



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

Notice of Decision

Tentative Subdivision Plat

SD-03-24

September 12, 2024

Application Information

Proposal:	Tentative Partition Plat for a 12-lot subdivision.
Review Body:	Staff (Type I-L Review)
Property Owner/Applicant:	Sona Athwal, 6732 Seven Mile Lane SE, Albany, OR 97321
Applicant's Agent:	Laura LaRoque, Udell Engineering & Land Surveying, LLC, 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	Address unassigned; Southwest of the intersection of 22nd Avenue SE & SE Edgemont Street
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17A; Tax Lot 223
Zoning:	RS-6.5 – Residential Single-Dwelling Unit
Overlay District:	N/A

On September 12, 2024, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact **Liz Olmstead**, project planner, at 541-917-7640 or Current Planning Manager David Martineau at 541-917-7555. Staff report is available for review at albanyoregon.gov/cd/projectreview paper copies can be made available by request.

This notice of decision is mailed to the property owner, applicant, and any person who submitted written comments in accordance with ADC 1.220. All persons entitled to notice of the decision may appeal the decision within 10 days in accordance with ADC 1.410. Issues which may provide the basis for an appeal, must be raised in writing with sufficient specificity to enable the applicant and local appeal body to respond to the issue. This decision becomes final when the local appeal period has expired.

This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

Signature on file

Community Development Director

Appeal Deadline: September 23, 2024

Approval Expiration Date (if not appealed): September 12, 2027

albanyoregon.gov/cd



Conditions of Approval

- Condition 1** The final plat map shall include a statement that Lots 1 through 9, and Lot 11 and Lot 12 will only be developed with townhomes or combined with an adjacent lot resulting in lot area of at least 6,500 square feet to allow for additional use types.
- Condition 2** Prior to recordation of the final plat map, the applicant shall construct or financially assure the construction of Bain Court SE as shown on the approved tentative plat map.
- Condition 3** Before the City will approve the final subdivision plat, the applicant must construct public sanitary sewer facilities to provide service to each of the proposed lots in the subdivision and provide for future extension of Bain Court SE to the property to the south.
- Condition 4** Before the City will approve the final subdivision plat, the applicant must construct public water facilities to provide service to each of the proposed lots in the subdivision and provide for future extension of Bain Court SE to the property to the south.
- Condition 5** Before the City will approve the final subdivision plat, the applicant must obtain a stormwater quality permit (SI permit) and construct stormwater detention and stormwater quality facilities generally as detailed in the applicant's storm drainage report. However, final design details for these facilities will be reviewed and approved by the city as part of the stormwater quality permit and SI permit.
- Condition 6** Before the City will approve the final subdivision plat, the applicant must place all utility lines, cables, or wires underground upon, adjacent to, or within the land in the subject subdivision.
- Condition 7** Prior to the approval of the Final Plat, the applicant must show compliance with the requirements from the Albany Fire Department.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Planning

1. To complete the land division process and create the new parcels:
 - a. Satisfy the conditions of approval and submit a final subdivision plat to the City Planning Division for review and approval. The final plat must be accompanied by a completed final plat application and final plat review fee. A paper draft copy of the plat may be submitted with the application. The final plat application is available on the City's website.

Note: The Linn County Surveyor also needs to review the final plat. These reviews should be done concurrently. Contact the County Surveyor's to learn about their current processes, fees, and possible other expenses (property taxes must be current, for example).
 - b. The survey and final plat must be prepared by a registered professional land surveyor (Oregon Revised Statutes).

- c. If applicable, pay or segregate any existing City liens on the property and pay or finance any other fees due as a result of the land division. Contact the Finance Department (541-917-7533) to make these arrangements.
 - d. After the City signs the final plat, they will be returned to the applicant for recording.
 - e. After recording, and before the City will accept a permit application to develop the lots, the property owner must:
 - i. Return one copy of the recorded final plat to the Albany Planning Division; and
 - ii. Provide the Building Division with a copy of Linn County's Tax Assessor paperwork that assigns the new map and tax lot identification numbers to each new lot.
2. Land use approval does not constitute building or public works permit approvals.

Public Works - Engineering

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030)

Prior to the signing of the plat or the issuance of building permits, all required improvements must be constructed, or the improvement assurance must be provided, and all other conditions of approval are met (ADC 12.590-12.610).

