

Preliminary Master Plan Application

THIS IS PUBLIC RECORD

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase contract must be included with submittal for application to be accepted.

NAME: _____
ADDRESS: _____

PHONE: _____
E-MAIL: _____

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase must be included with submittal for application to be accepted.

NAME: _____
ADDRESS: _____

PHONE: _____
E-MAIL: _____

PROJECT CONTACT:

NAME: _____
PHONE: _____
E-MAIL: _____

SITE INFORMATION:

ZONING DISTRICT: _____
TAX MAP AND LOT(S): _____
SITE ADDRESS (enter "unaddressed" if none): _____
LOCATION: _____
TOTAL AREA – SQUARE FEET: _____ ACREAGE: _____

PROJECT INFORMATION:

BRIEF DESCRIPTION OF PROJECT: _____

Proposed number of residential units: _____
Types of dwelling units and number of each: _____

Describe the proposed ownership of the project: _____



Final Master Plan submitted for review as: (select and complete one option below)

Single Final Master Plan to be submitted on: _____

OR

Phased Final Master Plan

Number of phases

Phase 1 to be submitted on: _____

Phase 2 to be submitted on: _____

Phase 3 to be submitted on: _____

Phase 4 to be submitted on: _____

Phase 5 to be submitted on: _____

Add additional dates as necessary for all phases: _____

Are deed restrictions or conditions, covenants and restrictions proposed? Yes No

(if proposed, a draft must be included with this application)

Is a homeowners' association proposed? Yes No

(if proposed, a draft agreement must be included with this application)

ALLOWABLE RESIDENTIAL DENSITY –

1. Gross square footage of site _____
2. Subtract from the gross square footage any areas proposed for nonresidential development, including commercial uses, places of worship, schools, and public buildings and their associated parking areas and grounds (include required setback and landscaping areas). _____
3. Subtract from the preliminary gross residential area the square footage of any areas of significant natural resources as identified in the comprehensive plan for the final gross residential area. _____
4. Multiply the final gross residential area by 0.83. This is the final **net** residential area. _____
5. Divide the final net residential area by the minimum lot size of the underlying zone. Any number not a not whole number shall be rounded down to a whole number. This is the maximum base residential density. _____
6. Maximum Base Residential Density = _____

RESIDENTIAL DENSITY BONUSES –

Check requested density bonuses:

- | | | |
|--|---|---|
| <input type="checkbox"/> Floodplain | <input type="checkbox"/> Energy Efficiency | <input type="checkbox"/> No bonuses requested |
| <input type="checkbox"/> Steep Slopes | <input type="checkbox"/> Outdoor Water Conservation | |
| <input type="checkbox"/> Tree Preservation | <input type="checkbox"/> Indoor Water Conservation | |
| <input type="checkbox"/> Public Transit | <input type="checkbox"/> Protected Species Habitat | |
| <input type="checkbox"/> Accessible Design | <input type="checkbox"/> Affordable Housing Bonus | |

AT A MINIMUM, THE SUBMITTAL SHALL INCLUDE THE FOLLOWING:

EXISTING CONDITIONS MAP: (The Existing Conditions Map MUST be its own separate sheet, NOT combined with any other plan sheets.)

- _ North arrow, scale, date of plan
- _ Entire site, including square footage of each tax lot, interior and exterior property lines dimensioned
- _ Tax map and lot number(s) of the site labeled
- _ Points of existing access, interior streets, driveways, parking areas, with labels and dimensions
- _ Location of all existing buildings, structures, fences, retaining walls, etc.
- _ Label all existing buildings, structures, fences, retaining walls, etc. and indicate Remove or Remain
- _ Existing right-of-way and street improvements, dimensions, and street names
- _ Existing topographical information, showing 2- and 5-foot contours
- _ Location, dimensions, types identified of existing public and private utilities and easements
- _ Flood Zone (if none, indicate accordingly by note on the plan)
- _ Significant Riparian (if none, indicate accordingly by note on the plan)
- _ Significant Wetlands (if none, indicate accordingly by note on the plan)
- _ Bluff Erosion Hazard zones (if none, indicate accordingly by note on the plan)
- _ Aesthetic Resource (if none, indicate accordingly by note on the plan)
- _ Existing trees, vegetation, and landscaping
- _ Any other existing features on the site

PRELIMINARY MASTER PLAN:

- _ North arrow, scale, date of plan
- _ Proposed name of development
- _ Appropriate identification clearly stating the drawing is a preliminary master plan
- _ Location by section, township, and range; legal description sufficient to define location
- _ Vicinity map of 1 inch equals 400 feet showing adjacent property boundaries and land uses
- _ Location, widths, names of existing streets within or abutting the site
- _ Contour lines of 2-foot intervals for slopes less than 10 percent
- _ Contour lines of 5-foot intervals for slopes 10 percent or greater
- _ At least one temporary benchmark or the source of the contour line data
- _ Location and direction of all water courses and natural features noting to remain or be removed
- _ Proposed streets, including location, widths, and approximate radii or curves
- _ Location and identification of proposed types of housing
- _ Label any areas designated for places of worship, parks, commercial open space, common areas
- _ Area coverage of existing (if remaining) and proposed structures, lots, streets, other development
- _ Entire site, including square footage of each tax lot, interior and exterior property lines dimensioned
- _ Label the site's tax map and lot number(s)
- _ Location, height, type of material all proposed fences and retaining walls
- _ Proposed right-of-way dedication (if none, indicate accordingly by note on the plan)
- _ Location and type of any areas dedicated to city (if none, indicate accordingly by note on the plan)
- _ Location, dimensions, types of existing and proposed public and private utilities and easements
- _ Location of existing and proposed fire hydrants
- _ Flood Zone (if none, indicate accordingly by note on the plan)

