



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540

Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

PRELIMINARY/FINAL PLAT APPLICATION

Number of Lots		Associated Files	
Property Owner <i>Charlie Hamilton et al.</i>	Mailing Address (including city, zip) <i>P.O. Box 1313</i>	Phone <i>541 944-3976</i>	
Street Address or Property Location <i>328 talent ave</i>	Email Address <i>SUNcrest@mind.net</i>		
Applicant/Consultant (if not owner)	Mailing Address (including city, zip)	Phone <i>541 944-3976</i>	

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot Number	Acres	Zone
<i>38-1W- 26 AD</i>	<i>500</i>	<i>4.37</i>	
<i>38-1W-</i>			

Subzone (if applicable) \_\_\_\_\_

APPLICATION TYPE

<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Flag Lot Partition
<input type="checkbox"/>	Subdivision or Partition Replat

<input checked="" type="checkbox"/>	Partition
<input type="checkbox"/>	Plat Vacation
<input type="checkbox"/>	Final Plat

REQUIRED SUBMITTALS

- Pre-Application Conference Completed (if yes, then date) *5-2-12*
- Application Form (signed).
- Tentative Plat (15 copies/subdivision or 3 copies/partition) – Drawn to scale, including ALL applicable provisions of 8-2.320 of the Talent Subdivision Code.
- Applicant's Statement (15 copies/subdivision or 3 copies/partition) – Including ALL applicable provisions of 8-2.330 of the Talent Subdivision Code.
- One electronic copy of plat and applicant's statement in PDF format. Plat shall be reduced to 11x17.
- Tree Removal Permit (if applicable).
- Supplementary information as required by the Talent Subdivision Code or the Talent Zoning Code.

ACCURACY STATEMENT

I hereby certify that the statements and information contained in this application, including the enclosed 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 the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

*[Signature]*  
 \_\_\_\_\_  
 Applicant's Signature

*[Signature]*  
 \_\_\_\_\_  
 Property owner's Signature (required)

*5-12-17*  
 \_\_\_\_\_  
 Date

*5-12-17*  
 \_\_\_\_\_  
 Date

OVER

**APPLICATION FEES & DEPOSITS**

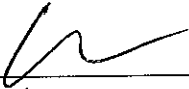
(Application fees are calculated by ACTUAL PROCESSING COSTS)


Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

**Application Deposits:** Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

**Fixed Fee Applications:** Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

  
\_\_\_\_\_  
Applicant's Signature

  
\_\_\_\_\_  
Property owner's Signature (required)

5-12-17  
\_\_\_\_\_  
Date

5-12-17  
\_\_\_\_\_  
Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property owner's Signature (required)

\_\_\_\_\_  
Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount): \$ 518 <sup>00</sup>	Date: 5-12-17	Received By: C Bradley	File Number: MLP #17-005

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

*The City of Talent is an Equal Opportunity Provider*

8-2. Article 3.

APPLICATION REQUIREMENTS AND APPROVAL CRITERIA 8-2.310 REVIEW PROCEDURES AND APPROVALS PROCESS

8-2.320 PRELIMINARY PLAT SUBMISSION REQUIREMENTS

- A. Preliminary Plat Information. The preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide the following information:

*All of the information for this section 8-2.320 will be found on the submitted Tentative Plat, created by the applicant's surveyor – Friar and Associates. There are no proposed improvements with this application. The intent of this application is to divide the property into three tax lots that mirror the currently approved phases for the project know as "William Way". There was much discussion during the deliberations of that project both by the planning commission and city council for the ability of the multi family portion of the project to be able to move forward quickly. The applicant therefore is proposing to make each phase of the project its own tax lot - this will allow the applicant to get a construction loan that will only encumber that particular phase and the not the entire parcel. With each phase having its own tax lot it will allow the applicant to move forward on more than one phase at a time, thus accomplishing the Planning Commission and City Council wishes to move forward quickly with the multi family portion of the project.*

8-2.330 APPROVAL CRITERIA: PRELIMINARY PLAT

- A. General Approval Criteria. The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

1. The proposed preliminary plat complies with all of the applicable code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Chapter and the provisions of the underlying zoning district shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of 8-3L.4—Variances; [amended 15 October 2008; Ord. No. 847]

*The following document will demonstrate the project's compliance with section 8-2.330. No variances are requested with this application.*

2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;

*Since this application is a partition only no name is required.*

3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction, and in all other respects; and are consistent with the City's Transportation System Plan. All proposed public improvements and dedications are identified on the preliminary plat; and

*This project has an existing ½ street improvement along the properties Northerly line and Talent Ave to the East. No new roads or improvements are proposed with this application. This partition is consistent with the City's Transportation plan.*

4. All proposed private common areas and improvements (e.g., home owner association property) are identified on the preliminary plat.