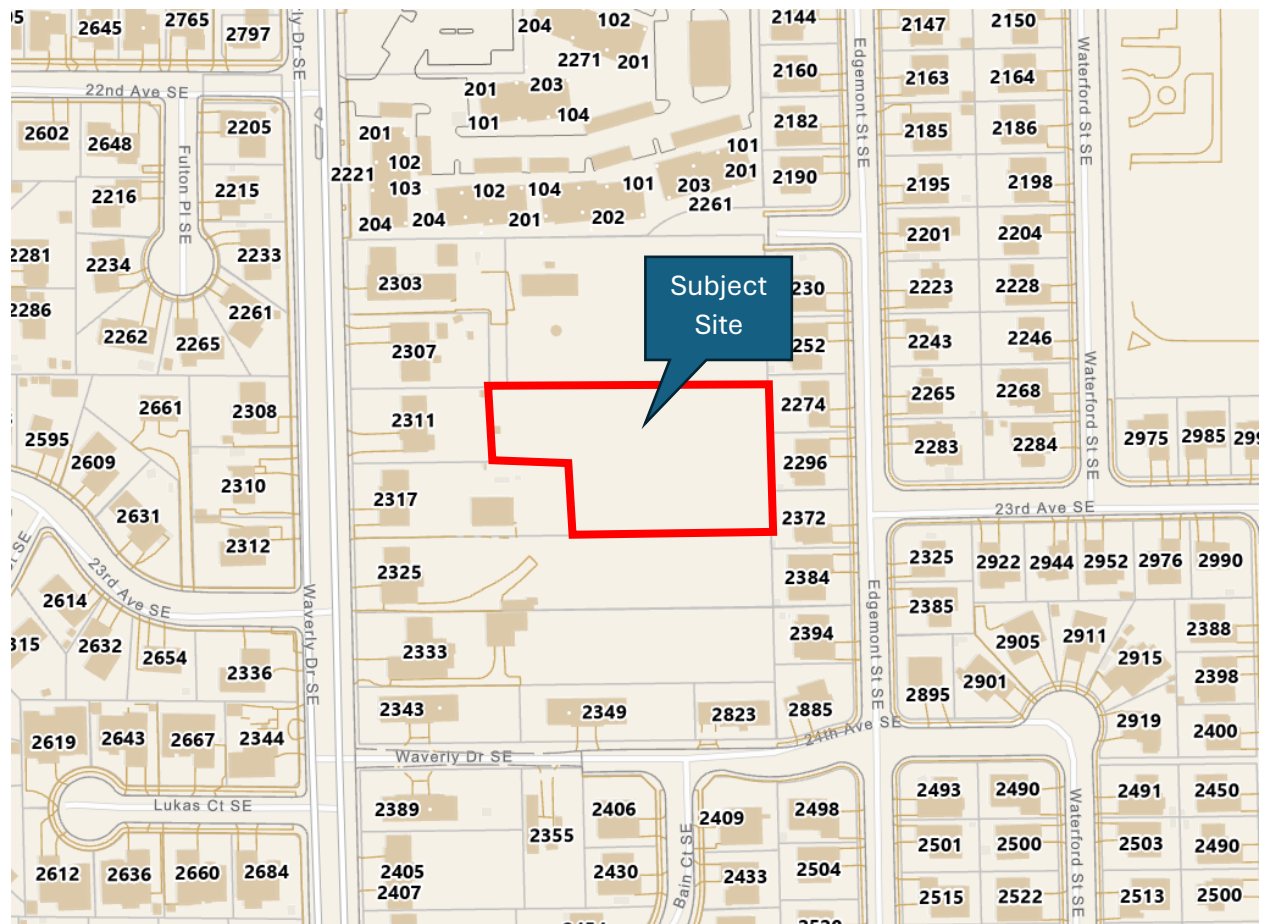
Prior to any occupancy, new public utilities and infrastructure must be accepted by the City of Albany (AMC 15.06.180).

