



**Benton
County**

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Community Development Department

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360 SW Avery Avenue

Corvallis, OR 97333

co.benton.or.us/cd

APPLICATION

**FOR LAND DIVISIONS IN THE CORVALLIS URBAN FRINGE AND
URBAN RESIDENTIAL OR FLOODPLAIN AGRICULTURE ZONE**

Partition / Subdivision File # LU-_____

Property Zone:_____

In addition to the application requirements for partitions and subdivisions contained in Chapters 95 and 97, respectively, the following standards and requirements apply. See Chapter 100 for additional information: <https://www.co.benton.or.us/planning/page/development-code>.

The proposed land division map documents shall:

- Comply with the design standards of BCC 100.205;
- Show existing structures, including building types, driveways, and off-street parking;
- Include an urban conversion plan, as described in BCC 64.310;
- Show the location of all Natural Features identified on the Corvallis Urban Fringe Natural Hazards Map, Riparian Corridors and Wetlands Map, and Significant Vegetation Map;
- Show the location of any known sensitive or endangered species of flora or fauna, or significant historic or cultural resource on the property;
- Show any proposed open spaces, including proposed ownership, use, and maintenance;
- The location of existing utility systems including sanitary sewer, storm sewer, drainageways, and water, where appropriate. Additionally, the location of all planned utility systems including sanitary sewer, storm sewer, drainageways, and water, shown in adopted Corvallis facility plans, and how the proposal can accommodate these facilities;
- 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;
- 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. Additionally, the location of all planned roads and trails shown in adopted Corvallis facility plans such as the Corvallis Transportation Plan and the Parks and Recreation Master Plan, and how the proposal can accommodate these facilities;
- The proposed plan for managing stormwater from the site, consistent with BCC 99.650 through 99.680;

The proposed land division narrative shall include:

- A description of the impact of the proposed development on water, sewer, fire protection, law enforcement, schools, hospitals, solid waste disposal, and other services;
- 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;
- Any measures proposed to mitigate Code-allowed impacts to natural feature areas shown on the Corvallis Urban Fringe Natural Hazards Map and/or the Riparian Corridors and Wetlands Map;
- A description of all community facilities or systems including a maintenance program for all proposed systems; and
- 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. [BCC 100.150(2)]