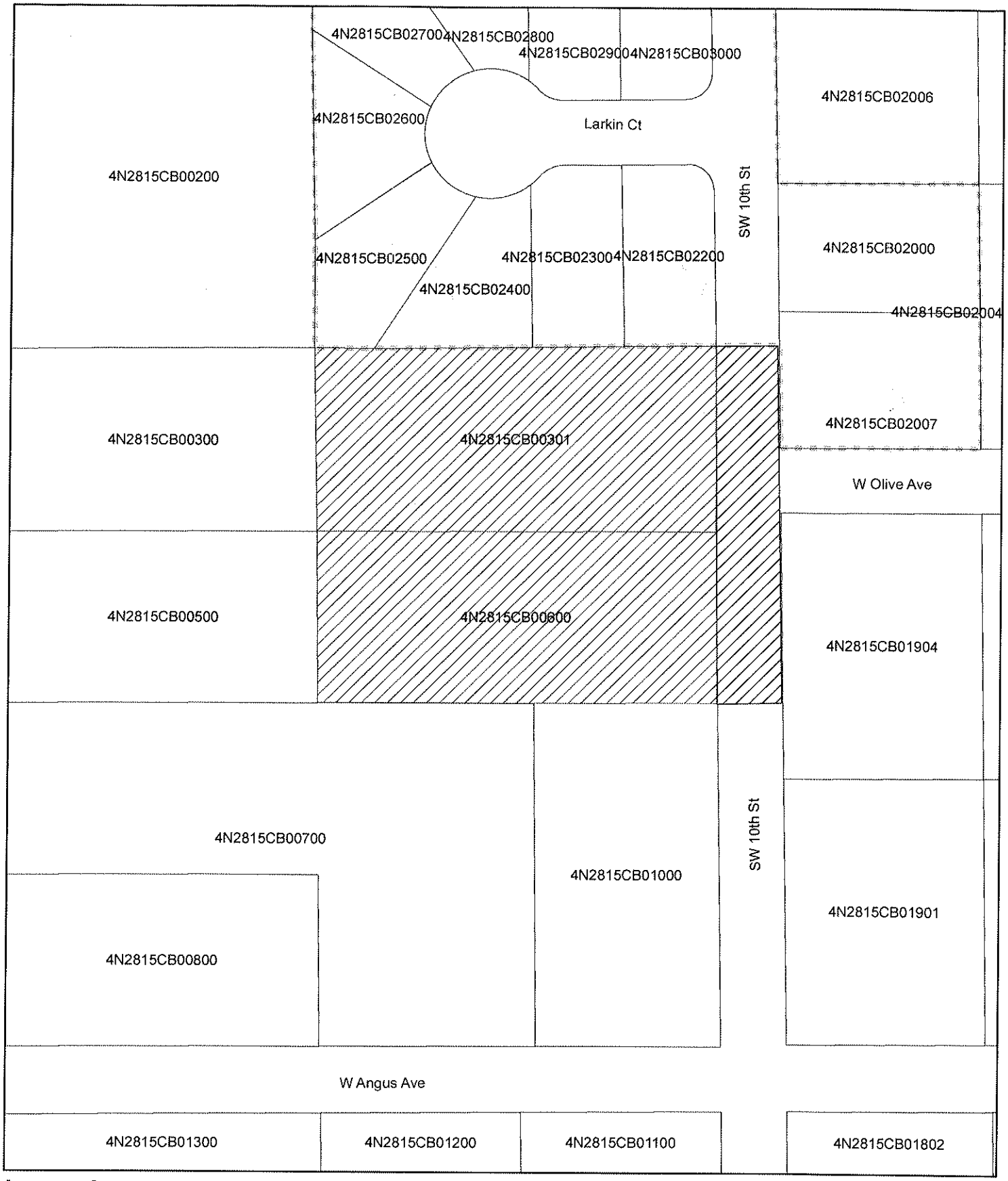
8. Street improvements shall be installed along all street frontages. **The applicant has met this condition of approval.**

9. The annexation of the property must be approved by the City Council prior to development beginning. **The applicant has met this condition of approval.**

Staff Recommendation

Staff has reviewed the final plat and determined it is prepared in accordance with all final plat requirements. Staff recommends the planning commission approve the final plat subject to the following conditions:

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.