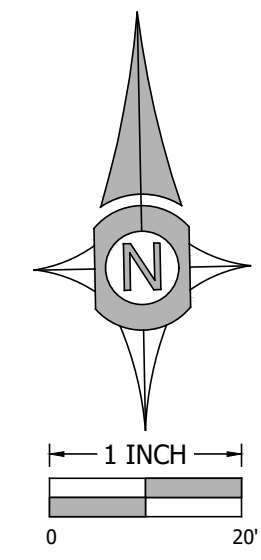
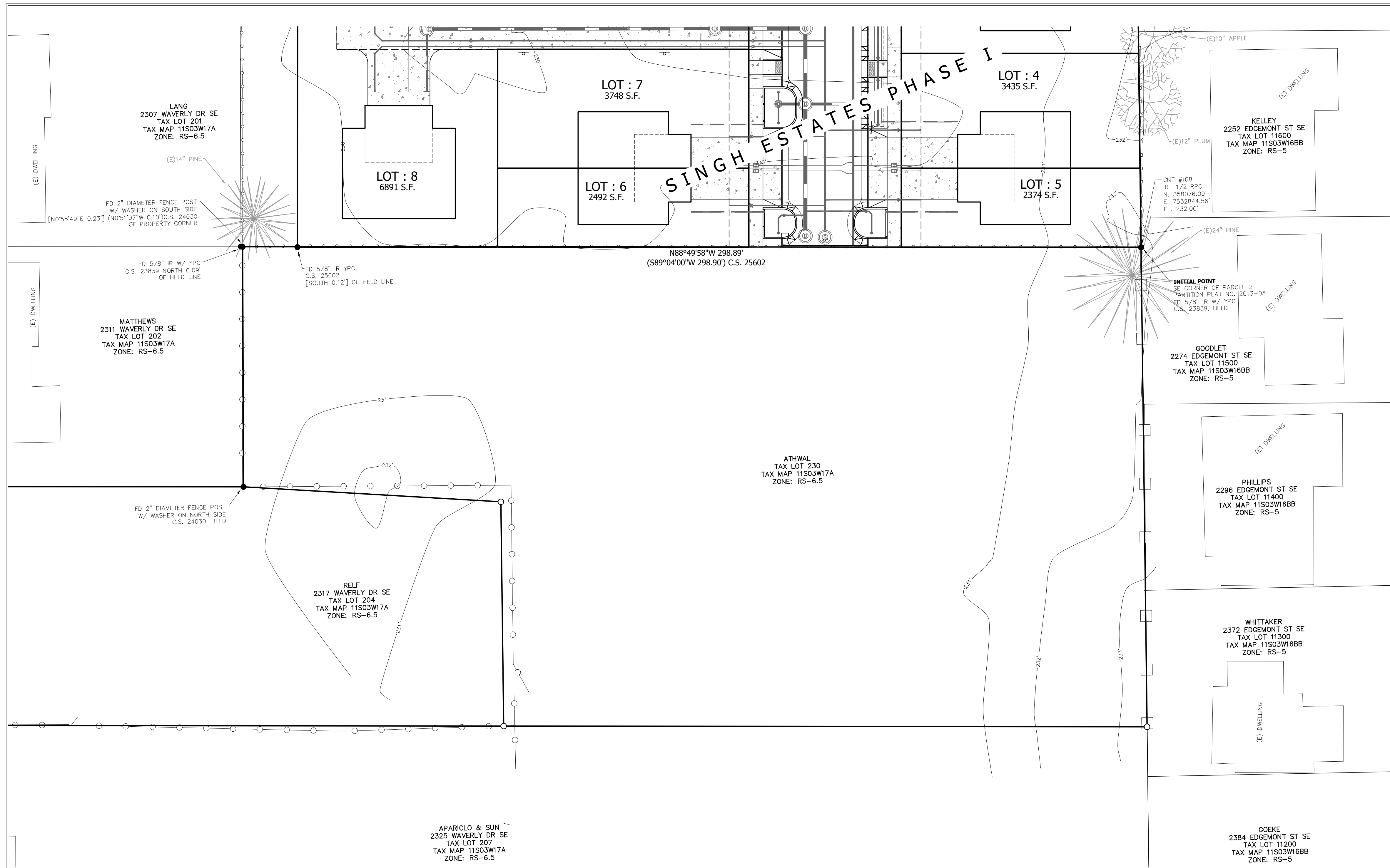
Building

The Building Division within Community Development has provided the following comments:

1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.
3. **ONE- & TWO-FAMILY STRUCTURE FIRE DEPARTMENT APPROACH** - Should the fire official determine that an inadequate fire apparatus approach and/or inadequate access to water supply condition exists for one or more parcels of your proposed partition, the Building Official shall require the installation of an NFPA Standard 13D fire suppression system to address the inadequacies pertaining to structures built on affected parcel(s) in lieu of you having to provide adequate fire apparatus approach (turn-around) and water supply (hydrant). This is in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two-Family Dwellings.
4. **SANITARY SYSTEM** - Each lot will need to be provided with a connection to an approved sewer (OPSC 721.0) and water system (OPSC 601.2). Where a well or septic system is needed, approvals from such governing entities shall be provided prior to issuance of the building perm (ex: well log and septic permit). (OPSC 601.2 & 713.1)

