

STAFF REPORT  
COTTAGE GROVE VILLAGE CENTER TENTATIVE SUBDIVISION  
FIVE-LOT  
MSS ENGINEERING  
SUBDIVISION (S 1-22)  
March 16, 2022

PROPOSAL DESCRIPTION

Date application filed: January 28, 2022

Date application complete: February 3, 2022

Applicant: MSS Engineering  
215 NW 4<sup>th</sup> Street  
Corvallis, OR 97330

Owner: CG Village Center, LLC  
PO Box 548  
Corvallis, OR 97330

Location: 1137, 1141, 1205, 1241, 1405, 1435, 1441, 1443, 1445, & 1447 HWY 99  
Map 20-03-28-12 TL's 1300 & 3300

Present Conditions: Developed Shopping Center

Comp Plan Designation: C – Community Commercial

Zoning: C2P – Community Commercial

PROPOSAL

This narrative is prepared for the proposed subdivision application for an approximately 7.9-acre property, which consists of 1215 Hwy 99 (2003281201300) and 1241 Hwy 99 (2003281203300). The property is already developed with commercial development and is located within the C2P Community Commercial zone. A virtual neighborhood meeting was held on Wednesday, January 26, 2022 at 5:30 PM and was attended by four members of the public (see Exhibit C for Neighborhood Meeting information). This narrative is intended to demonstrate compliance with the applicable review criteria in the City of Cottage Grove Development Code (Section 14.41.140). The proposal is for a five (5) lot subdivision. Lot 1 will be 2.37 acres, Lot 2 will be 0.91 acres, Lot 3 will be 0.73 acres, Lot 4 will be 0.66 acres, and Lot 5 will be 3.13 acres.

COMMENTS RECEIVED

Comments were received from Ron Bradsby, City Engineer, on March 3, 2022. The comments are addressed in this staff report and included in the conditions of approval.

South Lane Fire & Rescue, Fire Marshal, Danny Solesbee, reviewed the tentative subdivision plat and determined no comments were necessary as the site is developed and in compliance with relevant Fire Codes.

APPROVAL CRITERIA; S 1-22

**14.43.140 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 the applicable Development Code sections and all other applicable ordinances and regulations. At a minimum, the provisions of this Chapter, and the applicable chapters and sections of Chapter 2 (Land Use Districts) and Chapter 3 (Design Standards) shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 5;*

Staff Finding: The proposed preliminary plat is in compliance with relevant criteria from Chapter 2. Each lot has lawful access to public right-of-ways (HWY 99 & Withycombe) and each lot meets the minimum standard for width and depth. A Variance is not required nor requested by the applicant. This criterion is met.

*2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapters 92 and 209;*

Staff Finding: The name of the subdivision, Cottage Grove Village Center, is not already recorded for another subdivision and meets the provisions of ORS's 92 and 209. This criterion is met.

*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. All proposed public improvements and dedications are identified on the preliminary plat;*

Staff Finding: The applicant is not proposing any new streets, roads, sidewalks, bicycle lanes, pathways, utilities, or surface water management facilities as the subject property is a fully developed commercial center. This criterion does not apply.

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

Staff Finding: As proposed by the applicant there are no "private common areas" within the development site as an existing commercial development. This criterion does not apply.

*5. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;*

Staff Finding: As proposed by the applicant the five-lot subdivision does not require permitting from State or Federal agencies. HWY 99 is a State right-of-way, therefore any proposed changes to the pedestrian or vehicle access facilities along HWY 99 would require a State Right-of-Way Permit. This criterion does not apply.

*6. Evidence that improvements or conditions required by the City, road authority, Lane County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met; and*

Staff Finding: The subject property for the Cottage Grove Village Center Subdivision is a fully developed commercial property with fully constructed pedestrian facilities, landscaping, and parking. The applicable standards have been met prior to this application and therefore this criterion has been met.

*7. If any part of the site is located within an Overlay Zone or previously approved Planned Unit Development, Mixed Use Master Plan or Master Planned Development, it shall conform to the applicable regulations and/or conditions.*

Staff Finding: The northwestern most portion of the subject property is within the Willamette Greenway, however the proposed subdivision does not include or propose in the future an intensification of the use in the encumbered area that would trigger a Greenway Permit. The subject property is not within any other overlay. This criterion is met.

The following conditions of approval have been identified by the City Engineer in his March 3, 2022 memo (see Exhibit A) as required to ensure that the proposal meets the above criterion:

## **Subdivision Comments**

### General

- A Professional Land Surveyor registered in the State of Oregon shall perform the subdivision plat.
- Work shall conform to the Oregon Revised Statutes Chapter 92, Lane County Surveyor's Office and the City of Cottage Grove. The platted subdivision needs to show existing easements and their reference/filing numbers, proposed easements, and proposed dedications. Any proposed dedications and easements to the City of Cottage Grove shown on the plat shall have acceptance language on the face of the plat.
- A condition of all proposed easements shall be that no structure can be built over them. This condition should also be on the plat.
- Lane County Surveyor's Office and City of Cottage Grove shall review subdivision plat prior to filing. Please include closure sheets.
- Developer, Property Owner or Surveyor shall provide the City of Cottage Grove with a Mylar copy of the filed plat for the City's records.
- Question for the Developer and Surveyor of Record – Does a blanket easement need to be created for Ingress/Egress of vehicles/pedestrians? I did not see any language on this particular subject.
- Is there an existing agreement or will a new agreement be developed for maintaining paved parking areas? Utilities were covered very well.
- Please label street names according to the City Municipal Code. East – West roads have a suffix of Avenue except for Main Street. North – South roads are Streets. So Withycombe should be an Avenue.

## **Development Comments**

### General

- Construction of any new structures will required that all cable utilities to that structure be placed underground including telephone, television and power. This requirement is inclusive of all connections to the feeder main. Separate permits from the individual private utilities may be required. Plans from the individual utility companies need to be submitted to the
- Traffic control shall be in accordance of the Manual of Uniform Traffic Control Devices for any work within the public right of way.
- Any construction will require erosion control is required and shall be installed prior to and maintained during any construction. Provide erosion control sheets in the plan set for construction. Any spills or tracking dirt onto existing road shall be cleaned up immediately.
- Any new utility work or repair of any utility work or connection to any utility within the City public right-of-way shall conform to the City of Cottage Grove’s detail 602.
- The City of Cottage Grove requires a minimum of five feet horizontal separation from its utilities and all other utilities. This distance is measured from outside of pipe to outside of pipe. Other utility companies may have stricter standards than this. The standard with the greatest separation will apply.

### Streets

- Sidewalks exists along the Withycombe and Pacific Highway frontages. ODOT has let a project for improvements on the Pacific Highway and will effect the frontage of the subdivision.
- Access to the site is off Pacific Highway and Withycombe Avenue.

### Water

- The existing development is currently served off water mains in Wythcombe Avenue and Pacific Highway.
- There are 5 existing fire hydrants around the development.
- Developer is encouraged to install backflow devices on all water services.

### Sanitary Sewer

- The proposed subdivision is served with sanitary sewer from sanitary sewer main in Withycombe Avenue and Pacific Highway.

### Storm Drainage

- There are storm drainage facilities in Withycombe Avenue and Pacific Highway, which currently serve the proposed subdivision.
- Storm water runoff may not adversely affect adjacent property owners; therefore no overland flow is allowed. Downspouts shall discharge into the public storm drain system.
- City staff has witnessed severe ponding on Lot 5 during heavy rain events. Prior owners of the property attempted to correct this problem. New owners may want to investigate the problem further as mentioned in the project narrative.

**B. *Layout and Design of Streets, Blocks and Lots.*** *All proposed blocks (i.e., one or more lots bound by public streets), lots and parcels conform to the specific requirements below:*

*1. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use district (Chapter 14.20), and the standards of Section 14.31.200.J - Street Connectivity and Formation of Blocks.*

Staff Finding: The subject property is located within the C2P – Community Commercial Zoning District. There is no minimum lot area required for new lots in the C-2P land use district. As shown on the preliminary plat, each proposed lot is equal to or greater than the required minimum lot width and depth. This Criterion is met.