Legend

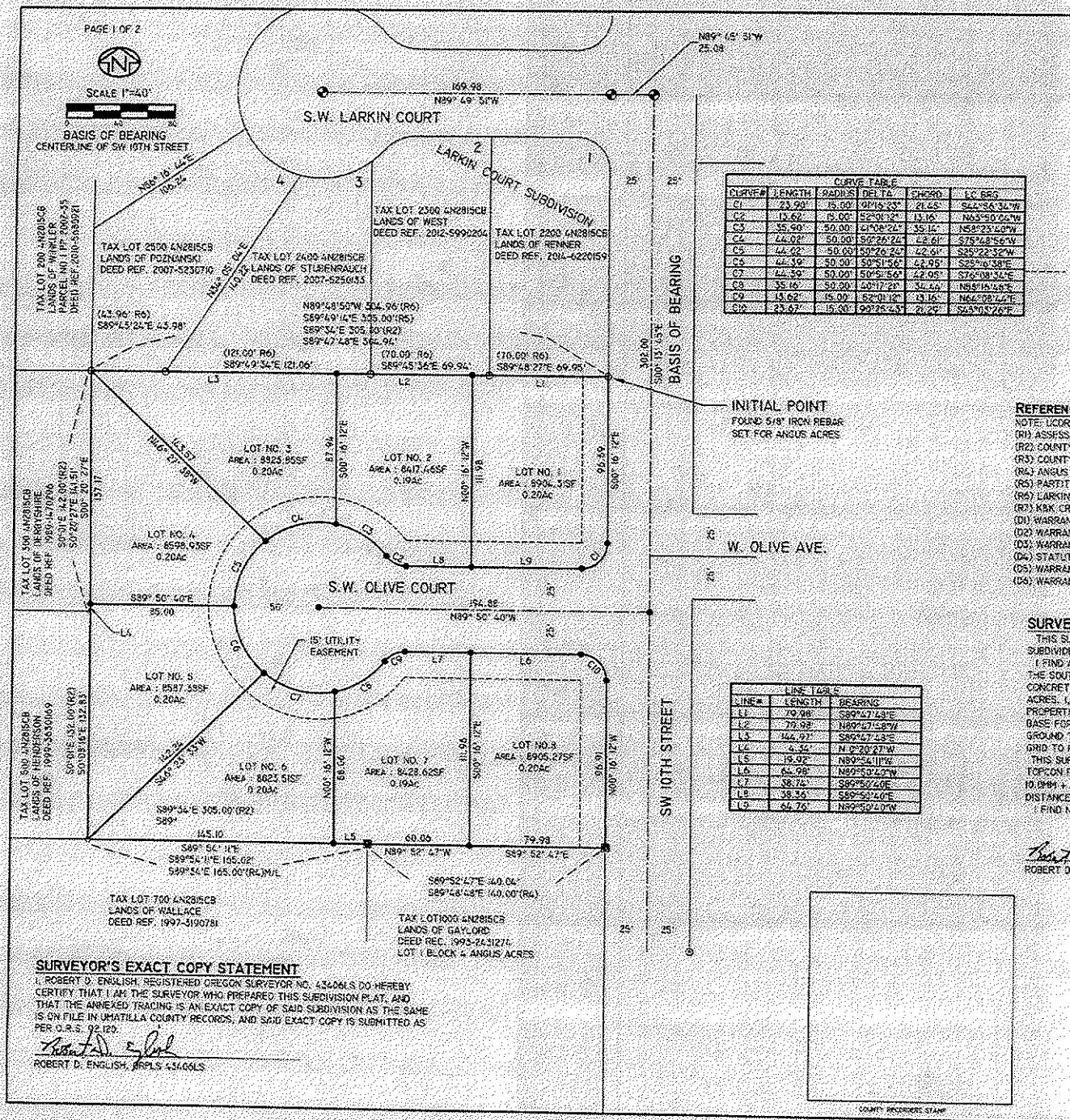
- Area of Proposed Annexation and Subdivision
- 100 Foot Notification Area
- Property Line
- City Limits

0 50 100 200
Feet

N

OLIVE COURT SUBDIVISION

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD	LC BEG
C1	23.90'	15.00'	91°15'23"	21.45'	S44°54'34"W
C2	13.62'	15.00'	52°01'12"	13.16'	N63°50'04"W
C3	35.90'	50.00'	41°08'24"	35.14'	N58°25'40"W
C4	44.02'	50.00'	50°26'24"	42.61'	S75°48'56"W
C5	44.02'	50.00'	50°26'24"	42.61'	S25°22'32"W
C6	44.39'	50.00'	50°51'56"	42.95'	S25°16'38"E
C7	44.39'	50.00'	50°51'56"	42.95'	S76°08'34"E
C8	35.16'	50.00'	40°17'28"	34.44'	N58°15'48"E
C9	13.62'	15.00'	52°01'12"	13.16'	N64°08'44"E
C10	23.67'	15.00'	90°26'43"	21.29'	S43°03'26"E

