



**COMMUNITY DEVELOPMENT DEPARTMENT**

360 SW Avery Avenue  
Corvallis, OR 97333-1139  
(541) 766-6819  
FAX (541) 766-6891

**APPLICATION**

**PLANNED UNIT DEVELOPMENT IN CORVALLIS URBAN FRINGE**

**(Must be accompanied by Subdivision or Partition application)**

**Fee: In addition to Subdivision fee,  
Planning fee is \$310**

**Property Owner or Contract Purchaser Information**

Name: \_\_\_\_\_ Bus. Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City & Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Other individuals to be notified of this application:

Name

Address

City & Zip

**General Property Information**

Assessor's Map & Tax Lot Number: T \_\_\_\_\_ S, R \_\_\_\_\_ W, Section(s) \_\_\_\_\_, Tax Lot(s) \_\_\_\_\_

Acreage: \_\_\_\_\_ Zoning: \_\_\_\_\_

Existing Structures: \_\_\_\_\_

When was the subject property first described in its current configuration in a separate recorded legal description? \_\_\_\_\_

Recorded Document Number: \_\_\_\_\_

Current use(s) of the property: \_\_\_\_\_

Uses of adjacent property (not under the ownership of the applicant):

**North** of property: \_\_\_\_\_

**South** of property: \_\_\_\_\_

**East** of property: \_\_\_\_\_

**West** of property: \_\_\_\_\_

Date letter of intent to divide land submitted to Community Development: \_\_\_\_\_

Date of Pre-application Conference: \_\_\_\_\_

**Attachments**

In addition to the application requirements for partitions and subdivisions contained in Chapters 95 and 97, respectively, an application for a land division within the Corvallis urban growth boundary shall include a plan for land division that complies with the design standards of BCC 100.205 and shall contain the following information and documentation:

- (a) The location of existing structures, including building types, driveways, and off-street parking;
- (b) The location of streams, lakes, ponds, drainageways, floodplains, wetlands, hydric soils, significant vegetation, riparian areas, and other significant natural features;
- (c) Soils and soil characteristics, including shrink-swell potential, erosion hazard, slide potential, and any other potential limitations, using USDA Soil Conservation Service information or field studies prepared from specific site data;
- (d) The location of any known sensitive or endangered species of flora or fauna, or significant historic or cultural resource on the property;
- (e) Any proposed open spaces, including proposed ownership, use, and maintenance;
- (f) The location of existing utility systems including sanitary sewer, storm sewer, drainageways, and water, where appropriate;
- (g) Any proposed significant topographic changes including contours at intervals sufficient to indicate topographic conditions (generally two or five foot contours), including identification of areas subject to slide, slump, erosion or flooding hazards;
- (h) Any measures proposed to mitigate impacts to identified sensitive lands;
- (i) The proposed circulation system including roads, bikeways, and access to roads. Public or private ownership of each facility shall be clearly identified. The current condition of public facilities shall be identified, as well as the proposed standard to which the facility will be improved or constructed by the applicant;
- (j) A narrative that provides:
  - (A) A phased development schedule if the development is to be phased;
  - (B) A schedule for construction of all improvements;
  - (C) The proposed method for providing water supply for each parcel or lot;
  - (D) The proposed method for providing sewage disposal for each parcel or lot;
  - (E) A description of the impact of the proposed development on water, sewer, fire protection, law enforcement, schools, hospitals, solid waste disposal, and other services;
  - (F) A description of all community facilities or systems including a maintenance program for all proposed systems; and
  - (G) A copy of tentative covenants, conditions, and restrictions, if any, proposed by the applicant.

The Planning Official, in the application process, may waive any of the requirements of this section where it is determined, in the judgment of the Planning Official, that the information is not necessary to properly evaluate the application. The Planning Official may require additional information deemed necessary to evaluate the application.

**Signature(s)**

I hereby certify that I am the legal owner or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the proposed subdivision would not violate any deed restrictions attached to the property.

\_\_\_\_\_  
Owner/Contract Purchaser Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner/Contract Purchaser Signature

\_\_\_\_\_  
Date

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*For Office Use Only*

Date Application Submitted: \_\_\_\_\_ Receipt Number: \_\_\_\_\_ By: \_\_\_\_\_

File Number Assigned: \_\_\_\_\_ Planner Assigned: \_\_\_\_\_

Date Application Deemed Complete: \_\_\_\_\_