*2. Setbacks shall be as required by the applicable land use district (Chapter 2).*

Staff Finding: Per Table 14.23.120, there are no setback distances required in the C-2P land use district from front, street, side or rear property lines. There are no dwellings or alleys within the subject property. Additionally, none of the adjacent properties are within the R/R-1 District. This criterion is met.

*3. Each lot shall conform to the standards of Chapter 14.31 - Access and Circulation.*

Staff Finding: The subject property is fully developed and already contains parking, access points onto HWY 99 and Withycombe Ave, vision clearances, fire access and turnarounds, pedestrian crossings, and accessible routes and parking. This criterion is met.

*4. Landscape or other screening may be required to maintain privacy for abutting uses. See Chapter 14.2 - Land Use Districts, and Chapter 14.32 - Landscaping.*

Staff Finding: The subject property was fully developed and landscaped prior to the establishment of the current code criteria. The property already contains existing and mature landscaping. As shown on the preliminary plat, each proposed lot will contain a portion of this existing landscaping. This criterion is met.

*5. In conformance with the Uniform Fire Code, a fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. This drive shall have a minimum paved surface of 12 feet (for one to two dwelling units) or minimum 16 feet (three to four dwelling units), with 20 feet minimum of clearance. See Chapter 14.31- Access and Circulation and Section 14.43.115(D).*

Staff Finding: Danny Solesbee, Fire Marshal, reviewed the proposed preliminary plat and determined that the developed subject property is in compliance with relevant standards of the Oregon Fire Code.

Indicating that the existing paved accesses around the buildings meets criteria for width, surface, and vertical clearances. This criterion has been met.

6. *Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.*

Staff Finding: Per the applicant, shared access and parking use and maintenance will be included within an easement and maintenance agreement benefitting each parcel. Generally, each parcel will be responsible for the costs of maintaining their portion of the parking area. Each parcel will grant access to the other for access and parking. The anchor parcel (Lot 1) will have the right to force resurfacing and improvements to the parking area. The developer shall provide a copy of the proposed easements for the subdivision at time of final plat review as a condition of approval.

7. *All applicable engineering design standards for streets, utilities, surface water management, and easements shall be met.*

Staff Finding: the subject property is fully developed and already contains streets, utilities and surface water management facilities. However, due to the proposed subdivision, easements for access, use and maintenance of these facilities will be required as a condition of approval.

The conditions of approval identified by the City Engineer in his March 3, 2022 memo (see Exhibit A) are also required to ensure that the proposal meets the above criterion.

*C. **Conditions of Approval.** The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See Chapter 14.34 (Public Facilities).*

Staff Finding: Engineering Conditions for the subdivision and for any future development of the proposed lot are found in the City Engineer's memo dated March 3, 2022. Reserve strips are not applicable to this application.

## CONCLUSION

Subdivision **approval** pursuant to Section 14.43.140 Approval Criteria: Preliminary Plat and subject to the recommended conditions is supported by the findings of fact that establish compliance with the applicable state and local standards.

## STAFF RECOMMENDATION

That the Subdivision S 1-22 be **approved** for the proposed five-lot subdivision titled Cottage Grove Village Center pursuant to Section 14.43.140 and 14.43.115 which are supported by findings of fact and conditions that can establish compliance with applicable state and local standards.

## CONDITIONS OF APPROVAL

1. Preliminary Approval shall be effective for a period of three (3) years from the date of approval. The preliminary plat shall lapse if a final plat has not been submitted within a 3-year period.
2. A Professional Land Surveyor registered in the State of Oregon shall survey property.
3. Work shall conform to the Oregon Revised Statutes Chapters 92 & 209 and, Lane County Surveyor's Office and the City of Cottage Grove.

4. Lane County Surveyor's Office and City of Cottage Grove shall review partition plat prior to filing. Review of a final plat for a subdivision or partition shall be processed as a Type I procedure under Section 14.41.200, using the approval criteria in Section 14.43.160.
5. Property Owner or Surveyor shall provide the City of Cottage Grove with a Mylar copy of the recorded plat for the City's records.
6. Subdivision plat shall show any existing easements or any proposed easements.
7. The proposed access and maintenance easement benefitting all proposed parcels shall be provided to the City at time of Final Plat review.
8. Fire Department access standards shall be maintained with minimum 20' paved width and 13'6" vertical clearances as required by 2014 Oregon Fire Code.
9. Any proposed easements to the City of Cottage Grove can be shown on the survey or a separate recorded document. The survey or document shall have acceptance language by the City of Cottage Grove.
10. Engineering Department has submitted additional Development Comments in a Memo dated March 7, 2019 that will be applicable to this development.

#### MATERIALS TO BE PART OF THE RECORD

File S 1-22

#### EXHIBITS

- A. Engineering Comments, Ron Bradsby, March 3, 2022
- B. Application
- C. Applicant's Narrative
- D. Existing and preliminary plat.

**EXHIBIT A:  
MEMO**

To: Eric Mongan, City Planner

From: Ron Bradsby, City Engineer

**Subject: ENGINEERING COMMENTS FOR S 1-22 (COTTAGE GROVE VILLAGE CENTER – CG VILLAGE CENTER, LLC)**

Date: March 3, 2022

The following comments are based on a project narrative including notes from a virtual neighborhood meeting, dated January 28, 2022 (6 – 8 1/2” x 11” pages), type III permit application dated January 28, 2022, (4 – 8 1/2” x 11” pages), and a plan set including a site analysis map, preliminary subdivision plat and property boundaries map, dated January 28, 2022 (3 – 24” x 36” sheets). Changes may occur during the review process and/or development phase that will be in conflict with statements below and some issues may have been overlooked that will be commented on during the review process and/or development phase of this project.

**Subdivision Comments**

General

- A Professional Land Surveyor registered in the State of Oregon shall perform the subdivision plat.
- Work shall conform to the Oregon Revised Statutes Chapter 92, Lane County Surveyor’s Office and the City of Cottage Grove. The platted subdivision needs to show existing easements and their reference/filing numbers, proposed easements, and proposed dedications. Any proposed dedications and easements to the City of Cottage Grove shown on the plat shall have acceptance language on the face of the plat.
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## **Development Comments**

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- Any new utility work or repair of any utility work or connection to any utility within the City public right-of-way shall conform to the City of Cottage Grove’s detail 602.
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### Streets

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- Access to the site is off Pacific Highway and Withycombe Avenue.

### Water

- The existing development is currently served off water mains in Wythcombe Avenue and Pacific Highway.
- There are 5 existing fire hydrants around the development.
- Developer is encouraged to install backflow devices on all water services.

### Sanitary Sewer

- The proposed subdivision is served with sanitary sewer from sanitary sewer main in Withycombe Avenue and Pacific Highway.

### Storm Drainage

- There are storm drainage facilities in Withycombe Avenue and Pacific Highway, which currently serve the proposed subdivision.
- Storm water runoff may not adversely affect adjacent property owners; therefore no overland flow is allowed. Downspouts shall discharge into the public storm drain system.

- City staff has witnessed severe ponding on Lot 5 during heavy rain events. Prior owners of the property attempted to correct this problem. New owners may want to investigate the problem further as mentioned in the project narrative.