*This application is for a 3 lot partition only no common open space is proposed with this application. No improvements or buildings are proposed with this application.*

#### B. Residential Density

*This application is for a 3 lot partition and residential density does not apply to this application. No improvements or buildings are proposed with this application.*

C. Block and Lot Standards. All proposed blocks (i.e., one or more bound by public streets), lots and parcels conform to the specific requirements below:

*This application is for a 3 lot partition and block and lot standards do not apply to this application. No improvements or buildings are proposed with this application.*

D. Conditions of Approval. City staff, Planning Commission, or City Council may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations. When not voluntarily accepted by the applicant, conditions shall be roughly proportional to the impact of development, and the written findings and decision shall include findings of proportionality.

*Applicant has not received the conditions of approval yet.*

E. The City may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties.

*The applicant accepts this concept.*

F. Future Re-division Plan. When subdividing or partitioning tracts into large lots (i.e., greater than two times or 200 percent the minimum lot size allowed by the underlying land use district), the City shall require that the lots be of such size, shape, and orientation as to facilitate future re-division in accordance with the requirements of the zoning district and this Code. A re-division plan shall be submitted that identifies:

*The approved project William Way is the demonstration that each parcel is sized appropriately for a re-division*

G. Compliance. All submittals shall demonstrate compliance with Article 2, Development and Design Standards, and 8-3H.2 of the Talent Zoning Code.

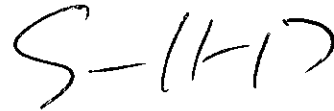
*This application is for a 3 lot partition only and no development and design standards apply.*

The applicant believes they have met all the standards required for a 3 lot partition and respectfully requests the City's approval for this application.

Thanks,

A handwritten signature in black ink, appearing to be 'CH', with a long horizontal line extending to the right.

Charlie Hamilton

Handwritten initials 'S-H17' in black ink.