Attachments: Location Map, Tentative Plat Maps





CLIENT:
SONA (RANDY) ATHWAL
6732 SEVEN MILE LANE SE
ALBANY, OR 97321
(530) 682-2100

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

**EXISTING CONDITIONS PLAN
TENTATIVE SUBDIVISION
SINGH ESTATES -PHASE II
PARCEL 2, P.P. 2013-05
ALBANY, OR**

DATE: JULY 8, 2024
PROJECT: 22-003 ATHWAL 22nd STREET
DRAWN BY: MLM
CHECKED BY: BSJ

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

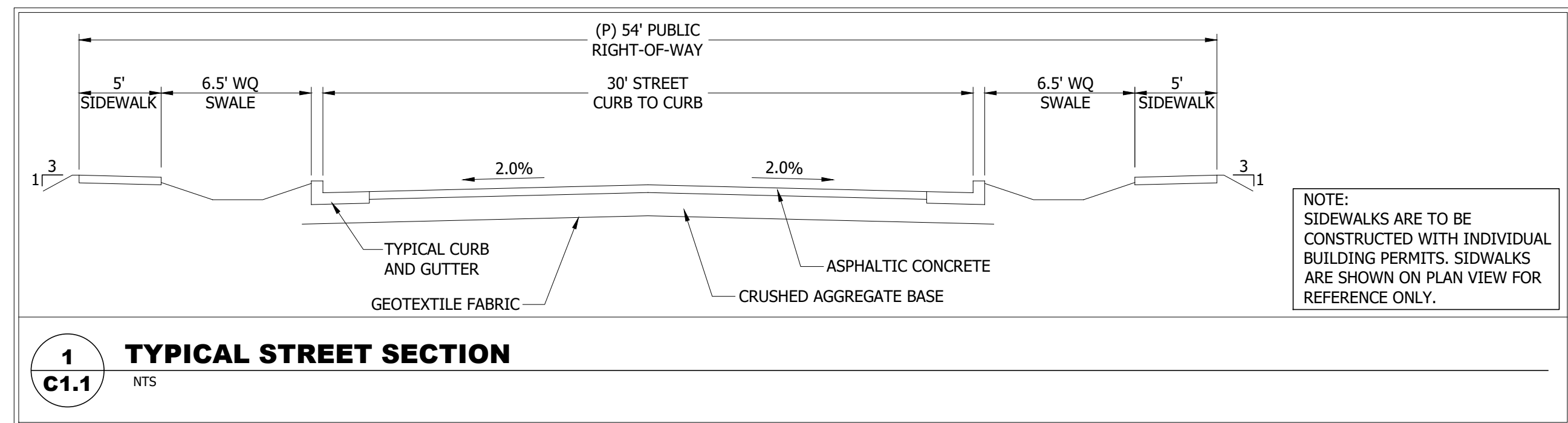
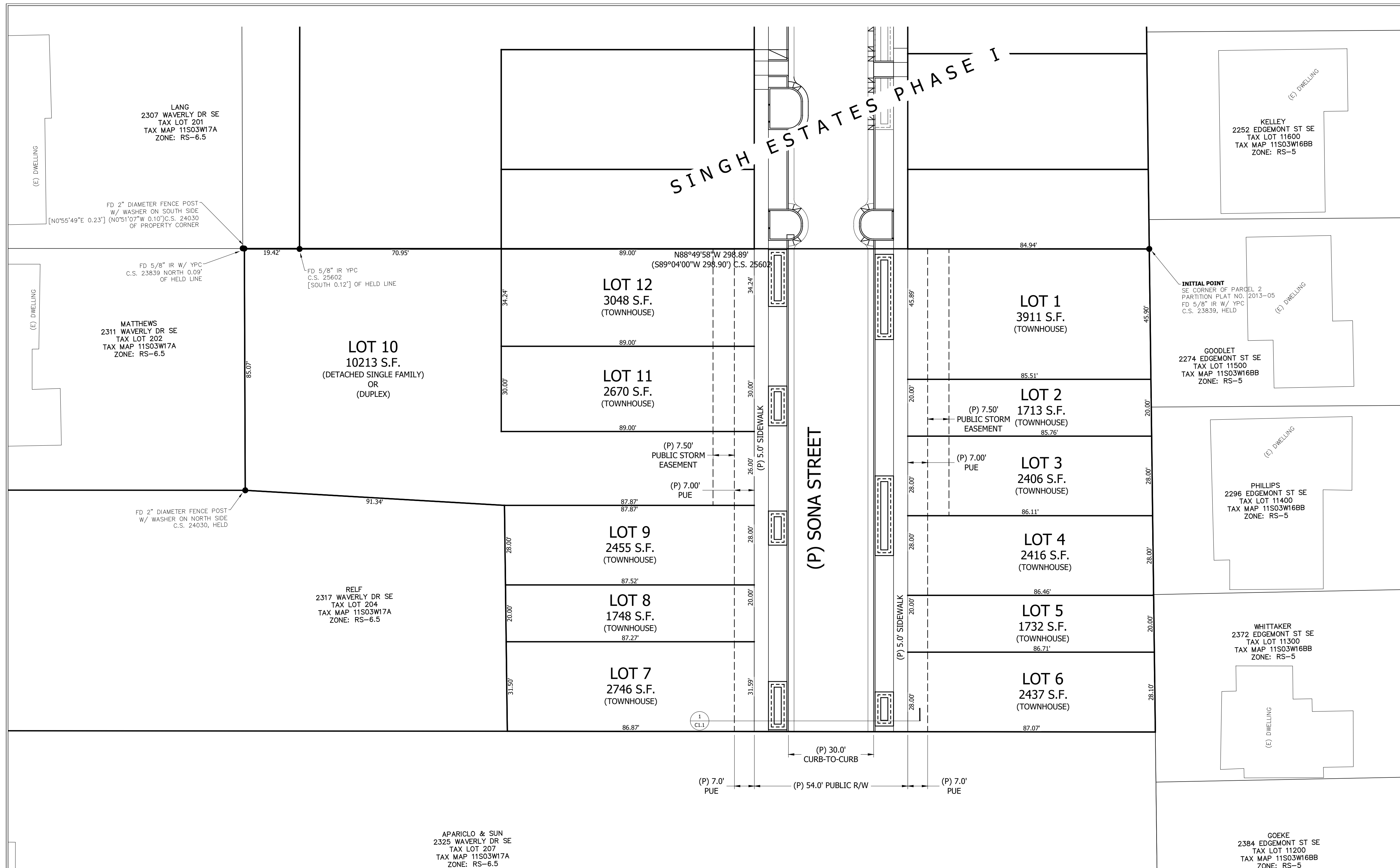
- ABBREVIATIONS LEGEND**
- (E) - EXISTING
 - ALC - ALUMINUM CAP
 - BLDG - BUILDING
 - CONC - CONCRETE
 - CO - CLEAN OUT
 - C.S. - COUNTY SURVEY
 - CB - CATCH BASIN
 - FD - FOUND
 - IE - INVERT ELEVATION (FLOW LINE)
 - IR - IRON ROD
 - MH - MANHOLE
 - P.P. - PARTITION PLAT
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - SS - SANITARY SEWER
 - SD - STORM DRAIN
 - SQ FT - SQUARE FEET
 - TFC - TOP FACE OF CURB
 - TOP - TOP OF PIPE
 - W/ - WITH
 - YPC - YELLOW PLASTIC CAP