# EXHIBIT B



File No.: \_\_\_\_\_  
Date Submitted by Applicant: \_\_\_\_\_  
Date Deemed Complete: \_\_\_\_\_

400 Main Street Cottage Grove, OR 97424

## TYPE III PERMIT APPLICATION

To: City of Cottage Grove Planning Commission

### A. Applicant

1. Name: Linsey McLane-Godwin, MSS Inc. Phone No.: 541-753-1320
2. Mailing Address: 215 NW 4th St., Corvallis OR 97330
3. Status:  Owner  Agent

*Note: If agent you must have owner's consent and signature.*

### B. Owner (if not applicant)

4. Owner's Name: CG Village Center LLC Phone No.: 541-714-0575
5. Owner's Mailing Address: PO Box 548, Corvallis OR 97339

### C. Location of Property

6. Address/Location: 1215 N Pacific Hwy, Cottage Grove
7. Map & Tax Lot Number (*attach legal description if necessary*): \_\_\_\_\_  
2003281201300 and 2003281203300
8. Present Use: Village Mall, various retail and restaurant/food service
9. Proposed Use: Similar retail and food service uses

### D. Request for Consideration

10. Type of Land Use Application applying for: Subdivision Tentative Plat  
Options: Conditional Use, Greenway Conditional Use, Cottage Industry, Historic Alteration, Land Use District Map changes (no plan amendment required), Master Planned Developments, Site Design Reviews, Subdivisions, Variance (Class C)
11. Is this application filed in association with other land use permit applications?  
 Yes  No
12. Reasons for Application: A 5 lot subdivision



E. Required Information

- Narrative Statement: This application must be filed with one copy of a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making.  
Note: Additional information may be required under the specific application requirements for each approval, e.g., Chapters 4.2 (Land Use Review), 4.3 (Land Divisions), 4.4 (Conditional Use), 4.5 (Master Planned Developments), 4.6 (Modifications), 4.8 (Code Interpretations), 4.9 (Miscellaneous Permits) and 5.1 (Variances).
- Plans: Three (3) sets of plans, including one (1) set of plans in a reproducible form that is no larger than 11"x17" in size. Content of plans will vary with application type. Refer to submittal requirements for specific application type.
- Neighborhood Meeting verification (for Master Planned Developments, Conditional Uses and Subdivisions). Must include copy of meeting notice and minutes and/or recording of meeting.
- Non-refundable application fee.

G. Signature

I hereby request a Type III Permit on the above described real property, which is either owned by or under contract of sale to the applicant, and is located within the City of Cottage Grove, Oregon.

I hereby acknowledge that this application is not considered filed and complete until all of the required information has been submitted as determined by the Community Development Director and all required fees have been paid in full. Once the original application is submitted, Staff has 30 days to determine whether an application is complete. Within 30 days a letter will be mailed to you either deeming the application complete or requesting additional information. If additional information is requested you have 150 days to either: submit the missing information, submit some of the information and written notice that no other information will be provided, or submit a written notice that none of the missing information will be provided. *Once your application is deemed complete* you will be assigned a public hearing date before the Planning Commission and Staff will have 120 days to complete the processing of your application. (ORS 227.178)

Signature:	Owner: 	Agent: 
Name:	<u>Paul Spies Managing member</u> <u>CG Village Center LLC</u>	<u>Linsey McLane-Godwin</u>
Date:	<u>1/28/2022</u>	<u>1/28/2022</u>

**Office Use Only**

Date Application Received: \_\_\_\_\_ Initials: \_\_\_\_\_  
 Date Application Complete: \_\_\_\_\_ Initials: \_\_\_\_\_  
 Applicant Notified of Completeness: \_\_\_\_\_  
 Fee Paid: \_\_\_\_\_ Receipt No. \_\_\_\_\_ Initials: \_\_\_\_\_

### Business Name Search

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### Business Entity Data

02-02-2022

08:36

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1857695-94	DLLC	ACT	OREGON	08-11-2021	08-11-2022	
<b>Entity Name</b>	CG VILLAGE CENTER LLC					
<b>Foreign Name</b>						

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### Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
<b>Addr 1</b>	1215 N PACIFIC HWY				
<b>Addr 2</b>					
<b>CSZ</b>	COTTAGE GROVE	OR	97424	<b>Country</b>	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	08-11-2021	Resign Date
<b>Of Record</b>	1097262-99 SPIES CORPORATION				
<b>Addr 1</b>	1215 N PACIFIC HWY				
<b>Addr 2</b>					
<b>CSZ</b>	COTTAGE GROVE	OR	97424	<b>Country</b>	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS
<b>Addr 1</b>	PO BOX 548	
<b>Addr 2</b>		
<b>CSZ</b>	CORVALLIS	OR 97339 <b>Country</b> UNITED STATES OF AMERICA

Type	MEM	MEMBER	Resign Date
<b>Of Record</b>	1601541-92 8020 PROPERTY LLC		
<b>Addr 1</b>	PO BOX 548		
<b>Addr 2</b>			
<b>CSZ</b>	CORVALLIS	OR 97339	<b>Country</b> UNITED STATES OF AMERICA

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### Name History



Business Entity Name	Name Type	Name Status	Start Date	End Date
CG VILLAGE CENTER LLC	EN	CUR	08-11-2021	

Please read before ordering Copies.

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## Summary History

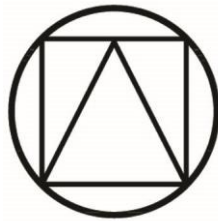
Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	01-03-2022		FI		
	ARTICLES OF ORGANIZATION	08-11-2021		FI	Agent	

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**MSS INC**

**ENGINEERING CONSULTANTS  
SURVEYORS  
PLANNERS**

January 28, 2022

To: Planning Division  
Community Development  
400 E. Main Street  
Cottage Grove, Oregon 97424

Applicant: MSS Engineering  
215 NW 4th St  
Corvallis, OR 97330

Owner: CG Village Center LLC  
PO Box 548  
Corvallis, OR 97339

TENTATIVE PLAT SUBDIVISION  
PLANNING APPLICATION NARRATIVE

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Exhibits

P200 – Site Analysis

P210 & P220 – Preliminary Plat, Proposed Boundaries

Attachments

A.1 – Neighborhood Meeting Notice

A.2 – Neighborhood Meeting Poster

A.3 – Neighborhood Meeting Minutes

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## OVERVIEW

This narrative is prepared for the proposed subdivision application for an approximately 7.9-acre property, which consists of 1215 Hwy 99 (2003281201300) and 1241 Hwy 99 (2003281203300). The property is already developed with commercial development and is located within the C2P Community Commercial zone. A virtual neighborhood meeting was held on Wednesday, January 26, 2022 at 5:30 PM and was attended by four members of the public (see Attachment A.3 for meeting minutes). This narrative is intended to demonstrate compliance with the applicable review criteria in the City of Cottage Grove Development Code (Section 14.41.140). The proposal is for a five (5) lot subdivision. Lot 1 will be 2.37 acres, Lot 2 will be 0.91 acres, Lot 3 will be 0.73 acres, Lot 4 will be 0.66 acres, and Lot 5 will be 3.13 acres. Below is a list of the applicable review criteria, followed by a response which indicates compliance.

## APPLICABLE CRITERIA AND FINDINGS

### 14.43.140.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 the applicable Development Code sections and all other applicable ordinances and regulations. At a minimum, the provisions of this Chapter, and the applicable chapters and sections of Chapter 2 (Land Use Districts) and Chapter 3 (Design Standards) shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 5;*

**RESPONSE:** This narrative addresses all the applicable Development Code sections and the other applicable ordinances and regulations referenced above.

- 2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapters 92 and 209;*

**RESPONSE:** The proposed name is Cottage Grove Village Center Subdivision, which is not already recorded for another subdivision and satisfies the provisions of ORS Chapters 92 and 209.

- 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. All proposed public improvements and dedications are identified on the preliminary plat;*

**RESPONSE:** The site is already developed as a shopping center with existing public improvements and connections with neighboring properties and transportation systems. All



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proposed and existing public improvements and dedications are identified on the preliminary plat.

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

**RESPONSE:** The site is developed as a shopping center and is not proposed for a change in use to a housing subdivision or other residential use. There will be multiple easements and agreements to clarify location and maintenance of private common areas and improvements. Shared parking use and maintenance will be included within an easement and maintenance agreement benefitting each parcel. A landscape maintenance easement and agreement matching the irrigation systems for each parcel will be created to maintain the landscaping. Shared/common wall agreements will be put in place for each parcel with a shared wall. Utilities will be covered under easement and maintenance agreements for each parcel as well.

