



SITE DEVELOPMENT AND
ROADWAY CONTRACTORS

NORTH SANTIAM PAVING CO.

PO BOX 516 STAYTON, OR 97383 OFFICE (503) 769-3436 Fax: (503) 769-7358 CCB #53247

12/13/2017

By:
North Santiam Paving Co.
P O BOX 516
STAYTON, OR 97383

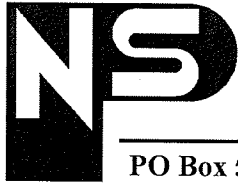
Attention:
Planning Department
Rick Hohnbaum
City of Monroe
664 Commercial St
PO Box 486
Monroe, Or 97456

RE: Project: Red Hill Estates
Submittal: Preliminary Approval Submittals

Please accept the Proposed Plans and Documents as listed.

Submittal Item	Status	To Date	Copies
Preliminary Subdivision Application	Open	12/18/2017	1

Cover Letter
Land Use Application; 3 pgs
Agreement for Payment of Fees; 2 pgs
Check in the amount of \$ 625.00
Tax Map (11x17)
Legal Description and Owner verification
Narrative
Site Plan; 3 sheets; 24x36 full size-1 set; 11x17 –reduced size; 7 copies each
Preliminary Title report; (26 pages)
Receipt of payments
Wetland plan w/contours and previous 103 lot proposal. (11x17)
1200 C Storm water permit; 4 pgs



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Dec 13, 2017

Red Hill Estates, TL 800, map 14533B, City of Monroe, Benton County
Preliminary Site Plan narrative

The City of Monroe granted preliminary approval on this site for a proposed 103 lot subdivision in 2008. The purpose of this application is to update the conditions of approval for this development. We would like to maintain the two variances previously approved. Those are for flag lots and allow two year completion.

After the approval was granted, a wetland delineation was completed and accepted by DSL. A large portion of the site was determined to be wetlands (8.99 acres).

The resulting mitigation reduced the number of proposed lots from 103 lots to 55 lots.

Therefore it is appropriate to modify the conditions of approval to better fit the new lay out.

Attached is the wetland drawing including the lay out acceptable to fit mitigation limits.

We recently spoke with DSL regarding the status of this permit. Once the owners purchase the 1.47 acre wetland credits required and supply the receipt to DSL, the final approval letter will be drafted and the permit will be issued.

In November of this year, a 1200C storm water permit application was submitted. The approval letter for ground disturbing activities exceeding 1 acre was issued and became effective December 15, 2017.

A copy of that permit is attached.

We recently met for a predesign conference with City of Monroe and Benton County staff based on the revised 55 lot lay out as submitted. The following are comments and proposals based on that meeting.

..Construct a 6 foot wide AC bike path along the south side of Orchard St from the northwest corner of the project easterly approximately 680 feet to a point north of the easterly line of the project.

Then continue approximately another 550 feet to the existing concrete sidewalk.

..Dedicate a 2.81 acre park in the center of the project. Access is available from both north and south by way of the access road to the detention pond.

..Install a waterline along the south boundary to provide a looped system for better fire flows and prevent dead end water mains.



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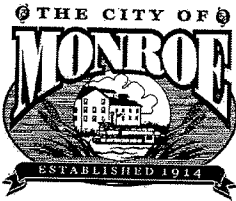
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The owners are not proposing any additional CC&R's beyond those City requirements at this time.

A condition we would like to eliminate from the original approval is the fencing requirement. Many of the lots will have back yards into open spaces including the park. We would prefer to give the individual home owners the right to install fences if they choose to do so, but not force this on all exterior lots.

A second condition is the requirement to have an access to the west. We propose to include the two to the east as shown. This proposal does not extend south to the previous stub street to the west due to wetlands. This would be a burden considering losing nearly half of the original proposed lots to wetland requirements and requiring a new mitigation plan to construct as originally designed.


Bill Lulay PE & PLS



City of Monroe Planning Land use Subdivision Application

Date Received _____
(For office use only)

Application Number _____

Date Paid & Receipt# _____

Application Type: Subdivision

PLEASE PRINT CLEARLY *North Santiam Paving Co.*

Applicant Information

Applicant Name *Mr. Bill Lulay* Applicant Daytime Phone *503-932-5189*
Applicant Address *P.O. Box 516, Stayton 97383* Fax Number *503-769-7358*
Contact Person *Bill Lulay* Contact Daytime Phone *503-769-3436*

Property Information

Address: South of Orchard Street in the southwestern corner of the City of Monroe