- TREE LEGEND**
- EXISTING DECIDUOUS TREE TO REMAIN
 - EXISTING EVERGREEN TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED

PROJECT VERTICAL DATUM -- NGVD 29
ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS CITY OF ALBANY GPS CONTROL POINT 93291 LOCATED AT THE INTERSECTION OF 18TH AVE AND CENTER ST. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

PLAN REVISIONS	DATE

Sheet **C1.0**
SCALE: SEE BARSCALE



NOTE:
SIDEWALKS ARE TO BE
CONSTRUCTED WITH INDIVIDUAL
BUILDING PERMITS. SIDEWALKS
ARE SHOWN ON PLAN VIEW FOR
REFERENCE ONLY.

PROJECT AREA SUMMARY
GROSS LAND AREA: 1.07± ACRES
RIGHT-OF-WAY DEDICATION: 0.21 ± ACRES
NET LAND AREA: 0.86 ± ACRES

PROPERTY
TAX MAP: 11S03W17A
TAX LOT: 230
SITE ADDRESS: UNASSIGNED ALBANY, OR 97321

OWNER/DEVELOPER
SONA (RANDY) ATHWAL 6732 SEVEN MILE LANE SE ALBANY, OR 97321 (530) 382-2100

DESIGN TEAM
CIVIL ENGINEER
UDELL ENGINEERING AND LAND SURVEYING, LLC 63 E. ASH STREET LEBANON, OREGON 97355 (541) 451-5125

ARCHITECT
STUDIO 3 ARCHITECTURE, INC 275 COURT STREET NE SALEM, OREGON 97301-3442 (503) 390-6500
SURVEYOR
UDELL ENGINEERING AND LAND SURVEYING, LLC 63 E. ASH STREET LEBANON, OREGON 97355 (541) 451-5125

PLAN REVISIONS	DATE

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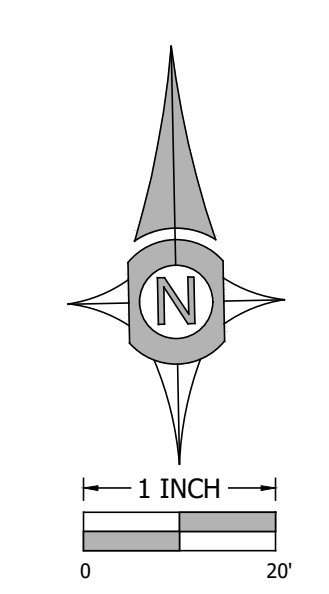
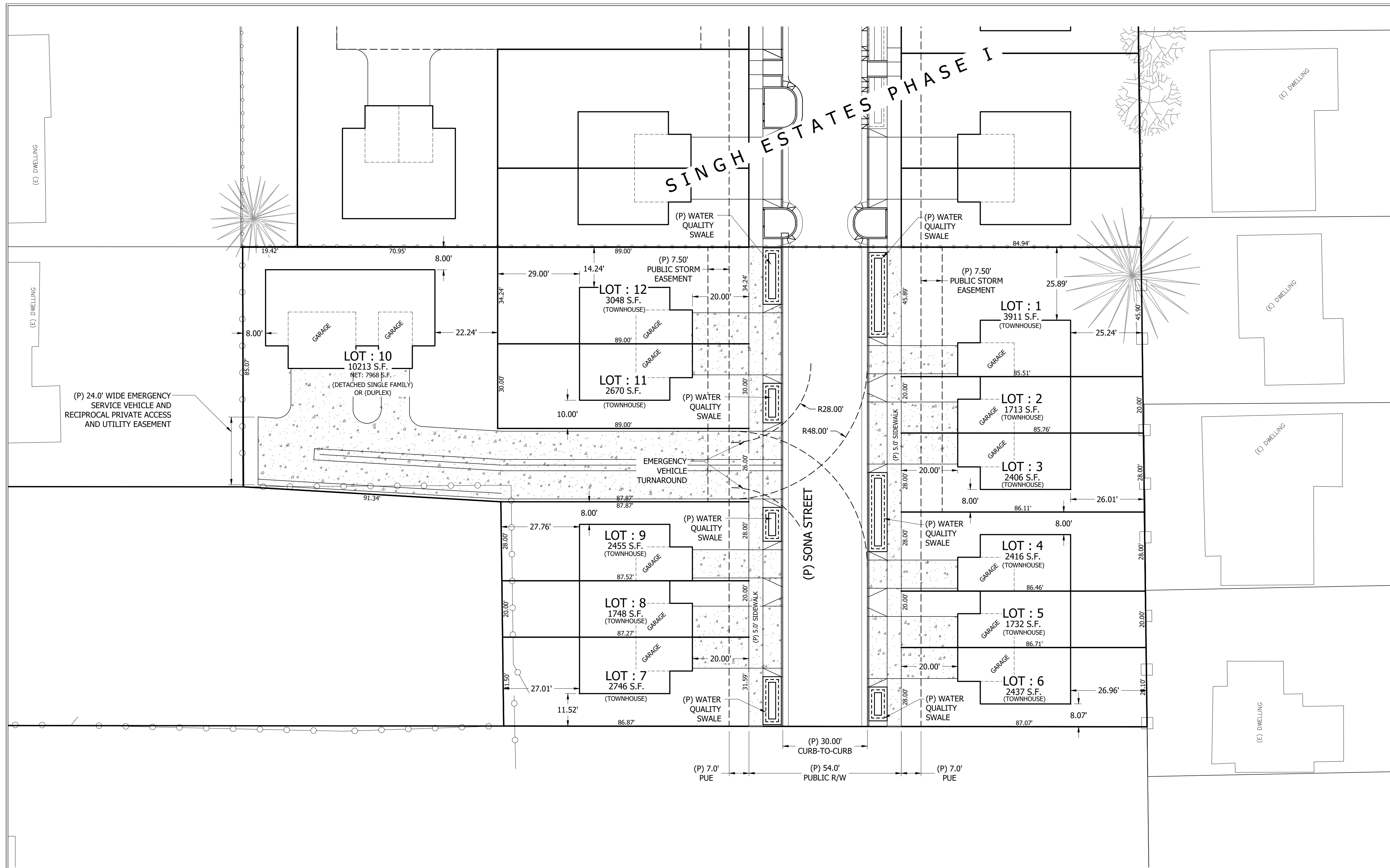
TENTATIVE LOT LAYOUT
TENTATIVE SUBDIVISION
SINGH ESTATES -PHASE II
PARCEL 2, P.P. 2013-05
ALBANY, OR