*5. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;*

**RESPONSE:** The site is already developed and is not currently shown as containing any regulated floodplain or wetlands. If other state or federal permits are identified as being required, they will be obtained before approval of the final plat.

*6. Evidence that improvements or conditions required by the City, road authority, Lane County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met; and*

**RESPONSE:** As stated above, the site is already developed as a shopping center with existing public improvements and connections with neighboring properties and transportation systems. A pre-application conference was held with city staff on October 13, 2021. Required improvements identified during the meeting were related to fire code and building code. Improvements to the existing stormwater infrastructure were recommended, but not identified as a condition of the subdivision.

*7. If any part of the site is located within an Overlay Zone or previously approved Planned Unit Development, Mixed Use Master Plan or Master Planned Development, it shall conform to the applicable regulations and/or conditions.*

**RESPONSE:** The site is not within an Overlay Zone or a previously approved Planned Unit Development, Mixed Use Master Plan or Master Planned Development.

#### **14.43.140.B. Layout and Design of Streets, Blocks and Lots.**

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

1. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use district (Chapter 2), and the standards of Section 14.31.200.J - Street Connectivity and Formation of Blocks.

Chapter 2 Table 14.23.120 [Excerpt of C-2P only]

Standard	C-2P
Minimum Lot Area (square feet)	No standard
Minimum Lot Width Nonresidential Uses <i>For flag lots, width is measured at the front building line.</i>	60 ft
Minimum Lot Depth	80 ft
Max. Building Coverage	60%
Minimum Setbacks (feet): (See also Section 14.22.170, R/R-1 height step-down.) <u>Front, Street, Side, and Rear</u> property lines, except garage or carport	0 ft

**RESPONSE:** The subject property is located within the C2P – Community Commercial Zoning District. There is no minimum lot area required for new lots in the C-2P land use district. As shown on the preliminary plat, each proposed lot is equal to or greater than the required minimum lot width and depth. Setbacks are addressed in the response to #2 below.

2. *Setbacks shall be as required by the applicable land use district (Chapter 2).*

**RESPONSE:** According to Chapter 2 Table 14.23.120, there are no setback distances required in the C-2P land use district from front, street, side or rear property lines. There are no dwellings or alleys within the subject property. Additionally, none of the adjacent properties are within the R/R-1 District.

3. *Each lot shall conform to the standards of Chapter 14.31 - Access and Circulation.*

**RESPONSE:** The subject property is fully developed and already contains parking, access points onto N Pacific Hwy and Withycombe Ave, vision clearances, fire access and turnarounds, pedestrian crossings, and accessible routes and parking. No changes to the existing facility access and circulation were identified by staff at the October 13, 2021 pre-application conference. See Preliminary Plat (Exhibit B) for existing access and circulation infrastructure.

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4. *Landscape or other screening may be required to maintain privacy for abutting uses. See Chapter 2 - Land Use Districts, and Chapter 14.32 - Landscaping.*

**RESPONSE:** The subject property was fully developed and landscaped prior to the establishment of the current code criteria. The property already contains existing and mature landscaping. As shown on the preliminary plat, each proposed lot will contain a portion of this existing landscaping. Based on comments from city staff, this subdivision application will not trigger full compliance with the code, therefore the above referenced landscaping requirements do not apply.

5. *In conformance with the Uniform Fire Code, a fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. This drive shall have a minimum paved surface of 12 feet (for one to two dwelling units) or minimum 16 feet (three to four dwelling units), with 20 feet minimum of clearance. See Chapter 14.31- Access and Circulation and Section 14.43.115(D).*

**RESPONSE:** As shown on the preliminary plat, an existing access drive provides a paved surface around the buildings that exceeds this standard. This access drive has been designed to meet the standards of the 2014 Oregon Fire Code Section 503.2.1: "Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)."

6. *Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.*

**RESPONSE:** Shared access and parking use and maintenance will be included within an easement and maintenance agreement benefitting each parcel. Generally, each parcel will be responsible for the costs of maintaining their portion of the parking area. Each parcel will grant access to the other for access and parking. The anchor parcel (Lot 1) will have the right to force resurfacing and improvements to the parking area.

7. *All applicable engineering design standards for streets, utilities, surface water management, and easements shall be met.*

**RESPONSE:** As shown on the attached exhibits, the subject property is fully developed and already contains streets, utilities and surface water management facilities. Staff did not identify required changes to the existing infrastructure at the October 13, 2021 pre-application conference. However, due to the proposed subdivision, easements for access, use and maintenance of these facilities will be provided. These easements are described in the responses to subsections 14.43.140.A.4 and 14.43.140.B.6. above.

Any additional requirements will be included by city staff as conditions of approval.

**14.43.140.C. Conditions of Approval.**

*The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See Chapter 14.34 (Public Facilities).*

**RESPONSE:** Conditions of approval will be met as required.



January 12, 2022

RESIDENT NAME  
MAILING ADDRESS  
COTTAGE GROVE, OR 97424

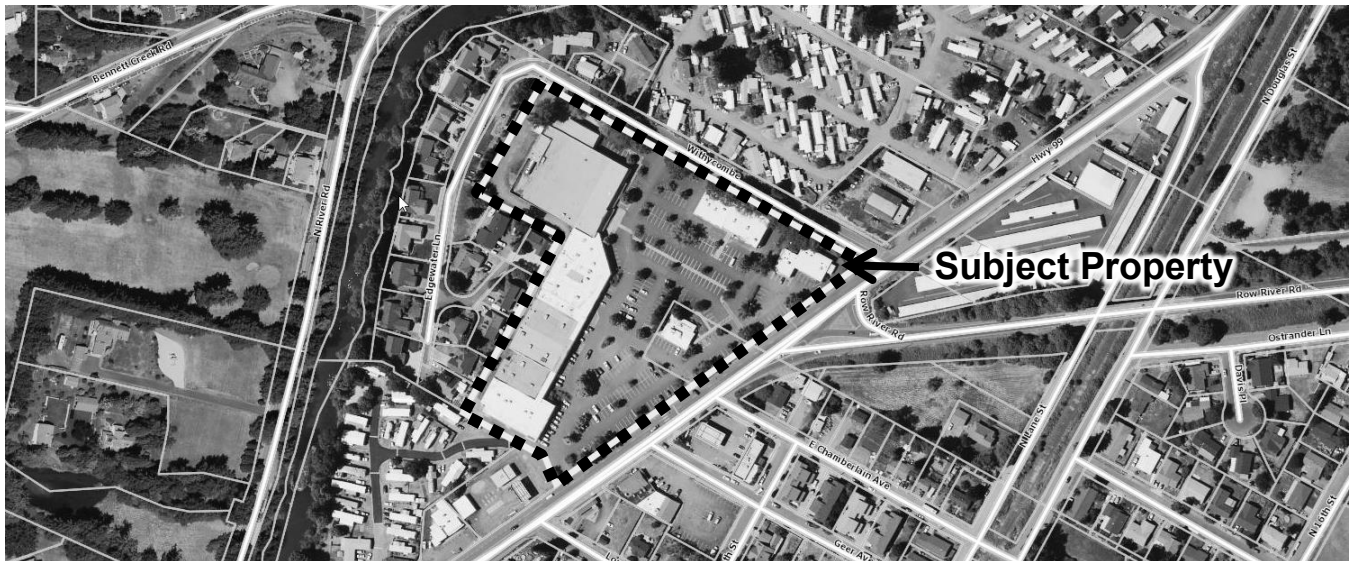
Please join us for a:

## Virtual Neighborhood Meeting Proposed 5 Lot Subdivision

**Meeting Link:** <https://global.gotomeeting.com/join/278639149>

- To Call in use: 1 (646) 749-3122
  - Access Code: 278-639-149
- To Install: <https://global.gotomeeting.com/install/278639149>

**When:** Wednesday, January 26, 2022 at 5:30 PM



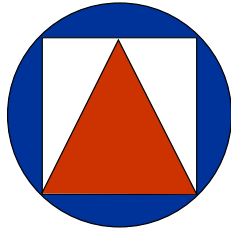
**What:** Subdivision of the fully developed Cottage Grove Village Center into 5 subdivision lots. The lots will range in size from 3.1 acres to 0.7 acres. The property is located within the C2P Community Commercial zone. You are being notified of this proposed subdivision, because your address is within 300 feet of the property boundaries. This virtual neighborhood meeting provides information about the existing site and proposed subdivision. It is an opportunity to get information, ask questions and provide comments. A subdivision application has not yet been submitted to the City of Cottage Grove.