Map and Tax Lot: Township 14 Range 5 West Section 33B, Tax Lot 800

Property Owner Name: Kent Aldrich Total Area 22.6 acres

Present Use of Property: Undeveloped Ground

Proposed Use: Single Family Residential Subdivision

Uses of Surrounding Properties (N, S, E, W) The proposed subdivision is adjacent to county road (Orchard) and residential properties to the North and East, an elementary school to the south east and open agricultural land to the west and south

ATTACH THE FOLLOWING, CHECK IF COMPLETE

- Written Legal Description of the property
- Signed "Agreement for Payment of Land Use Application Fees"
- Copy of Assessor's map, highlight property (8.5 X11 and 11X17 size)
- Written Statement. Should address the additional requirements for each application identified in the attached form "Additional Required Materials for Specific Applications"
- Site plan/engineered drawings. (see "Additional Required Materials for Specific Apps.")
- Preliminary Title report and supporting documentation
- Receipt for payment of application fees
- Is the property in the floodplain? Yes _____ No X

Additional information may be required to be submitted with this application. Contact the City Planner for additional information (541)-682-4114. Responses must be in the form of factual statements of findings of fact and supported by evidence. List the findings criteria in the Monroe Zoning Code and develop evidence that supports it.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property pins must be shown on the drawings and visible upon site inspection. In the event that the pins are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard will result most likely in not only the request being set aside, but also possibly in any structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Applicant Signature (below)

Bill Long (NSP Co.)

Date: 12-18-17

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Property Owner Signature (below)

[Signature]

Date: 12/28/17

Print Name (below)

KEVIN W. WITTEKOPF

Property Owner Signature (below)

Date: _____

Print Name (below)

Additional Required Materials:

Subdivision:

- If any lot will obtain access by a private easement, any portion of which currently or is proposed to serve more than the subject property, or if the parcel obtaining access by private easement contains more than two times the minimum parcel size, a road plan and profile must be submitted with the application.
- Include the following information about each proposed lot:
 - Acreage, Access, Frontage, Improvements, Water service, Sewer service, Storm Water Service
- Three Copies of the Site Plan showing:
 - Entire boundary of the parent lot.
 - Number and size of each proposed lot.
 - The location of any existing improvements (buildings, wells, septic tanks)
 - Dimensional length of each proposed lot line
 - All existing and proposed right-of-ways (label distinction)
 - Any existing and proposed easements (label distinction)
 - Map and tax lot numbers of adjacent properties
 - Proposed setbacks
 - Proposed building heights

**AGREEMENT FOR
PAYMENT OF LAND USE APPLICATION FEES**

CITY OF MONROE ("City")

Kent Aldrich
("Developer")

RECITALS

1. Developer, as Owner of the property described in Exhibit A has submitted a Land Use Application for Red Hills Subdivision, ("Application") pertaining to real property located within the City of MONROE, Benton County, Oregon, identified as:

See Attached Exhibit A (Copy of Deed or other recordable identification of the Property)

2. The parties acknowledge that Developer has paid the minimum base fee as required by the Monroe Resolution 2016-02, and any subsequent administrative changes, as part of Application.
3. Developer acknowledges that payment of the minimum base fee may not cover the City's costs associated with processing the Application.
4. Developer also acknowledges that City will not deem the Application complete without Developer executing and filing this Agreement with City.

AGREEMENT

Based upon the above recitals, the parties agree as follows:

Section 1. Payment. In consideration of the City requiring only a minimum base fee in order to begin processing Developer's application, Developer agrees to pay all City costs associated with processing Developer's Application, over the minimum base fee. Said costs shall include City's planning, public works, engineering, administration, legal and any other services provided in processing Application, at those respective rates at the time the work is undertaken.

Section 2. Recordation. The covenants and restrictions contained herein touch and concern, and relate to the use of property described on Exhibit A, and are intended by the parties to run with the land, until revoked as provided herein. This document may therefore be recorded in the Deeds and Records of Lane County, Oregon, to serve as notice to any future owners

or occupants of the real property, described herein, of the terms and conditions of this Agreement.

Section 3. Binding Effect. The terms of this Agreement shall extend to and be binding upon the heirs, administrators, executors, personal representatives, successors and assigns of the parties hereto.

Section 4. Remedies. Failure to pay City costs over the minimum base fee, as charged monthly by the City, shall result in City pursuing any and all legal remedies available, including but not limited to prosecution for violation of the Monroe Zoning Code or recording a lien in the City's lien docket for the unpaid amounts, or turning amounts owed over to a collection agency.

Section 5. Attorney Fees and Costs. If suit, action or arbitration is brought either directly or indirectly to enforce the terms of this Agreement, the prevailing party shall recover and the losing party hereby agrees to pay reasonable attorney fees incurred in such proceeding, in both the trial and appellate courts, as well as the prevailing party's costs and disbursements. Further, if it becomes necessary for the City to contract for the services of an attorney to enforce any provision of this Agreement without initiating litigation, the Developer agrees to pay City's attorney fees so incurred.

