



SUBDIVISION APPLICATION – HOOD RIVER COUNTY

Hood River County
Community Development
Hood River, OR 97031
(541) 387-6840

Application No. _____

I hereby certify that this information is correct to the best of my knowledge.

Signed: _____

APPLICANT INFORMATION:

Name _____

Address _____

Phone _____

PARCEL OWNER INFORMATION:

Name _____

Address _____

Phone _____

Signature, if not subdivider: _____

ORIGINAL PARCEL INFORMATION:

Township _____

Range _____

Section _____

Tax Lot _____

Acres _____

Zone _____

Fire Dist. _____

Water Dist. _____

Irrig. Dist. _____

Street Access _____

SUBDIVISION INFORMATION:

Number of Lots _____

Number of Phases _____

Sewerage Disposal _____

Proposed Uses _____

(FOR OFFICE USE ONLY)

Tentative Approval _____

Application Fee \$ _____

Public Works Eng. Fee \$ _____

SUBDIVISION APPLICATION HOOD RIVER COUNTY

Hood River County Community Development
601 State Street
Hood River, OR 97031-2093
Phone 541-387-6840 Fax 541-387-6873
Email: plan.dept@co.hood-river.or.us

The following are guidelines to help in submitting a subdivision application. The application will be reviewed for compliance with the standards of the County Subdivision Ordinance. Copies of the Subdivision Ordinance are available at the Planning Department.

1. SUBMITTAL OF THE TENTATIVE PLAN

- A. A pre-application conference shall be conducted prior to submitting the tentative plan.
- B. Twelve 18" x 24" copies and one 8 ½" x 11" copy of the plan shall be submitted.
- C. The Planning Department shall review the plan and not accept it until all required information is included.
- D. A fee shall be paid and a public hearing will be scheduled at the time of acceptance.

2. TENTATIVE PLAN INFORMATION

The tentative plan shall show the following:

- A. The location of the subdivision in relation to the surrounding area.
- B. The tract name, date, north point and scale.
- C. Names, addresses and phone numbers of owner, subdivider and engineer or persons preparing the tentative plan.
- D. A legal description of the tract.
- E. Adjacent subdivisions and ownerships of adjacent parcels.

- F. Names, centerlines, widths and grades of proposed or existing streets within or adjacent to the subdivision.
- G. Typical cross-sections of proposed streets, showing all improvements proposed with the right-of-way.
- H. Approximate dimensions and area of all lots and radius of all curves.
- I. Known or proposed easements, reservations and drainage ditches within or adjacent to the subdivision.
- J. Structures to remain on the property.
- K. Topography shown for proper study of drainage, sewage disposal, building sites and road locations.
- L. Areas subject to storm water inundation and the width and direction of flow of all water courses.
- M. Natural factors such as rock outcroppings, wetlands, streams, wooded areas and isolated trees.

The tentative plan shall also include the following information:

- A. A title report prepared by a Title Insurance Company.
- B. The availability and volume of domestic water.
- C. Sewage disposal systems.
- D. All other utilities.
- E. Drainage and flood control measures.
- F. Contiguous parcels proposed for subdivision.
- G. Existing and proposed uses of the property, including and public areas.

3. DESIGN STANDARDS

The tentative plan shall be drawn to scale and shall conform to the following standards:

- A. Any two streets intersecting on a given street shall have a continuous centerline or be separated by 150'.

- B. Block corners shall be rounded by a radius of 20'. The angle of intersection shall be between 60 and 90 degrees. Intersecting streets shall have at least 50' of tangent adjacent to the intersection.
- C. The following factors will be considered in granting approval for streets:
 - 1. The relationship of the streets to existing and planned streets.
 - 2. Topographical conditions.
 - 3. Public convenience and safety and to the use of the land to be served by the street.
- D. Streets shall meet agency standards.
- E. Additional right-of-ways may be required if streets within or adjacent to the tract have inadequate width.
- F. A cul-de-sac shall be a maximum length of 500' and serve no more than 18 dwellings.
- G. Street extensions conforming to standards shall be provided to acreage adjacent to the subdivision.
- H. Street names shall be approved by the County.

Lot Standards:

- A. All proposed lots shall meet the minimum lot size.
- B. Lot standards may be deleted for Planned Unit Developments.
- C. Flag lots should be eliminated.
- D. Lot Lines should run perpendicular to the street or radial to a curved portion of the street.
- E. Specified lot lines may be required for lots in excess of one half acre, if the lots may be further divided.

Water Supply:

- A. Water supply systems shall meet the requirements of any district having jurisdiction.

- B. Irrigation for the subdivision shall be supplied if within an irrigation district and domestic water will not be used.

Public utility easements shall conform to district standards.

Park or open space land may be required.

4. GOAL 6 – AIR & LAND RESOURCES

The proposal shall comply with the following policies.

- A. Natural features such as wetlands, streams, and forested areas will be preserved and incorporated into the site design.
- B. The development will not reduce the capacity of any watercourse, thereby increasing the magnitude and volume of run-off or flooding.
- C. Run-off water will be held so it does not affect natural waterways or properties.
- D. The soils are suitable, and the drainage system will prevent erosion and damaging run-off.
- E. The development will be free from offensive noise, smoke, dust, fumes, water pollution and other objectionable influences.
- F. No development will occur which would exceed the capacity of existing service systems.
- G. The development will comply with all elements of the Comprehensive Plan.

/SUB/SUB.APP
REV. 1/2005