**This is a virtual meeting only.**

**Questions:** Please contact Linsey McLane-Godwin, MSS, Inc., 541-753-1320 or [linseyg@mssengineering.com](mailto:linseyg@mssengineering.com)

**Join Using a QR code.** View the image right with your camera and be directed to GoToMeeting.





**MSS INC**  
ENGINEERING CONSULTANTS  
SURVEYORS  
PLANNERS

ATTACHMENT A.2

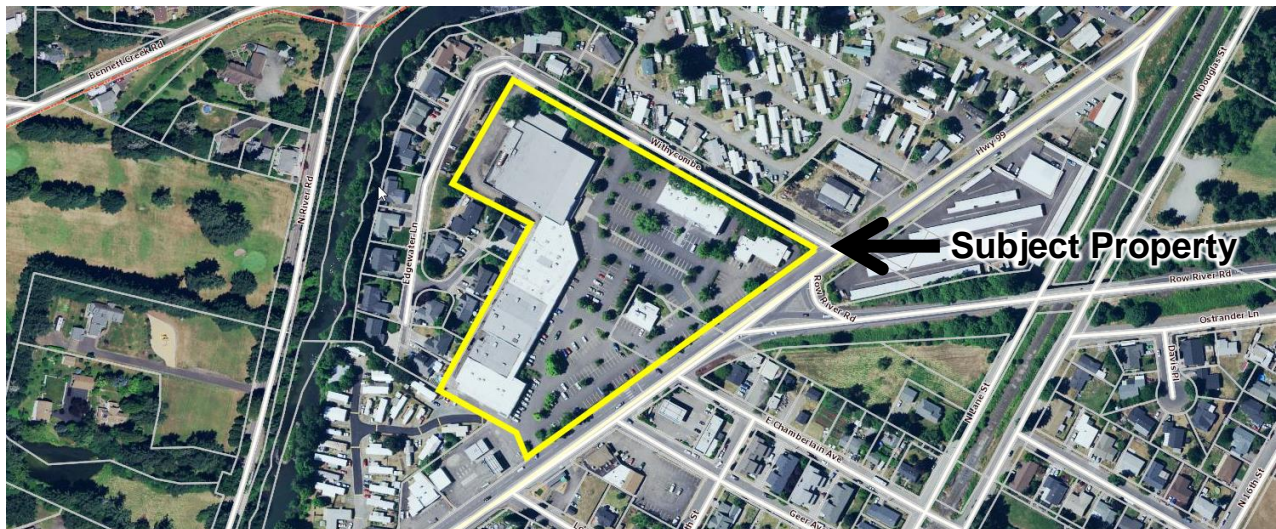
Please join us for a:

# Virtual Neighborhood Meeting Proposed Village Center Subdivision

**When:** Wednesday, January 26, 2022 at 5:30 PM

**Meeting Link:** <https://global.gotomeeting.com/join/278639149>

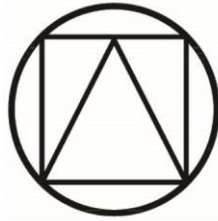
- To Call in use: 1 (646) 749-3122
  - Access Code: 278-639-149
- To Install: <https://global.gotomeeting.com/install/278639149>



**What:** Subdivision of the fully developed Cottage Grove Village Center into 5 subdivision lots. The lots will range in size from 3.1 acres to 0.7 acres. The property is located within the C2P Community Commercial zone. This virtual neighborhood meeting provides information about the existing site and proposed subdivision. It is an opportunity to get information, ask questions and provide comments. A subdivision application has not yet been submitted to the City of Cottage Grove.

**This is a virtual meeting only.**

**Questions:** Please contact Linsey McLane-Godwin, MSS, Inc., 541-753-1320 or [linseyg@mssengineering.com](mailto:linseyg@mssengineering.com).



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COTTAGE GROVE VILLAGE CENTER SUBDIVISION

MEETING MINUTES

January 26, 2022 at 5:30 PM

**Attendees:** Linsey McLane-Godwin & Peter Seaders (MSS, Inc.); Mr. & Mrs. Mead, Donna Long and Brynden Howell (Members of the public)

Meeting Started at 5:33 PM

Mrs. McLane-Godwin started the meeting with an introduction of herself and an overview of the meeting logistics. There were no initial questions. A PowerPoint presentation was given providing information about the existing conditions on the site, the proposed number and size of the subdivision lots, and expected potential impact and possible mitigation methods. The meeting was then opened to questions from the audience.

Mr. & Mrs. Mead asked what the purpose of the roof improvements were for the buildings on-site. Mrs. McLane-Godwin stated some of the roof improvements were related to creating a firewall since the building is proposed to have a lot line through it. Mr. Seaders added that the intent was also to improve the site for future tenants.

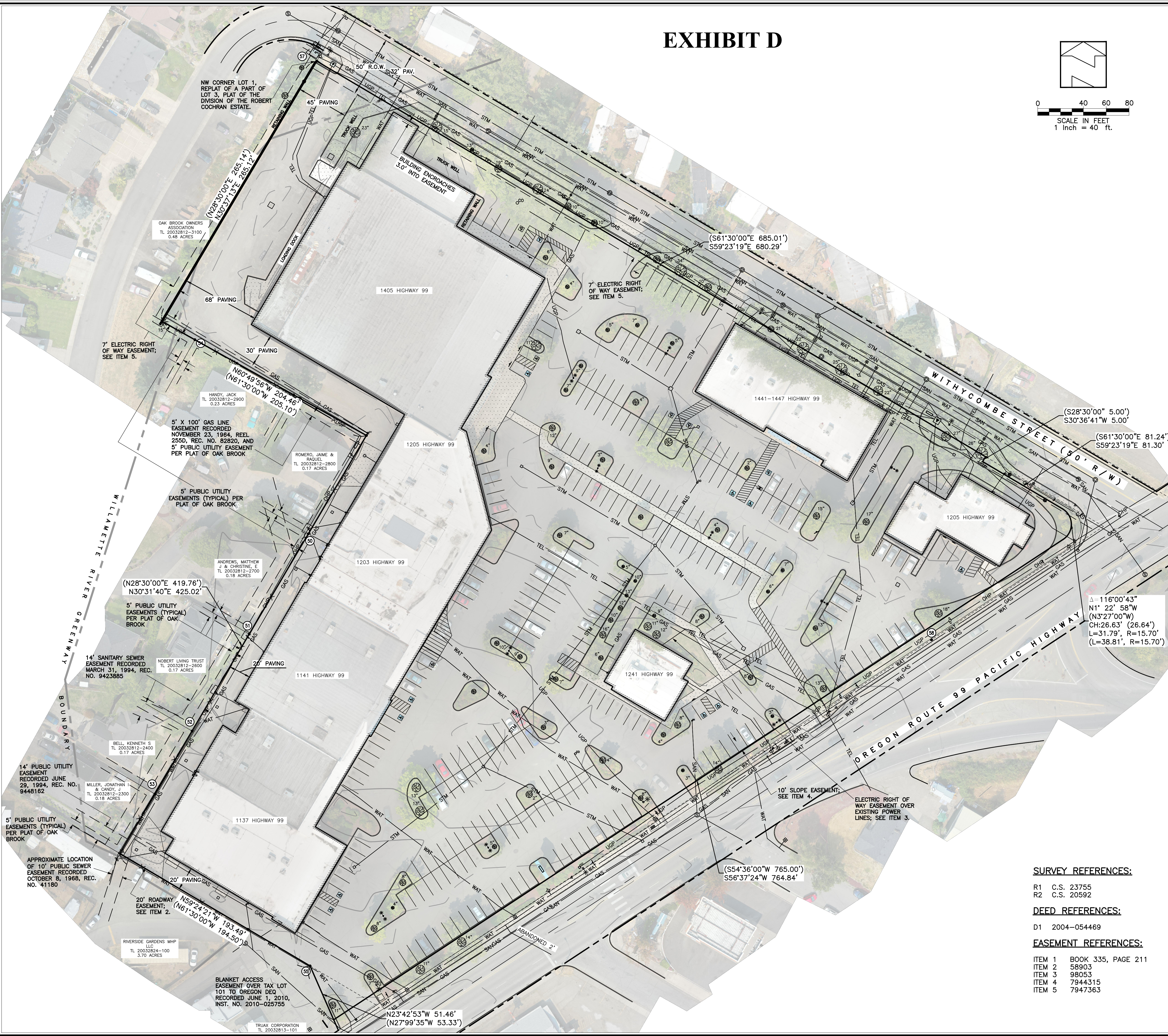
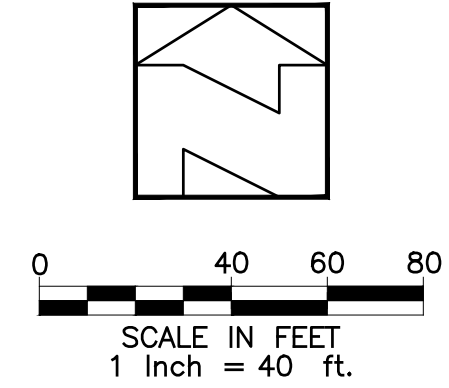
Mr. & Mrs. Mead asked if any improvements would be made to Withycombe Ave. Mr. Seaders responded that the road is currently under the city's jurisdiction and the city is responsible for maintenance and improvement of the road. When the Village Center was originally created it is likely that the developer at that time was required by the city to improve all or a portion of Withycombe Ave.