CITY OF MONROE:

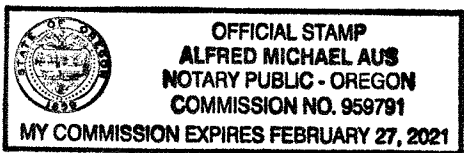
DEVELOPER/PROPERTY OWNER:

By: _____
Date: _____

By: [Signature]
Date: 12/14/17

STATE OF OREGON)
) ss.
County of Linn Benton)

This instrument was acknowledged before me on this 18th day of December, 2017, by Kent Aldrich, Developer / Owner.



[Signature]
Notary Public for Oregon
My Commission Expires: 02-27-2021



First American

First American Title Company of Oregon

405 NW 5th Street, Suite A
Corvallis, OR 97330
Phn - (541)757-1344
Fax - (866)712-4647

BENTON COUNTY TITLE UNIT

FAX (866)712-4647

Title Officer: Gerard P. Groesz
(541)757-1344
ggroesz@firstam.com

LOT BOOK SERVICE

North Santiam Paving Co.
PO Box 516
Stayton, OR 97383

Order No.: 7109-2977372
November 30, 2017

Attn: Levi Warriner
Phone No.: (503)769-3436 - Fax No.: (503)769-7358
Email:

Re: 14-5-33-B0-00800

Fee: \$275.00

We have searched our Tract Indices as to the following described property:

Parcel 1, PARTITION PLAT NO. 1990-17, Benton County Partition Plat Records, Benton County, Oregon.

and as of 11/16/2017 at 8:00 a.m.

We find that the last deed of record runs to

Kent Aldrich, as to an undivided 37 1/3% interest, and James D. Monaghan, as to an undivided 62 2/3% interest, all as tenants in common

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. Easement as shown on the recorded plat/partition
For: Access Easement - 60 feet in width
Affects: as delineated on said plat
2. Easement, including terms and provisions contained therein:
Recording Information: April 19, 1950 in Book 130, Page 580, Deed Records
In Favor of: Mountain States Power Company, a Delaware corporation
For: electric lines, poles and anchors

legal
→
doc.

owners
→



State of Oregon
Department of
Environmental
Quality

**GENERAL PERMIT
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
STORMWATER DISCHARGE PERMIT**

Oregon Department of Environmental Quality
811 SW Sixth Avenue, Portland OR 97204
Telephone: (503) 229-5279 or 1-800-452-4011 (toll free in Oregon)

Issued pursuant to ORS 468B.050 and Section 402 of the Federal Clean Water Act

REGISTERED TO: File No: 125588

Permit No: 32424
Kent Aldrich
680 Hawthorne Ave SE Ste 140
Salem, OR 97301-0041

Date: November 17, 2017

Benton County
EPA: ORR10F127
LLID: 1232400443847
River Mile: 7.5999999999999996

Location: Red Hills Estates, Orchard Street & S. 9th Street, Monroe


SOURCES COVERED BY THIS PERMIT:

The *legally authorized representative* (see Definitions) for construction activities (as defined below) that may discharge to surface waters or conveyance systems leading to surface waters of the state must register for coverage under this permit with DEQ before any land disturbance occurs, unless the construction activities are automatically covered as described in the 1200-CN permit.

- Construction activities including clearing, grading, excavation, materials or equipment staging and stockpiling that will disturb one or more acres and may discharge to surface waters or conveyance systems leading to surface waters of the state.
- Construction activities including clearing, grading, excavation, materials or equipment staging and stockpiling that will disturb less than one acre that are part of a common plan of development or sale if the larger common plan of development or sale will ultimately disturb one acre or more and may discharge to surface waters or conveyance systems leading to surface waters of the state.
- This permit also authorizes discharges from any other construction activity (including construction activity that disturbs less than one acre and is not part of a common plan of development or sale) designated by DEQ, where DEQ makes that designation based on the potential for contribution to an excursion of a water quality standard or for significant contribution of pollutants to waters of the state.

This permit does not authorize the following:

- In-water or riparian work, which is regulated by other programs and agencies including the Federal Clean Water Act Section 404 permit program, the Oregon Department of State Lands, the Oregon Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the U.S. Army Corp of Engineers, the National Marine Fisheries Service, and the Department of Environmental Quality Section 401 certification program.
- Post-construction stormwater discharges that originate from the site after completion of construction activities and final stabilization.
- Discharges to underground injection control (UIC) systems.