**PRELIMINARY FLAT OF  
LAND PARTITION**

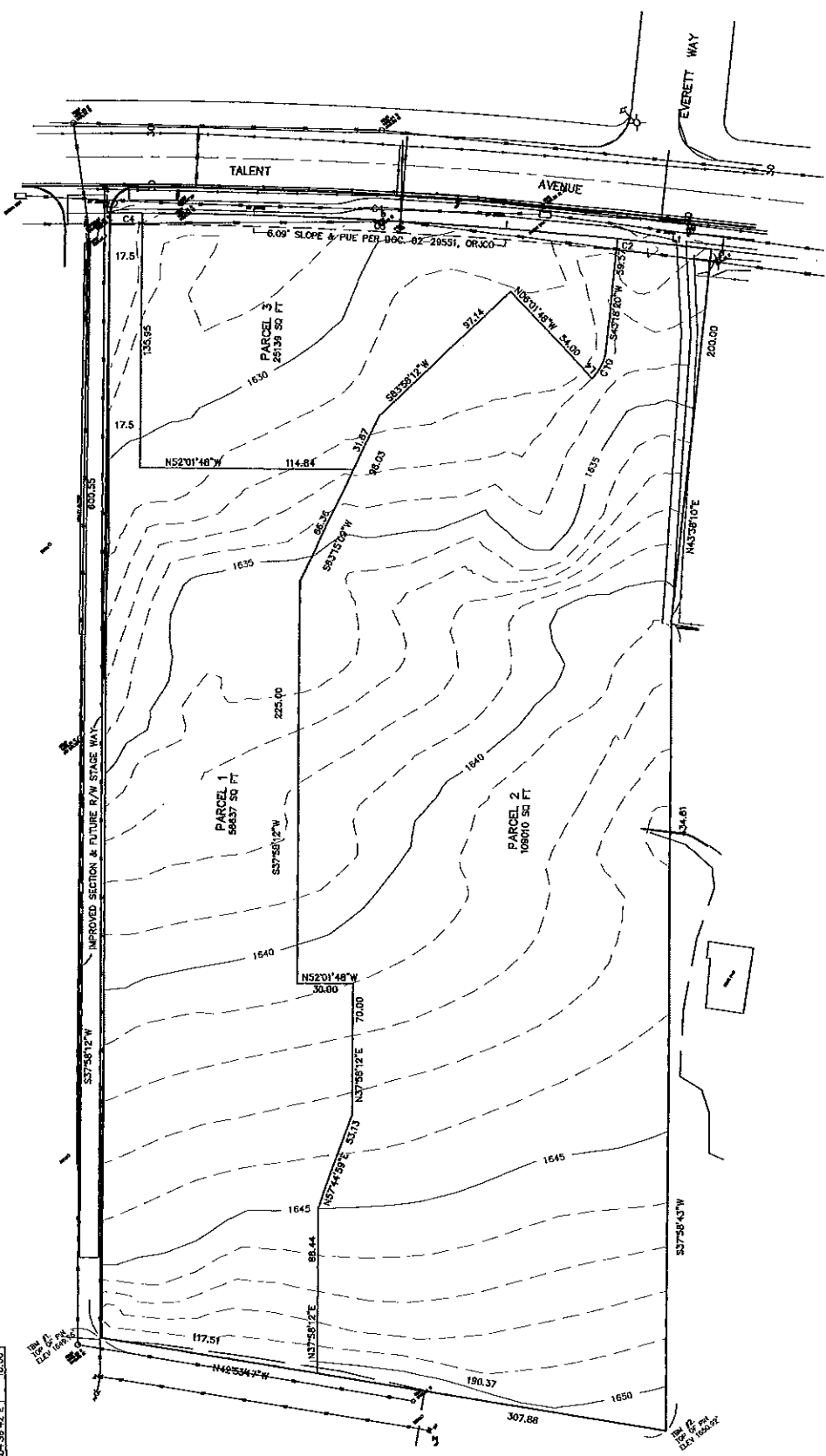
Located in the  
N.E. 1/4 of Sec. 26, T36S, R1W, W.M. and in the  
City of Talent  
Jackson County, Oregon

COURSE DATA TABLE

LINE	BEARING	ANGLE	RADIUS	CURVED
C1	S37°56'12"W	282.26	2572.01	N49°24'57"W 282.14
C2	S07°15'42"E	11.74	2572.01	N45°34'05"W 11.74
C3	S37°56'12"W	225.94	2572.01	N49°33'02"W 225.83
C4	S07°15'42"E	14.90	2572.01	N53°33'50"W 14.60
C5	S37°56'12"W	17.74	25.00	N52°58'16"E 17.37

LINE	BEARING	DISTANCE
L1	N52°01'48"W	225.90
L2	S37°56'12"W	225.90
L3	N52°01'48"W	225.90
L4	S37°56'12"W	225.90



OWNER:  
BRADLEY PROPERTIES, LLC, ET AL  
613 OWEN ST  
ASHLAND, OR 97520

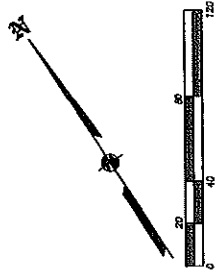
NOTES:  
EXISTING PROPERTY: 4.37 ACRES +/-  
ZONING: U  
ELEVATION DATUM: NAVD 1988 PER CITY OF TALENT BM #1.

**EASEMENTS PER TITLE REPORT**  
1) EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.149, PG.84.  
2) SLOPE & UTILITY EASEMENT PER DOC. 02-28551, ORJCO, SHOWN.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James L. Hibbs*  
JAMES L. HIBBS  
JAN 1, 1988  
Talent, OR

TITLE: TENTATIVE PARTITION PLAT  
ASSIGNOR'S MAP #  
387128240 TL500  
PREPARED BY:  
SUNCREST HOMES, LLC  
1313 N. 13th St  
TALENT, OR 97540

DATE: 20 APR 2017  
SCALE: 1" = 40' HORIZ  
DRAWN BY: JDN  
CHK BY:  
PROJECT:  
REVISIONS: 27  
APP'D: 1433PM  
SHEET 1 OF 1.