- _ Significant Riparian (if none, indicate accordingly by note on the plan)
- _ Significant Wetland (if none, indicate accordingly by note on the plan)
- _ Bluff Erosion Hazard zones (if none, indicate accordingly by note on the plan)
- _ Aesthetic Resource (if none, indicate accordingly by note on the plan)
- _ Existing buildings, structures, fences, and retaining walls that will remain
- _ Existing trees that will remain
- _ Site plan shall not show any existing building, structures, fences, walls, trees to be removed

CIRCULATION PLAN and TRAFFIC IMPACT ANALYSIS:

- _ Likely circulation patterns for traffic generated by the development
- _ Likely traffic impacts from traffic generated by the development
- _ Patterns and impacts within the development
- _ Patterns and impacts in the area surrounding the development
- _ Patterns and impacts in other affected areas of the city

LANDSCAPE PLAN:

- _ Notation of total gross area of the site
- _ Percentage of the total gross area of the site dedicated to landscaping (required at least 15%)
- _ Table with name of each plant to be planted, total number of each plant to be planted, size at time of planting per LCMC 17.55.050.A.3
- _ Location and identification of type of proposed nonliving ground cover materials
- _ Notes regarding selection of materials, preparation, and installation per LCMC 17.55.050
- _ Irrigation and maintenance per LCMC 17.55.060
- _ Location and dimensions of clear-vision areas per LCMC 17.55.070 and 17.52.060
- _ Location and type of any living landscaping as screening per 17.55.080
- _ Location, dimensions, square footage of common open space areas
- _ Location and type of amenities provided in the common open space areas
- _ Location of areas to remain undisturbed

TREE PROTECTION AND REPLACEMENT PLAN:

- _ Identification of location, size, health, and species of existing trees
- _ Statement that any trees proposed for removal will be identified by a method obvious to city staff, such as tagging, painting, or flagging, in addition to clear identification on construction plans
- _ Proposed tree replacement, including number, size, species, and proposed locations
- _ Method of tree protection for the preserved trees during clearing and construction
- _ Statement of how remaining trees will be maintained

STREETS AND RIGHT-OF-WAY IMPROVEMENTS:

- _ Location and dimensions of required sidewalk, curb, gutter improvements
- _ Location and section of pavement improvements
- _ Proposed streets, including location, widths, and approximate radii or curves
- _ Typical cross-sections of proposed streets

PRELIMINARY UTILITY PLAN:

- _ Location and size of existing and proposed water main lines, service lines, and system features

_ Location and size of existing and proposed sanitary sewer main lines, service lines, pump stations

PRELIMINARY GRADING PLAN:

- _ Existing and proposed grading (excavating/cutting and filling), including proposed contours
- _ Existing and proposed stormwater detention, treatment, and drainage features and facilities

WRITTEN NARRATIVE:

- _ Narrative must address, in detail, every applicable chapter and section of Title 17

SUPPLEMENTAL DOCUMENTS, AS APPLICABLE:

- _ Floodplain Development Permit Application and Elevation Certificate
- _ Geologic Hazard Report
- _ Wetlands Delineation Report
- _ Traffic Impact Study (if required per LCMC 17.52.300)
- _ Other studies or reports identified as needed by the Planning & Community Development Director

_____ My/our initials indicate that this application includes all applicable attachments listed above and that I/we acknowledge that the Preliminary Master Plan Application will not be accepted by Lincoln City Planning and Community Development for processing unless/until all applicable attachments are submitted.

I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete, and accurate. I (We) have read and agree to meet all requirements for the proposed development as outlined in Lincoln City Municipal Code and reflected in this application. I (We) acknowledge that it is our responsibility to know all applicable codes, rules, regulations, and standards, and to design, develop, and construct the project in compliance with all applicable codes, rules, regulations, and standards.

I (We) acknowledge that providing false information in the application shall be a violation and grounds to deny the application and void the approval.

SIGNATURES:

_____ Property Owner/Contract Purchaser (signature required)

_____ Date

_____ Property Owner/Contract Purchaser (signature required)

_____ Date

- All property owners listed on the deed must sign the application.
- All contract purchasers listed on the purchase contract must sign the application.
- If contract purchasers are individuals other than the property owners shown on the deed, all property owners listed on the deed as well as all contract purchasers listed on the purchase contract must sign the application.
- Add additional signatures and dates below, if necessary, to ensure that all property owners and contract purchasers have signed the application.