LINE TABLE		
LINE#	LENGTH	BEARING
L1	79.98'	S89°47'48"E
L2	79.98'	N89°47'48"W
L3	144.97'	S89°47'48"E
L4	4.34'	N 0°20'27"W
L5	19.92'	N89°54'11"W
L6	64.98'	N89°50'40"W
L7	38.74'	S89°50'40"E
L8	38.56'	S89°50'40"E
L9	64.76'	N89°50'40"W

LEGEND

- ● SET 5/8"X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44358
- FOUND 2-1/2" BRASS CAP SW LARKIN COURT SUBDIVISION.
- FOUND 5/8" IRON REBAR OF RECORD. (R5) AND (R6). OR AS NOTED.
- FOUND 1/2" IRON REBAR IN CONCRETE PILLAR FROM ANGUS ACRES
- FOUND 1/2" IRON REBAR FROM COUNTY SURVEY Q-656-B, R4.
- (R&M) RECORD & MEASURED BEARING AND DISTANCES.
- PROPERTY BOUNDARY
- 15' UTILITY EASEMENT ALONG FRONT OF LOTS
- X CALCULATED POINT NOT FOUND OR SET

REFERENCES:

NOTE: UCOR = UMATILLA COUNTY DEED RECORDS.
(R1) ASSESSOR'S MAP 4N28ISCB
(R2) COUNTY SURVEY NO. Q-656-B, THOMPSON FOR WICKERS, 1963.
(R3) COUNTY SURVEY NO.Q-1341-B, THOMPSON FOR JOHNSON, 1963.
(R4) ANGUS ACRES PLAT, PLAT BOOK 9, PAGE 25, UMATILLA COUNTY PLAT RECORDS, 1967.
(R5) PARTITION PLAT 2002-35, EDWARDS FOR LARKIN, 2005
(R6) LARKIN COURT SUBDIVISION, BOOK 15, PAGE 16, UMATILLA COUNTY PLAT RECORDS, 2006.
(R7) KBK CRAFTON REPLAT, BOOK 15, PAGE 21, UMATILLA COUNTY PLAT RECORDS, 2007.
(D1) WARRANTY DEED, DOC. NO. 2015-6260620, DERBYSHIRE TO GEHRING CONSTRUCTION, INC., UCOR 2015.
(D2) WARRANTY DEED, DOC. NO. 1997-3190781, KOOCH TO WALLACE, UCOR, 1997.
(D3) WARRANTY DEED, DOC. NO. 1989-1810364, MCBEE/DERBYSHIRE TO DERBYSHIRE, UCOR, 1989.
(D4) STATUTORY WARRANTY DEED, DOC. NO. 2008-5570360, LOOMIS TO LYNCH, UCOR, 2008.
(D5) WARRANTY DEED, DOC. NO. 1993-2431274, BODEWIG TO GAYLORD, UCOR, 1993.
(D6) WARRANTY DEED, DOC. NO. 1999-3530069, LARKIN TO HENDERSON, UCOR, 1999.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FRANK GEHRING, OWNER, TO SUBDIVIDE THE PROPERTY INTO BUILDABLE LOTS TO SELL.

I FIND ALL OF THE ADJOINING CORNERS TO LARKIN COURT SUBDIVISION, TO THE NORTH, THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 3 OF ANGUS ACRES ADDITION, AND THE CONCRETE MONUMENTS CALLED AT THE NORTH LINE OF LOT 1 OF BLOCK 4 OF ANGUS ACRES. I ALSO FIND THE MONUMENTS ON RECORD SET BY THOMPSON FOR THESE PROPERTIES, FROM 1963. I HOLD THE CENTERLINE OF SW 10TH STREET AS THE BEARING BASE FOR THIS SUBDIVISION, AND USED A COMBINED SCALE FACTOR OF 0.999939675 FOR GROUND TO GRID RTK GPS TRANSFORMATION, AND A ROTATION OF 1°16'20" CLOCKWISE FROM GRID TO RECORD BEARING BASE.

THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A TOPCON PS103A ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH ORPLS43406LS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 9, 2003
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/17

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION PLAT, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH, ORPLS 43406LS

COUNTY RECORDERS STAMP

DATE: 06/17/15	DWN. BY: RDE	PLAT OF: OLIVE COURT SUBDIVISION WEST OLIVE AVENUE & SW 10TH STREET HERMISTON, OR. 97801
SCALE: 1" = 30'	CHK. BY: RDE	
JOB NO. 2015-027	REV. DATE: 01/21/16	SURVEY ONE, LLC. P.O. Box 382 PENDLETON OR. 97801 541-276-2055
DWG NO. OLIVECOURTSUBDIVISION.DWG		