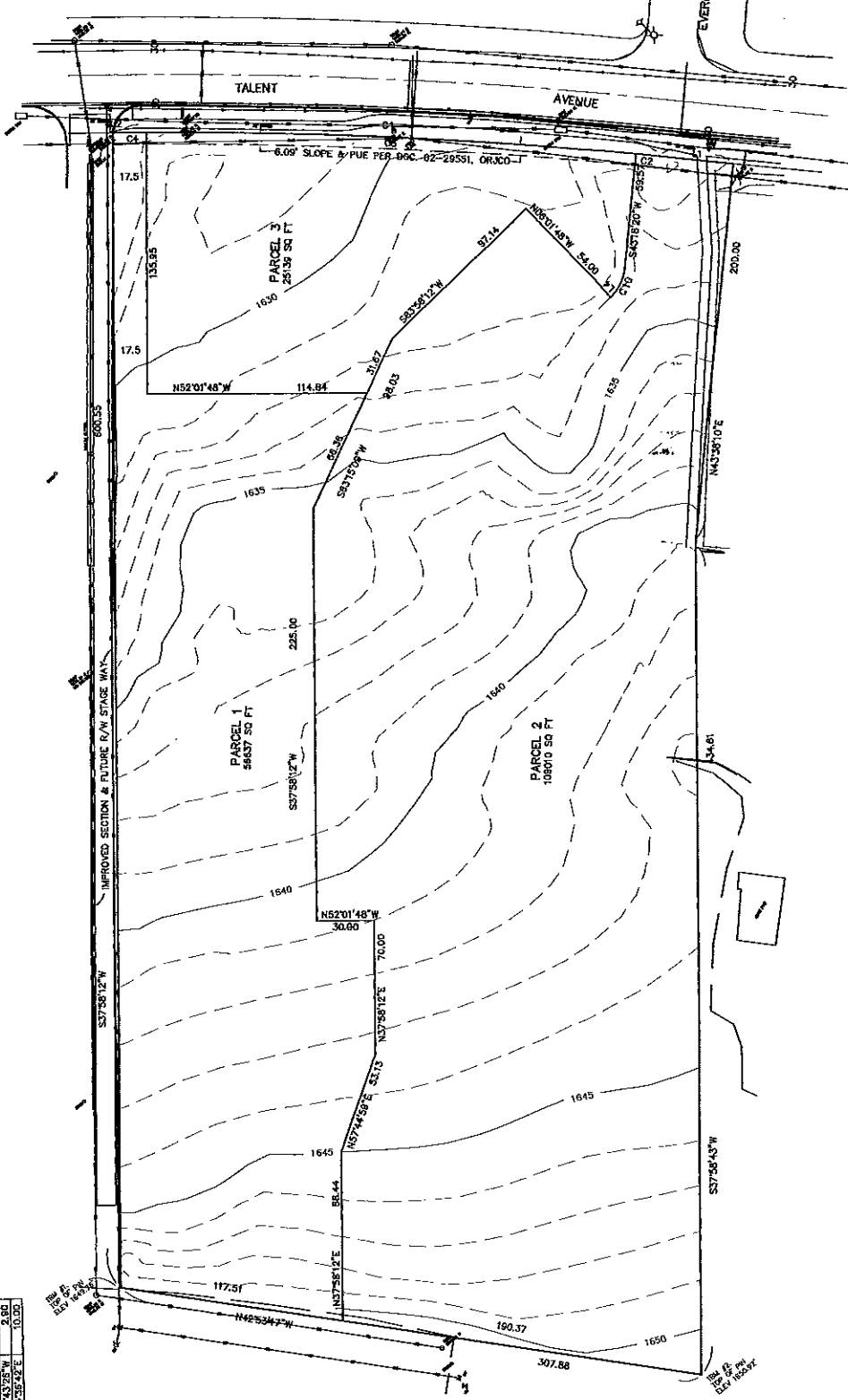
RENEWAL DATE: 6-30-17  
© L.L. FRANK & ASSOCIATES, P.C. 2017