DATE: JULY 8, 2024
PROJECT: 22-003 ATHWAL 22nd STREET
DRAWN BY: MLM
CHECKED BY: RBV

THIS MAP WAS
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PLANNING
PURPOSES ONLY

Sheet **C1.1**

SCALE: SEE BARSCALE



IMPERVIOUS AREA NOTE:
 TOTAL NEW/REPLACED
 IMPERVIOUS AREA = 25,223 SF

CLIENT:
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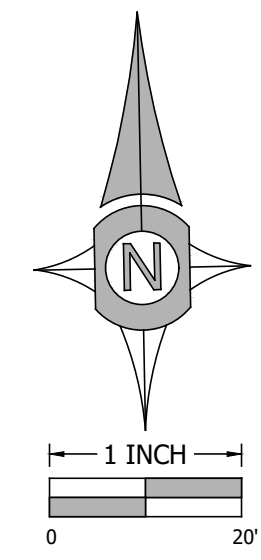
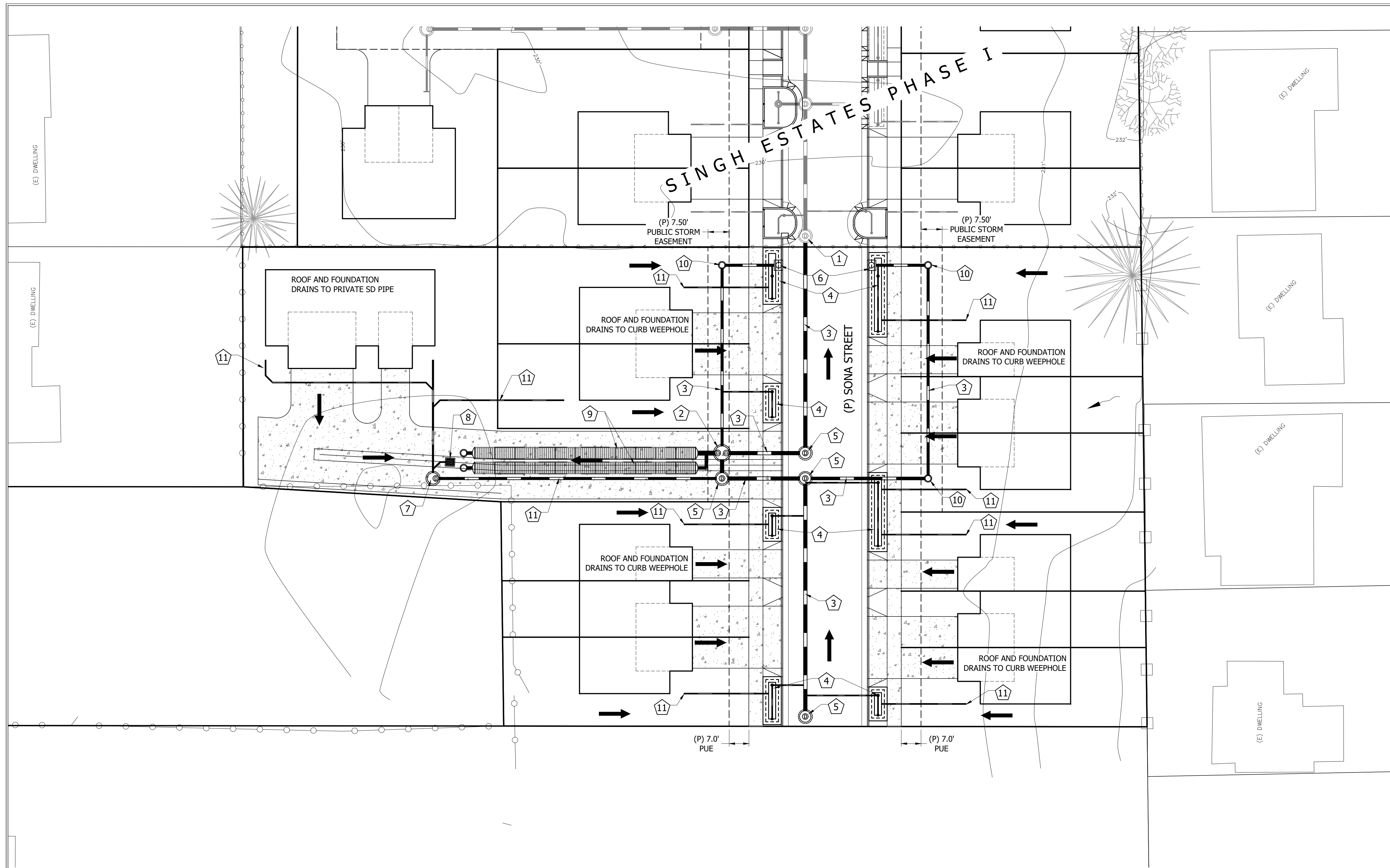
PRELIMINARY CIVIL SITE PLAN
TENTATIVE SUBDIVISION
SINGH ESTATES -PHASE II
PARCEL 2, P.P. 2013-05
ALBANY, OR

