

SUBMITTAL REQUIREMENTS (see Sec. 1105 of ZDO): All applications shall include **5 copies of the preliminary plan** drawn to scale of not less than one inch equals 50 feet nor more than one inch equals 200 feet if prepared on large 24" by 32" sheets. The application shall also include **five (5) copies of full-size plans reduced to 11" by 17" size**. Otherwise, **if 11" by 17" paper is used, a minimum of five (5) copies** shall be submitted with the application.

The following information shall be provided on the plan or by separate cover:

1. The names, addresses and phone numbers of the property owner, applicant, engineer and surveyor
2. Source of domestic water.
3. Method of sewage disposal.
4. Existing zoning.
5. Proposed utilities.
6. Calculations justifying the proposed density per Section 1012 of ZDO or specific zone standards.
7. Name of subdivision. copy of signed name reservation form from County Surveyor's Office.
8. Date the drawing was made.
9. Tax Lot(s), Section, Range, and Township of subject property.
10. North arrow.
11. Vicinity map (at least 4"x4") showing location of the subdivision relative to well-known landmarks
12. Identification of each lot by number.
13. Gross area of property being subdivided.
14. Dimensions and acreage of each lot and tract.
15. Streets abutting the plat, their name, widths, direction of drainage and approximate grades.
16. Streets proposed; name(s), approximate grade, and curve radii.

17. Legal access to subdivision, if other than public or County road.
18. Contour lines at two-foot intervals if 10% slope or less, five-foot intervals if exceeding 10% slope within the urban growth boundary; contour lines at ten-foot intervals in Rural and Natural Resource areas; and source of contour information.
19. Drainage channels, including their name (if known), width, depth, and direction of flow.
20. Existing and proposed easement locations including widths and type of easement.
21. Locations of all existing structures, driveways, and pedestrian walkways.
22. All areas to be offered for public dedication.
23. Contiguous property under the same ownership.
24. Boundaries of restricted areas, as defined in Section 1012 of the ZDO, including slopes >20%, wetlands, streams, floodplains, etc.
25. Significant vegetative areas, such as major wooded areas or specimen trees.
26. Completed Preliminary Statements of Feasibility for sanitary sewer service, water service and surface water management (see attached) per Secs. 1006 and 1007 of the ZDO.

Any application involving property designated as Resource Protection or Major Hazard Open Space on the Clackamas County Comprehensive Plan shall also satisfy the submittal requirements stated in Section 1102.06 and may require submittal as a planned unit development (See Sec. 1013 of the ZDO).

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PRELIMINARY STATEMENT OF FEASIBILITY

Instructions to Applicant

- This form is to be completed by the applicable sanitary sewer service provider, surface water management authority and water service provider.
- It is the applicant's responsibility to provide a copy of this form to **each** service provider. Attach the completed forms as part of the land use application submittal for a development. Where there is no surface water management service district, this form is to be provided to the Clackamas County Department of Transportation and Development, Engineering Division.
- A service provider may require the submission of detailed plans and/or engineering data prior to determining whether a Preliminary Statement of Feasibility will be issued. Contact the service providers for details.
- Completed forms are required for design review, subdivisions, partitions and conditional uses, and these applications will not be deemed complete until the completed forms are received by the Planning Division.
- The forms must be dated no more than one year prior to submittal of a complete land use application.
- Forms are not required for on-site sewage disposal systems or water service by private well.

Instructions to Service Provider

- A development is proposed within your service area. Please complete the attached Preliminary Statement of Feasibility to indicate whether adequate service can be provided to this development.
- If adequate service can be provided only with the implementation of certain conditions of approval, you may attach such conditions to this statement. Completion of this preliminary statement of feasibility does **not** imply that additional requirements (e.g. plan submittals) may not be imposed by your agency once a land use application is filed.
- The Planning Division will continue to provide notice to you of land use applications for property within your service area. This will allow you to determine whether the submitted development proposal differs from the plans reviewed by your agency in conjunction with the completion of this statement. This will also allow you to provide additional comments as necessary.



PRELIMINARY STATEMENT OF FEASIBILITY

To be completed by the applicant:

Applicant's Name: _____

Property Legal Description: T ____ S, R ____, Section ____, Tax Lot(s) _____

Site Address: _____ Project Engineer: _____

Project Title/Description of Proposed Development: _____

To be completed by the service provider or surface water management authority:

Check all that apply:

- Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to service the development or can be made available through improvements completed by the developer or the system owner.
- Adequate surface water treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.
- Water service, including fire flows, is available in levels appropriate for the development, and adequate water system capacity is available in source, supply, treatment, transmission, storage and distribution or such levels and capacity can be made available through improvements completed by the developer or the system owner.
- This statement is issued subject to conditions of approval set forth in the attached.
- Adequate sanitary sewer service, surface water management, water service cannot be provided.

Signature of Authorized Representative

Date

Title

Name of Service Provider or Surface Water Management Authority

Completion of this statement does not reserve capacity for the development and does not alter an applicant's obligation to comply with the service provider's or surface water management authority's regulations. Completion of this statement does not obligate the service provider or surface water management authority to finance or construct improvements necessary to provide adequate service for the proposed development. Completion of this statement does not guarantee that land use approval for the proposed development will be granted.



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