**PRELIMINARY PLAT OF  
LAND PARTITION**

Located in the  
NE 1/4 of Sec. 26, T38S, R1W, W.M. and in the  
City of Talent  
Jackson County, Oregon

COURSE DATA TABLE

LINE	DELTA	ARC	RADIUS	CHORD
C1	087°17'	282.28	2572.01	1465'24.57" W
C2	00°15'42"	11.74	2572.01	1465'24.09" W
C3	05°42'05"	285.84	2572.01	1465'23.56" W
C4	00°19'31"	14.80	2572.01	1465'23.01" E
C5	00°19'31"	14.80	2572.01	1465'23.01" E
C6	00°19'31"	14.80	2572.01	1465'23.01" E
C7	00°19'31"	14.80	2572.01	1465'23.01" E
C8	00°19'31"	14.80	2572.01	1465'23.01" E
C9	00°19'31"	14.80	2572.01	1465'23.01" E
C10	00°19'31"	14.80	2572.01	1465'23.01" E
C11	00°19'31"	14.80	2572.01	1465'23.01" E
C12	00°19'31"	14.80	2572.01	1465'23.01" E
C13	00°19'31"	14.80	2572.01	1465'23.01" E
C14	00°19'31"	14.80	2572.01	1465'23.01" E



OWNER: BRADLEY PROPERTIES, LLC, ET AL  
 437 ACRES +/-  
 ASHLAND, OR 97520

NOTES: PROPERTY: 437 ACRES +/-  
 EXISTING ELEVATION DATUM: NAD 1988 PER CITY OF TALENT SM #1.

**BASEMENTS PER TITLE REPORT**  
 1) BASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY FOR W.M. GREEN.  
 2) SLOPE & UTILITY EASEMENT PER DOC. 02-26551, OR300, SHOWN.

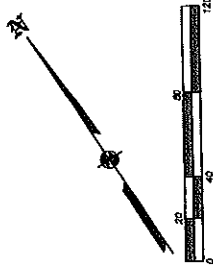
REGISTERED PROFESSIONAL LAND SURVEYOR  
 James E. Hibbs  
 JULY 17, 1988  
 JAMES E. HIBBS  
 RENEWAL DATE: 1-30-17

© L.L. FRIAR & ASSOCIATES, P.C. 2017

TEMPERATURE PARTITION PLAT  
 38772426 T1500  
 FOR: BRADLEY PROPERTIES, LLC  
 20 BOX 313  
 TALENT, OR 97540

L.L. FRIAR & ASSOCIATES P.C.  
 1000 N. 10TH ST. SUITE 100  
 TALENT, OR 97540  
 PHONE: 541-725-2868  
 FAX: 541-725-2868

DATE: 08/01/17  
 SCALE: 1" = 40' FEET  
 DRAWN BY: JEF  
 CHECK BY: JEF  
 ORIGIN: ORIGIN  
 NUMBER OF SHEETS: 1  
 SHEET NO. OF: 1