Mr. & Mrs. Mead asked about the timeline of the application. Mrs. McLane-Godwin stated that the intent is to submit the subdivision application to the city January 27<sup>th</sup> or 28<sup>th</sup>. The city will hold a public hearing during the next available opening and the Planning Commission will issue their decision on that date.

Donna Long requested clarification of where the proposed lot lines are located. This information was provided by Mr. Seaders.

Mrs. McLane-Godwin thanked the audience and provided her contact information for future questions, comments or requests for the presentation slides. She also stated that the subdivision application materials will be available through the city and that the public hearing will be open to all members of the public.

# EXHIBIT D



**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS IS BASED ON THE STATE PLANE COORDINATE SYSTEM USING GEODETIC CONTROL TIES TO THE OREGON REAL-TIME GEODETIC NETWORK (ORGN) CORS STATION 375.

**HORIZONTAL DATUM & PROJECTION:**  
THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83 (2011) EPOCH 2010.00. THIS MAP USES GROUND COORDINATES IN A LOCAL DATUM PLANE (LDP) RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, OREGON NORTH ZONE 3601. UNITS ARE IN INTERNATIONAL FEET. SCALE FACTOR IS 0.9999466.

**BENCHMARK & VERTICAL DATUM:**  
THE ELEVATIONS ON THIS MAP ARE BASED ON GEODETIC CONTROL TIES TO NAVD88. BENCHMARK "F 738", A STAINLESS STEEL ROD IN MONUMENT CASE SET BY NGS IN 1987, IS LOCATED IN THE CITY OF COTTAGE GROVE AT THE INTERSECTION OF THE SOUTHERN PACIFIC RAILROAD AND MAIN STREET, 15.5 METERS (50.9 FEET) NORTH OF THE CENTERLINE OF THE WESTBOUND LANES OF THE STREET, 11.1 METERS (36.4 FEET) WEST OF THE EXTENDED CENTERLINE OF 10TH STREET, 2.8 METERS (9.2 FEET) SOUTHWEST OF THE NEAR RAIL, 1.3 METERS (4.3 FEET) SOUTHWEST OF A UTILITY POLE, AND 0.3 METERS (1 FOOT) NORTHWEST FROM A WITNESS POST. ELEVATION=644.98 (NAVD 88)

**SURVEY DATE:**  
THIS SURVEY REFLECTS GROUND CONDITIONS AS OF 09/09/2021.

**TITLE REPORT BOUNDARY & EASEMENTS:**  
THE BOUNDARY ON THIS MAP IS APPROXIMATE BASED ON RECORD INFORMATION AND THE FOUND SURVEY MONUMENTS AS SHOWN. THIS IS NOT A BOUNDARY SURVEY.

**FLOOD ZONE:**  
THE SUBJECT PROPERTY IS LOCATED WITHIN 'ZONE X - AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD' PER FLOOD INSURANCE RATE MAP PANEL #41039C2091 F, DATED JUNE 2, 1999.

**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OTHER UTILITY LINES EXIST THAT ARE NOT SHOWN, INCLUDING POWER LINES FOR SITE LIGHTING. NO INFORMATION FOR LOCATING THESE WAS AVAILABLE AT THE TIME OF THIS MAP PREPARATION.

- FOUND MONUMENT REFERENCE:**
- 50 5/8" IRON ROD W/YPC, FLUSH, GEOMAX PLS2479, HELD
  - 51 5/8" IRON ROD W/YPC, FLUSH, GEOMAX PLS2479, HELD
  - 52 5/8" IRON ROD W/YPC, FLUSH, GEOMAX PLS2479, HELD
  - 53 5/8" IRON ROD W/YPC, FLUSH, GEOMAX PLS2479, HELD
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  - 55 5/8" IRON ROD NO CAP, BENT DOWN 0.5', HELD
  - 56 5/8" IRON ROD NO CAP, DOWN 0.6', HELD
  - 57 5/8" IRON ROD NO CAP, FLUSH, HELD
  - 58 UNK MONUMENT W/TEXT "BEGIN CURVE," FLUSH, HELD
  - 59 5/8" IRON ROD W/YPC, 0.1', GEOMAX PLS2479, HELD

**LEGEND**

	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINES
	CENTERLINE
	RIGHT OF WAY
	EASEMENT LINES
	BUILDING
	CURB
	SIDEWALK
	WATERLINE
	SANITARY SEWER
	STORM DRAIN LINE
	OVERHEAD POWER
	FENCE

	CONCRETE PAVING
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
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	DECIDUOUS TREE
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	POWER/UTILITY POLE
	STREET LIGHT
	POWER PEDESTAL
	WATER METER

**SURVEY REFERENCES:**

- R1 C.S. 23755
- R2 C.S. 20592

**DEED REFERENCES:**

- D1 2004-054469

**EASEMENT REFERENCES:**

- ITEM 1 BOOK 335, PAGE 211
- ITEM 2 58903
- ITEM 3 98053
- ITEM 4 7944315
- ITEM 5 7947363

SPIES REAL ESTATE GROUP  
PO BOX 548  
CORVALLIS, OR  
541-714-0575

## COTTAGE GROVE VILLAGE CENTER SUBDIVISION COTTAGE GROVE, OREGON SITE ANALYSIS MAP



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215 NW 4th STREET  
CORVALLIS, OR 97330  
(541) 753-1320 FAX: (541) 753-5956