DATE: JULY 8, 2024
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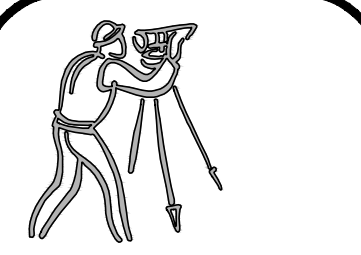
Sheet **C1.2**
 SCALE: SEE BARSCALE



STORM DRAIN NOTES	
1	CONNECT TO PHASE I PUBLIC STORM DRAIN MANHOLE.
2	PROPOSED PUBLIC FLOW CONTROL MANHOLE.
3	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH CONSTRUCTION PERMIT PLANS.
4	PROPOSED WATER QUALITY SWALE.
5	PROPOSED PUBLIC STORM DRAIN MANHOLE.
6	PROPOSED PUBLIC STORM DRAIN CURB INLET.
7	PROPOSED PRIVATE WATER QUALITY MANHOLE.
8	PROPOSED PRIVATE CATCH BASIN.
9	PROPOSED PRIVATE STORM CHAMBERS IN OPEN GRADED ROCK BACKFILL FOR STORMWATER DETENTION.
10	PROPOSED PRIVATE 24-INCH STORM DRAIN MANHOLE.
11	PROPOSED PRIVATE STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH CONSTRUCTION PERMIT PLANS.

GRADING LEGEND

— 362 —	EXISTING SURFACE CONTOUR ELEVATION
- 362 -	DESIGN SURFACE CONTOUR ELEVATION
→	EXISTING SURFACE DRAIN DIRECTION
➔	DESIGN SURFACE DRAIN DIRECTION