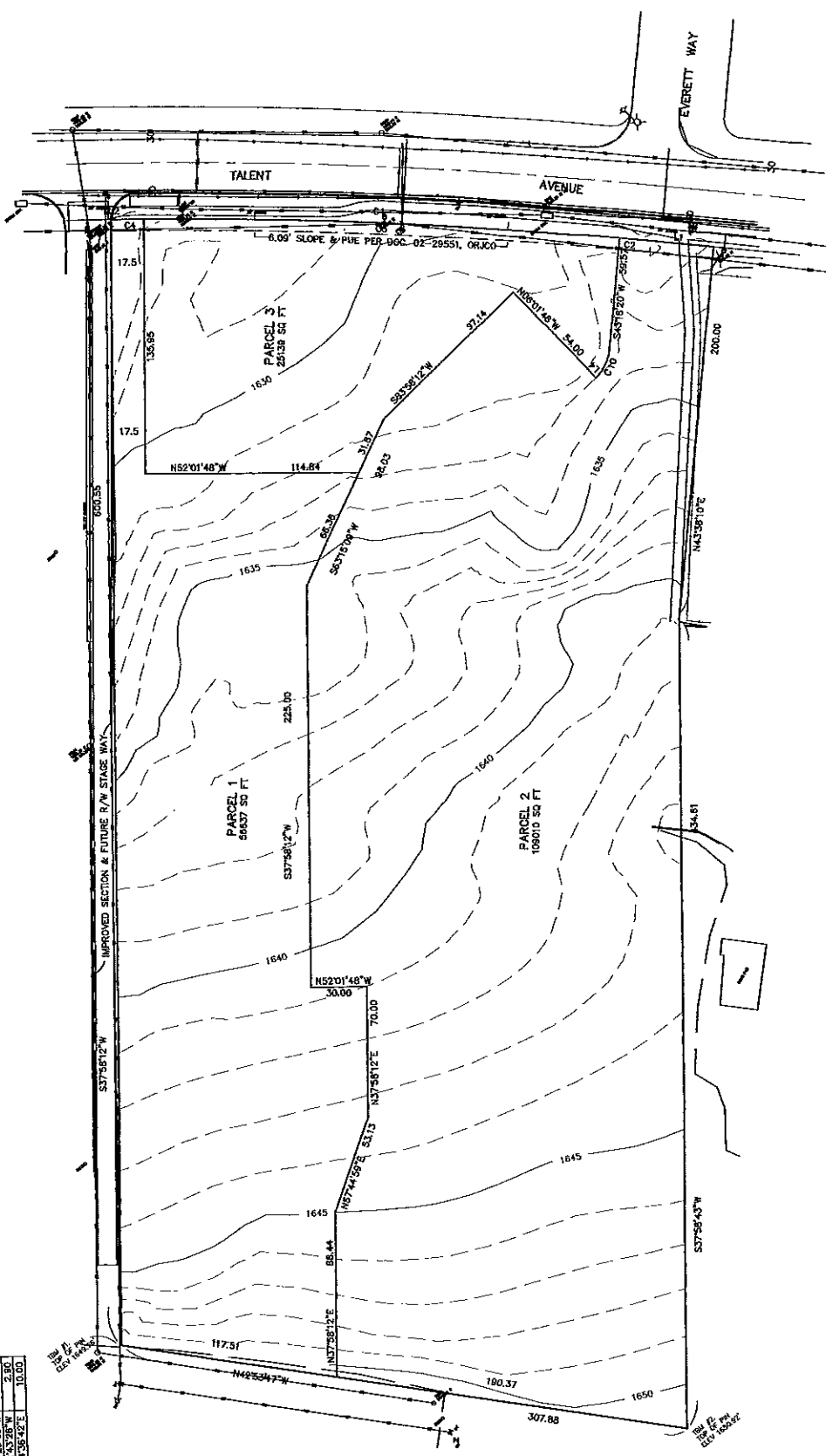


**PRELIMINARY PLAT OF  
LAND PARTITION**

Located in the  
N.E. 1/4 of Sec. 26, T36S, R1W, W.M. and in the  
Jackson County, Oregon  
City of Talent

**COURSE DATA TABLE**

NO.	BEARING	DIST.	ANGLE	RADIUS	CHORD
1	S37°58'12"W	600.55			
2	N52°01'48"W	30.00			
3	N57°44'58"E	51.13			
4	N37°58'12"E	70.00			
5	N52°01'48"W	114.84			
6	S37°58'12"W	21.37			
7	S63°12'09"W	85.38			
8	S89°58'12"W	97.14			
9	N102°10'48"W	54.00			
10	S43°19'20"W	200.00			
11	N43°58'19"E	200.00			
12	S37°58'12"W	307.88			
13	N42°50'47"W	180.37			
14	S37°58'12"W	307.88			
15	N42°50'47"W	180.37			
16	S37°58'12"W	307.88			
17	N42°50'47"W	180.37			
18	S37°58'12"W	307.88			
19	N42°50'47"W	180.37			
20	S37°58'12"W	307.88			
21	N42°50'47"W	180.37			
22	S37°58'12"W	307.88			
23	N42°50'47"W	180.37			
24	S37°58'12"W	307.88			
25	N42°50'47"W	180.37			
26	S37°58'12"W	307.88			
27	N42°50'47"W	180.37			
28	S37°58'12"W	307.88			
29	N42°50'47"W	180.37			
30	S37°58'12"W	307.88			
31	N42°50'47"W	180.37			
32	S37°58'12"W	307.88			
33	N42°50'47"W	180.37			
34	S37°58'12"W	307.88			
35	N42°50'47"W	180.37			
36	S37°58'12"W	307.88			
37	N42°50'47"W	180.37			
38	S37°58'12"W	307.88			
39	N42°50'47"W	180.37			
40	S37°58'12"W	307.88			
41	N42°50'47"W	180.37			
42	S37°58'12"W	307.88			
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52	S37°58'12"W	307.88			
53	N42°50'47"W	180.37			
54	S37°58'12"W	307.88			
55	N42°50'47"W	180.37			
56	S37°58'12"W	307.88			
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59	N42°50'47"W	180.37			
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95	N42°50'47"W	180.37			
96	S37°58'12"W	307.88			
97	N42°50'47"W	180.37			
98	S37°58'12"W	307.88			
99	N42°50'47"W	180.37			
100	S37°58'12"W	307.88			