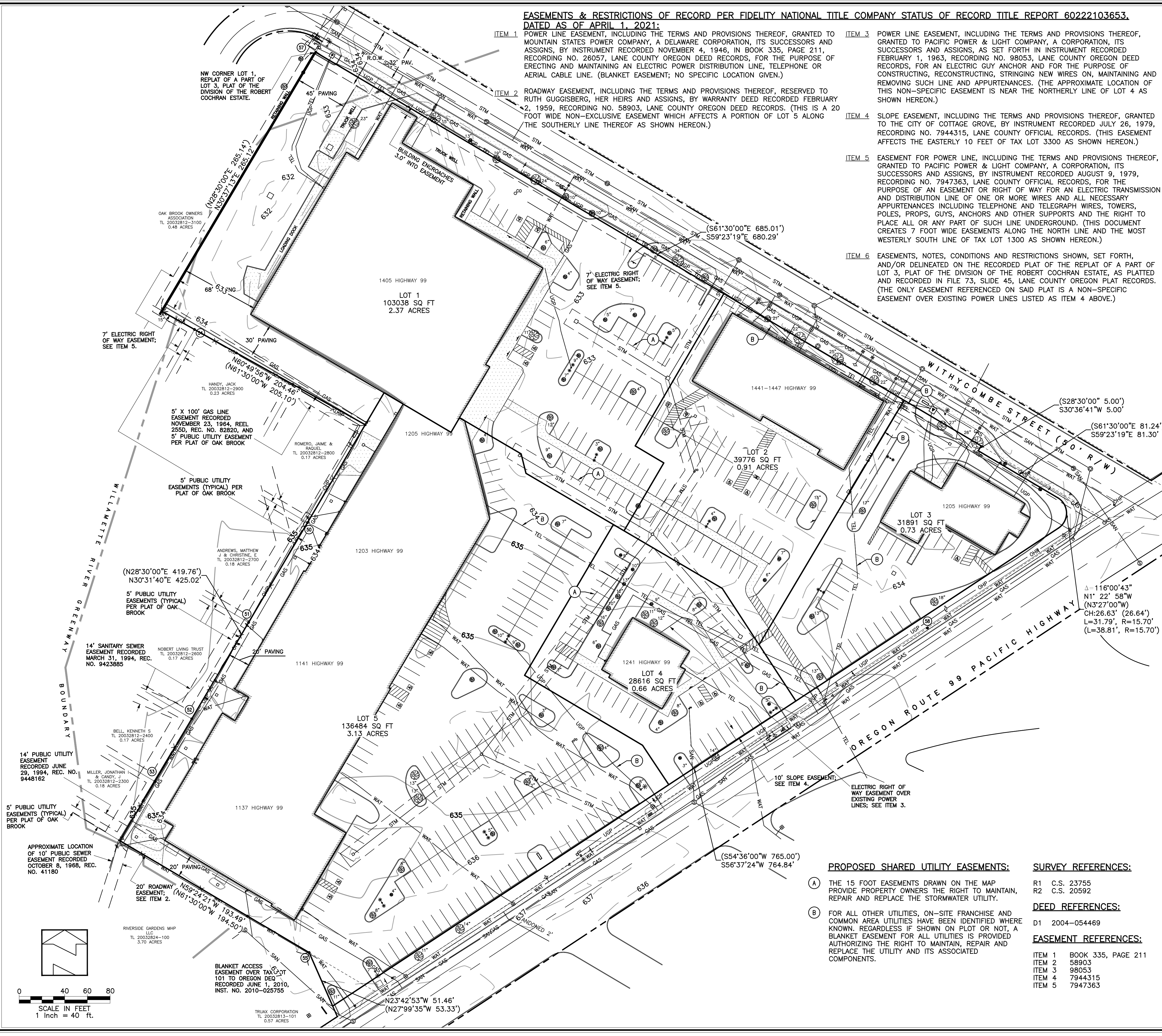
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**P-200**  
# 1 OF 3 SHEETS

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MSS, Inc. holds all rights to the plans and ideas on this sheet. These plans and specifications are for the construction of one project and restricted to the original site for any form whatsoever without the expressed written permission of MSS, Inc. The contractor shall be responsible for checking dimensions and site conditions and is to report any errors or omissions in writing to the designers before the start of construction.



1/28/2022 4:12:29 PM X:\2021\21104 SPIES 1215 N PACIFIC HWY\PLANNING\PLAT-TENT.DWG SAVED ON 1/28/2022



**EASEMENTS & RESTRICTIONS OF RECORD PER FIDELITY NATIONAL TITLE COMPANY STATUS OF RECORD TITLE REPORT 60222103653. DATED AS OF APRIL 1, 2021:**

- ITEM 1** POWER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO MOUNTAIN STATES POWER COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED NOVEMBER 4, 1946, IN BOOK 335, PAGE 211, RECORDING NO. 28057, LANE COUNTY OREGON DEED RECORDS, FOR THE PURPOSE OF ERECTING AND MAINTAINING AN ELECTRIC POWER DISTRIBUTION LINE, TELEPHONE OR AERIAL CABLE LINE. (BLANKET EASEMENT; NO SPECIFIC LOCATION GIVEN.)
- ITEM 2** ROADWAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED TO RUTH GUGGISBERG, HER HEIRS AND ASSIGNS, BY WARRANTY DEED RECORDED FEBRUARY 2, 1959, RECORDING NO. 58903, LANE COUNTY OREGON DEED RECORDS. (THIS IS A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT WHICH AFFECTS A PORTION OF LOT 5 ALONG THE SOUTHERLY LINE THEREOF AS SHOWN HEREON.)
- ITEM 3** POWER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 1, 1963, RECORDING NO. 98053, LANE COUNTY OREGON DEED RECORDS, FOR AN ELECTRIC GUY ANCHOR AND FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, STRINGING NEW WIRES ON, MAINTAINING AND REMOVING SUCH LINE AND APPURTENANCES. (THE APPROXIMATE LOCATION OF THIS NON-SPECIFIC EASEMENT IS NEAR THE NORTHERLY LINE OF LOT 4 AS SHOWN HEREON.)
- ITEM 4** SLOPE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO THE CITY OF COTTAGE GROVE, BY INSTRUMENT RECORDED JULY 26, 1979, RECORDING NO. 7944315, LANE COUNTY OFFICIAL RECORDS. (THIS EASEMENT AFFECTS THE EASTERLY 10 FEET OF TAX LOT 3300 AS SHOWN HEREON.)
- ITEM 5** EASEMENT FOR POWER LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED AUGUST 9, 1979, RECORDING NO. 7947363, LANE COUNTY OFFICIAL RECORDS, FOR THE PURPOSE OF AN EASEMENT OR RIGHT OF WAY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OF ONE OR MORE WIRES AND ALL NECESSARY APPURTENANCES INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS, ANCHORS AND OTHER SUPPORTS AND THE RIGHT TO PLACE ALL OR ANY PART OF SUCH LINE UNDERGROUND. (THIS DOCUMENT CREATES 7 FOOT WIDE EASEMENTS ALONG THE NORTH LINE AND THE MOST WESTERLY SOUTH LINE OF TAX LOT 1300 AS SHOWN HEREON.)
- ITEM 6** EASEMENTS, NOTES, CONDITIONS AND RESTRICTIONS SHOWN, SET FORTH, AND/OR DELINEATED ON THE RECORDED PLAT OF THE REPLAT OF A PART OF LOT 3, PLAT OF THE DIVISION OF THE ROBERT COCHRAN ESTATE, AS PLATTED AND RECORDED IN FILE 73, SLIDE 45, LANE COUNTY OREGON PLAT RECORDS. (THE ONLY EASEMENT REFERENCED ON SAID PLAT IS A NON-SPECIFIC EASEMENT OVER EXISTING POWER LINES LISTED AS ITEM 4 ABOVE.)