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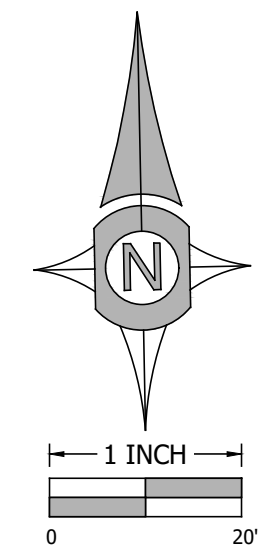
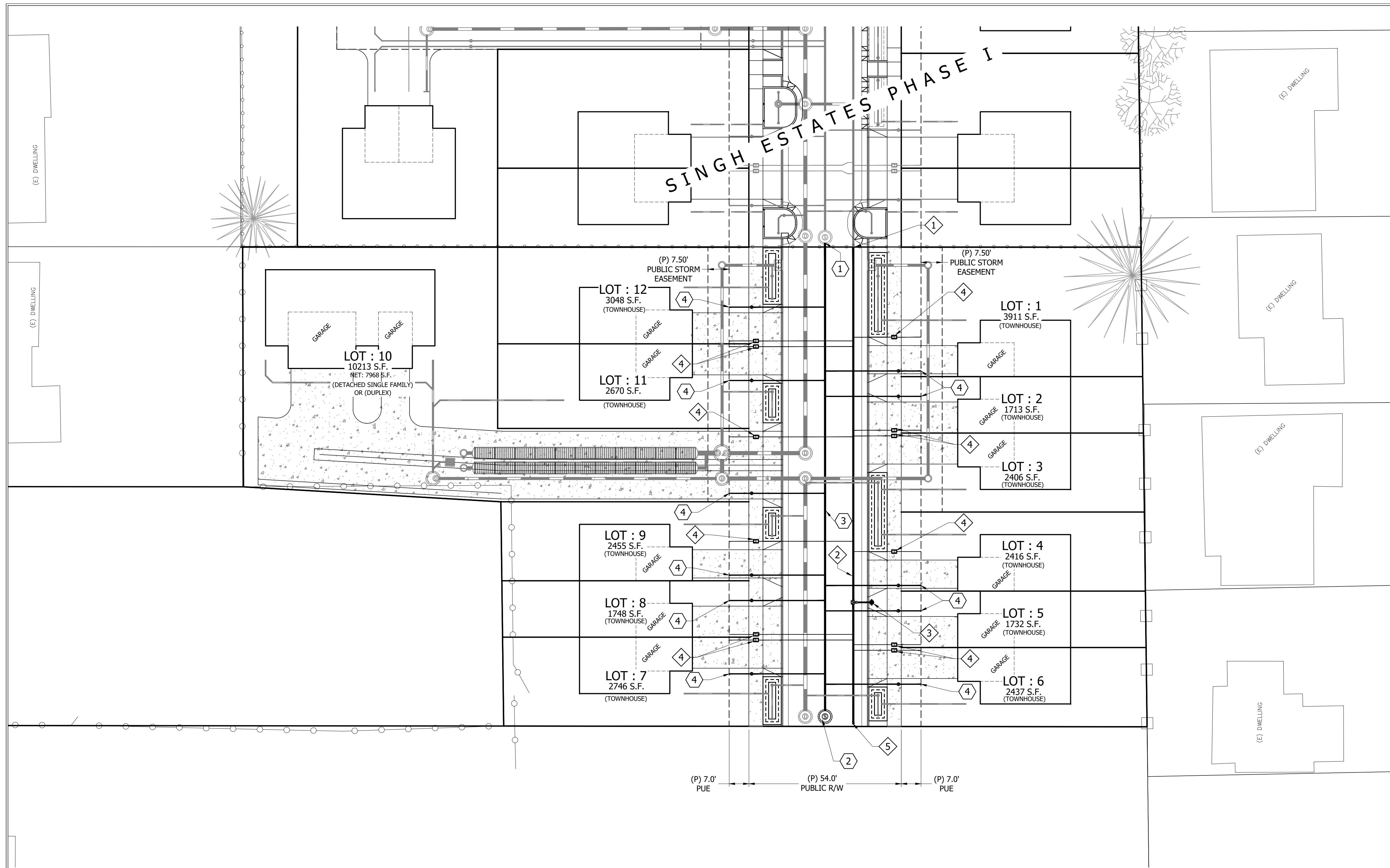
PRELIMINARY GRADING/DRAINAGE PLAN
TENTATIVE SUBDIVISION
SINGH ESTATES -PHASE II
PARCEL 2, P.P. 2013-05
ALBANY, OR

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PLAN REVISIONS	DATE

Sheet **C2.0**
 SCALE: SEE BARSCALE



- | SANITARY SEWER NOTES | |
|----------------------|---|
| 1 | CONNECT TO PHASE I SANITARY SEWER MANHOLE PER CITY OF ALBANY STANDARDS. |
| 2 | PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF ALBANY STANDARDS. |
| 3 | PROPOSED 8-INCH PUBLIC PVC SEWER PIPE PER CITY OF ALBANY STANDARDS. |
| 4 | PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT. EXTEND TO PUE. |
-
- | WATER NOTES | |
|-------------|--|
| 1 | CONNECT TO PHASE I 8-INCH PUBLIC WATERLINE PER CITY OF ALBANY STANDARDS. |
| 2 | PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF ALBANY STANDARDS. |
| 3 | PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY. |
| 4 | PROPOSED WATER SERVICE PER CITY OF ALBANY STANDARDS. EXTEND TO PUE. |
| 5 | PROPOSED MAINLINE BLOW-OFF PER CITY OF ALBANY STANDARDS. |

FRANCHISED UTILITY NOTE

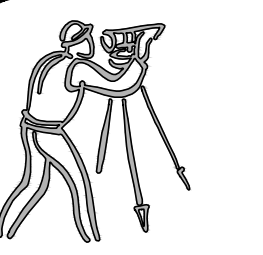
FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

- * NW NATURAL GAS
- * COMMUNICATIONS
- * POWER

ATTENTION

CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT FINDINGS TO ENGINEER.

PLAN REVISIONS	DATE


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PRELIMINARY UTILITY PLAN
TENTATIVE SUBDIVISION
SINGH ESTATES -PHASE II
PARCEL 2, P.P. 2013-05
ALBANY, OR

DATE: JULY 8, 2024
 PROJECT: 22-003 ATHWAL 22ND STREET
 DRAWN BY: MLM
 CHECKED BY: BSJ

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C3.0**

SCALE: SEE BARSCALE

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