**OWNER:**  
BRADLEY PROPERTIES, LLC, ET AL  
613 DINA ST  
ASHLAND, OR 97520

**NOTES:**  
EXISTING PROPERTY: 4.37 ACRES +/-  
EXISTING ELEVATION DATUM: NAVD 1988 PER CITY OF TALENT BM #1.  
ELEVATION DATUM: NAVD 1988 PER CITY OF TALENT BM #1.

**BASEMENTS PER TITLE REPORT**  
1) EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.148, PG.84,  
ACRS. DOC. 80-10684 & 81-01689 ORUCO. NO SPECIFIC LOCATION GIVEN.  
2) SLOPE & UTILITY EASEMENT PER DOC. 02-29551, ORUCO. SHOWN.

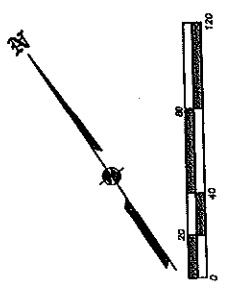
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*James E. Friar*  
JULY 12, 1988  
JAMES E. FRIAR  
RESIDUAL DATE 8-30-17  
© L.L. FRIAR & ASSOCIATES, P.C. 2017

**TENTATIVE PARTITION PLAT**  
ASSEMBLY TRACT 6 TL500  
FOR SUCCESSTOR HOMES, LLC  
PO BOX 1513  
TALENT, OR 97540

DATE: 08/28/2017  
SCALE: 1" = 40' FEET  
DRAWN BY: JEF  
CHK BY:  
DATE:

REVISIONS BY:  
DATE:  
BY:

Sheet 1 of 1.