**BASIS OF BEARINGS:**  
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**FOUND MONUMENT REFERENCE:**

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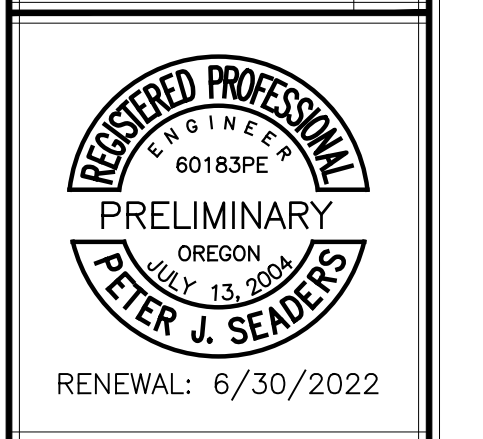
**LEGEND**

	PROPERTY BOUNDARY
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	RIGHT OF WAY
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	STORM CATCHBASIN
	SEWER MANHOLE
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	FIRE HYDRANT
	WATER VALVE
	DECIDUOUS TREE
	CONIFER TREE
	POWER/UTILITY POLE
	STREET LIGHT
	POWER PEDESTAL
	WATER METER

- PROPOSED SHARED UTILITY EASEMENTS:**
- (A) THE 15 FOOT EASEMENTS DRAWN ON THE MAP PROVIDE PROPERTY OWNERS THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE STORMWATER UTILITY.
  - (B) FOR ALL OTHER UTILITIES, ON-SITE FRANCHISE AND COMMON AREA UTILITIES HAVE BEEN IDENTIFIED WHERE KNOWN, REGARDLESS IF SHOWN ON PLOT OR NOT, A BLANKET EASEMENT FOR ALL UTILITIES IS PROVIDED AUTHORIZING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE UTILITY AND ITS ASSOCIATED COMPONENTS.
- SURVEY REFERENCES:**
- R1 C.S. 23755
  - R2 C.S. 20592
- DEED REFERENCES:**
- D1 2004-054469
- EASEMENT REFERENCES:**
- ITEM 1 BOOK 335, PAGE 211
  - ITEM 2 58903
  - ITEM 3 98053
  - ITEM 4 7943315
  - ITEM 5 7947363

**SPIES REAL ESTATE GROUP**  
PO BOX 548  
CORVALLIS, OR  
541-774-0575

**COTTAGE GROVE VILLAGE CENTER SUBDIVISION**  
**COTTAGE GROVE, OREGON**  
**PRELIMINARY PLAT**



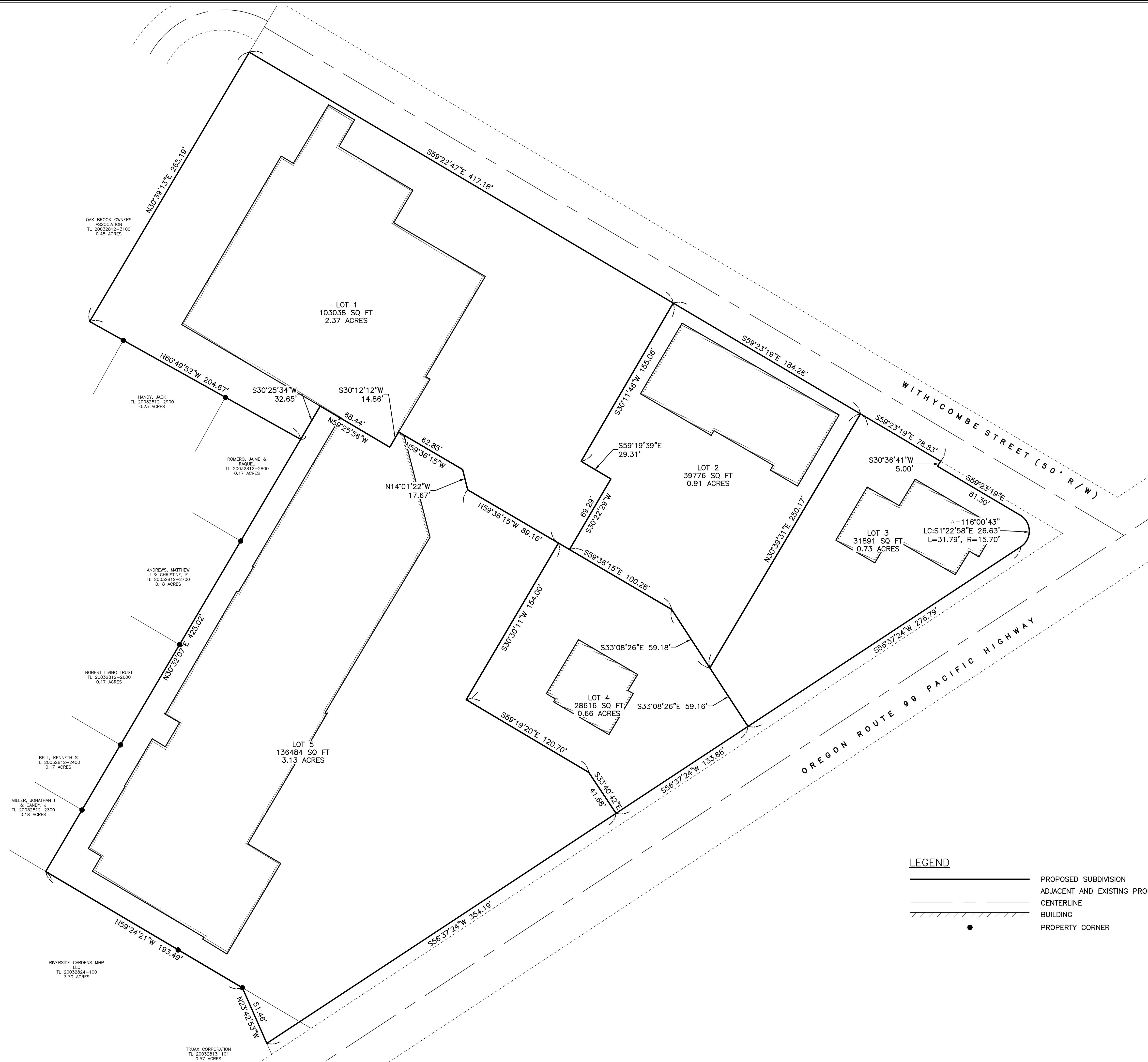
**MSS INC**  
ENGINEERING CONSULTANTS  
AND PLANNERS

215 NW 4th STREET  
CORVALLIS, OR 97330  
(541) 753-1320 FAX: (541) 753-5956

**P-210**  
# 2 OF 3 SHEETS

JOB #	FILE	DRAW
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SCALE	DATE	
AS SHOWN	12/16/2021	

1/28/2022 4:12:37 PM X:\2021\21104 SPIES 1215 N PACIFIC HWY\PLANNING\PROP-BOUNDS.DWG SAVED ON 1/28/2022



OAK BROOK OWNERS ASSOCIATION  
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0.48 ACRES

HANDY, JACK  
TL 20032812-2800  
0.23 ACRES

ROMERO, JAIME & RAQUEL  
TL 20032812-2800  
0.17 ACRES

ANDREWS, MATTHEW J & CHRISTINE, E  
TL 20032812-2700  
0.18 ACRES

NOBERT LIVING TRUST  
TL 20032812-2600  
0.17 ACRES

BELL, KENNETH S & CANDY, J  
TL 20032812-2400  
0.17 ACRES

MILLER, JONATHAN I & CANDY, J  
TL 20032812-2300  
0.18 ACRES

RIVERSIDE GARDENS MHP LLC  
TL 20032824-100  
3.70 ACRES

TRUAX CORPORATION  
TL 20032813-101  
0.57 ACRES

SPIES REAL ESTATE GROUP  
PO BOX 548  
CORVALLIS, OR  
541-774-0575

REVISIONS	DATE	BY
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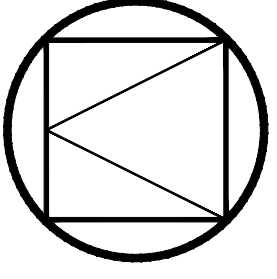
**COTTAGE GROVE VILLAGE CENTER SUBDIVISION  
COTTAGE GROVE, OREGON  
PROPERTY BOUNDARIES**

1405 HIGHWAY 99



RENEWAL: 6/30/2022

**MSS INC**  
ENGINEERING CONSULTANTS AND PLANNERS  
215 NW 4th STREET  
CORVALLIS, OR 97330  
(541) 753-1320 FAX: (541) 753-5956



JOB #	FILE	DRAW
21104	PROP-BOUNDS	S/JG
SCALE	DATE	
AS SHOWN	01/27/2022	

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# 3 OF 3 SHEETS

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