Lydia Emer, Operations Administrator

Effective: December 15, 2015²⁰¹⁷
Expiration Date: December 14, 2020

PERMITTED ACTIVITIES

Until this permit expires, is modified or revoked, the permit registrant is authorized to construct, install, modify, or operate erosion and sediment control measures and stormwater treatment and control facilities, and to discharge stormwater and certain specified non-stormwater discharges to surface waters of the state or conveyance systems leading to surface waters of the state only in conformance with all the requirements, limitations, and conditions set forth in the permit including attached schedules as follows:

Unless specifically authorized by this permit, by regulation issued by EPA, by another NPDES permit, or by Oregon Administrative Rule, any other direct or indirect discharge to waters of the state is prohibited, including discharges to an underground injection control system.

November 17, 2017

Kent Aldrich
680 Hawthorne Ave SE Ste 140
Salem, OR 97301-0041

Re: Construction Stormwater Control Permit – 1200-C Issuance
File No. 125588 / EPA No. ORR10F127 / Permit No. 32424
Site Location: Red Hills Estates, Orchard Street & S. 9th Street, Monroe
Benton County

Dear Mr. Aldrich:

The Oregon Department of Environmental Quality (DEQ) has received your application and fees for registration for coverage under the National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Discharge Permit 1200-C (permit). DEQ is approving your registration under the permit. Please be aware that in addition to the fees submitted with this application, you will be assessed an annual fee for each additional year until your permit coverage is terminated (see below for details).

Important Permit Provisions

Please review the permit carefully. For all projects the permit:

- Prohibits visible or measurable quantities of sediments from leaving the construction site and entering directly into surface waters, or to conveyance systems that discharge to surface waters, and prohibits violations of the state's in-stream water quality standards. If discharge of sediment occurs, Registrants are required to take corrective actions to stop the discharge to surface waters and submit a written report outlining the corrective actions taken.
- Requires the Registrant to implement a Sediment and Erosion Control Plan that meets best management practices.
- Requires daily inspections of erosion control measures when runoff is occurring.
- Requires the Registrant to document all monitoring and inspections and to keep all records on site and updated.
- Requires erosion control measures remain in place until soils are stabilized.
- Mandates protection of all natural buffers around waters of the state unless additional BMPs are installed.

For construction projects that discharge to 303(d) listed water bodies for turbidity (water clarity) or sedimentation or to water bodies covered under state Total Maximum Daily Load pollution limits:

Registrants must: implement additional best management practices on the site to treat, control or prevent sediment discharges to "impaired" water bodies.



For phased projects:

- Submit a Sediment and Erosion Control Plan for any phases not submitted with your original application to this regional DEQ office (Attention: Stormwater) at least 30 days prior to commencement of construction activities. The plan will be reviewed, and if acceptable, you will be notified of approval either in writing or by e-mail if your e-mail address is on file with DEQ.

Legal Owner Responsibilities

If during project development, legal responsibility shifts from the present registrant (you) to another party, this permit must be transferred to the new responsible party. The application and fee associated with the permit transfer must be submitted to DEQ. The permit transfer form is available at <http://www.oregon.gov/deq/FilterPermitsDocs/pmttfrappl.pdf>

Permit Termination Process

When your construction activity is complete, submit a *Notice of Termination Form* to this regional DEQ office. If a Termination Form is not received, **you will be billed** the annual fee for each additional year this permit remains in effect. **This fee will not be prorated.** The form has been enclosed and is available at: <http://www.oregon.gov/deq/FilterPermitsDocs/ConstTermination.pdf>

Please read the permit for a complete description of termination requirements. However, in general terms, permit coverage may be terminated when the following conditions are met:

- The registrant has completed all of the construction activities authorized by this permit --
 - The site is stabilized, that is, landscaped with vegetation growing, and no exposed soil is present,
 - No further grading or soil disturbances will occur, and
 - Temporary erosion and/or sediment controls have been removed and properly disposed.
- In addition, for a common plan of development or sale –
All areas of the project, **including portions that have been sold**, must have achieved final stabilization (as described above) or be covered by a DEQ Small Lot Permit, the 1200-C, or the 1200-CN.

Finally, this permit does not authorize excavation or fill in state waterways, including wetlands, and does not replace the requirement for receiving authorization to do this type of work under Section 404 of the Clean Water Act. However, if the authorized activity involves earthmoving in a known or suspected wetland condition, you must contact the Department of State Lands at 503-986-5200 if you are West of the Cascades; or at 541-986-6112 if you are East of the Cascades to request a wetland determination prior to earth moving.

Please check the DEQ website for forms or information. If you have any questions about this permit, please contact Kristy Sewell in our Eugene Office at 541-686-7858.

Respectfully,

Kathy Jacobsen
Water Quality Permit Coordinator
Western Region – Eugene Office
jacobsen.kathy.r@deq.state.or.us

Enclosures: Notice of Termination form and Permit
cc: Source File – DEQ – Eugene