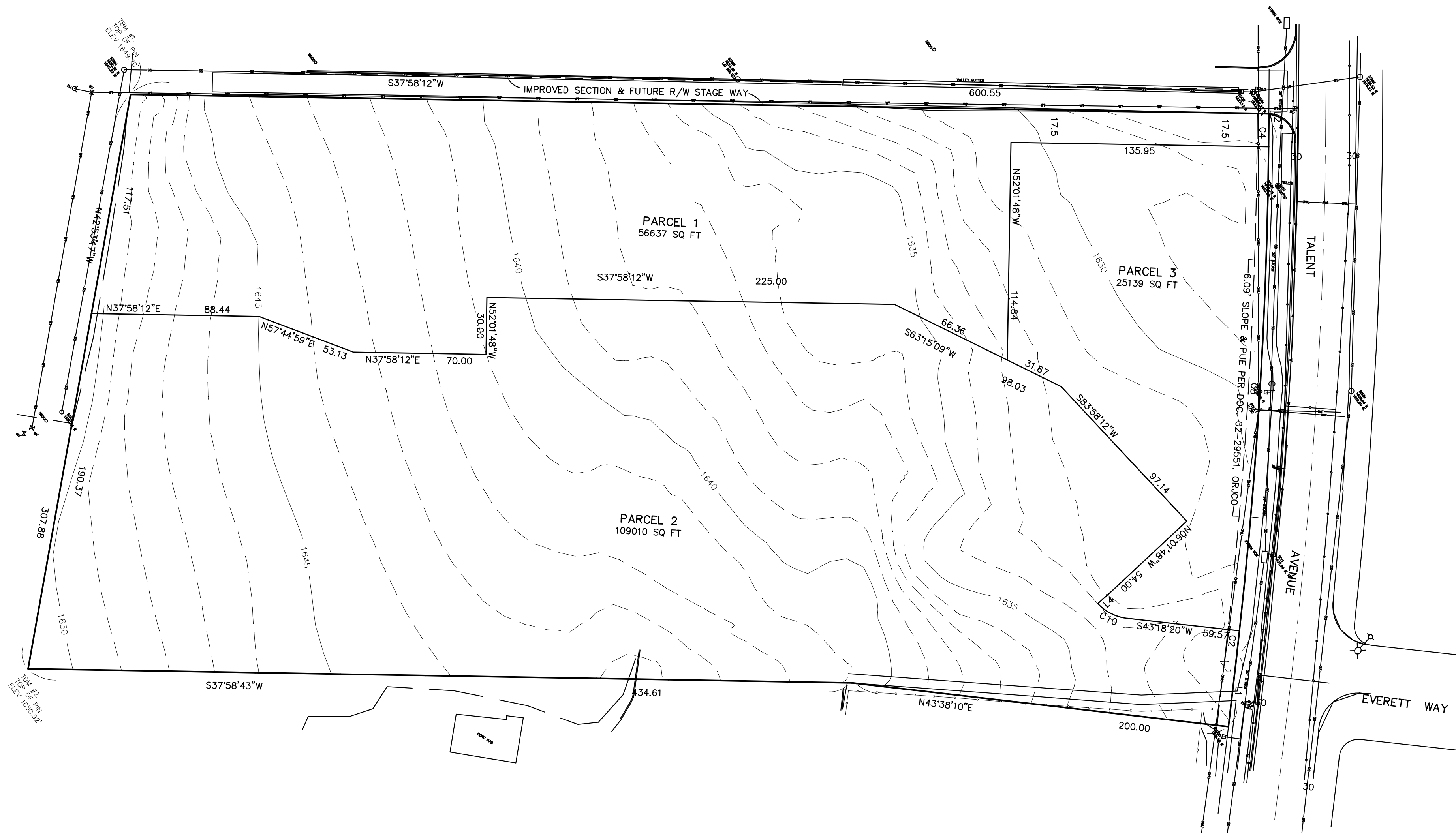
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	06°17'17"	282.28	2572.01	N49°34'57"W 282.14
C2	00°15'42"	11.74	2572.01	N46°34'09"W 11.74
C3	05°42'05"	255.94	2572.01	N49°33'02"W 255.83
C4	00°19'31"	14.60	2572.01	N52°33'50"W 14.60
C10	40°39'52"	17.74	25.00	N63°38'16"E 17.37

NUM	BEARING	DISTANCE
L1	N46°26'09"W	39.19
L2	N52°43'26"W	2.90
L4	S04°36'42"E	10.00

**PRELIMINARY PLAT OF  
LAND PARTITION**  
Located in the  
N.E. 1/4 of Sec. 26, T38S., R.1W., W.M. and in the  
City of Talent



**OWNER:**  
BRADLEY PROPERTIES, LLC, ET AL  
613 IOWA ST.  
ASHLAND, OR 97520

**NOTES:**  
EXISTING PROPERTY: 4.37 ACRES +/-  
ZONING: L1  
ELEVATION DATUM: NAVD 1988 PER CITY OF TALENT BM #1.

- EASEMENTS PER TITLE REPORT**
- EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.149, PG.84, JCDR, DOC. 80-10664 & 83-01858 ORJCO, NO SPECIFIC LOCATION GIVEN.
  - SLOPE & UTILITY EASEMENT PER DOC. 02-29551, ORJCO. SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR <i>James E. Hibbs</i> OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE: 6-30-17 © L.J. FRIAR & ASSOCIATES, P.C. 2017	TITLE: <b>TENTATIVE PARTITION PLAT</b> ASSESSOR'S MAP #: <b>381W26AD TL500</b>	DATE: 20 APR 2017
	FOR: SUNCREST HOMES, LLC PO BOX 1313 TALENT, OR 97540	SCALE: 1 inch = 40 feet
L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. Box 1947, Phoenix, OR 97535 Phone: (541) 772-2782 Email: lfriar@charter.net		ROTATION: 57° JOB#: 16236FM