



Preliminary Plat Application

FORM
PR

Preliminary Plat Submittal Checklist

<input type="checkbox"/>	A tentative plat drawn on a sheet 18"x24" in size and at a scale of no less than 1"=50' nor more than 1"=100'. For a subdivision, one copy of a scaled drawing of the proposed subdivision and one copy of the conceptual utility layout on 8½"x11" sheets suitable for reproduction or electronic equivalent.
<input type="checkbox"/>	For subdivisions only, the proposed subdivision name. Prior to approval, the proposed name must be reviewed and approved by the Multnomah County Division of Assessment and Taxation and cannot duplicate or resemble the name of any other subdivision in Multnomah County.
<input type="checkbox"/>	All drawings shall show the scale, legend, north arrow, and date.
<input type="checkbox"/>	Location of the plat by section, township, and range, and a legal description sufficient to define the location and boundaries of the proposed plat.
<input type="checkbox"/>	A vicinity map, showing adjacent property boundaries.
<input type="checkbox"/>	Names, addresses, and telephone numbers of the owner or owners of the property, designer of the subdivision, surveyor, and the date of the survey.
<input type="checkbox"/>	Except as provided in Section 7.050.7, for land divisions that include public streets, a future street plan showing the pattern of existing and proposed future streets, trails, sidewalks and bikeways within the boundaries of the proposed land division and proposed connections to abutting properties. The plan shall show the pattern of existing and future streets from the boundaries of the proposed land division and shall include other parcels within five hundred (500) feet of the proposed land division property line. The City may determine future neighborhood street connections. A future street proposal may be modified when subsequent development proposals are submitted. Public right of way proposed to be vacated shall be shown.
<input type="checkbox"/>	Easement locations, widths, and purpose of all easements of record (existing and proposed) on or serving the tract. Easements proposed to be terminated or vacated shall be identified.
<input type="checkbox"/>	Locations of collection, conveyance, control, fire suppression, and disposal facilities for storm drainage, sanitary sewers, and water utilities (both existing and proposed, public and private) including service laterals on and abutting the tract. If utilities are not on or abutting the tract, indicate the route and distance to the nearest feasible connection point(s).
<input type="checkbox"/>	Ground elevations shown by contour lines at two-foot vertical intervals. Ground elevation shall be related to an established benchmark or other datum approved by the Director.

OFFICE
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File Number:

Fee Paid:

Receipt #

Notes:

Updated:
1/2/2020

CITY OF TROUTDALE

<input type="checkbox"/>	Natural features such as rock outcroppings, wetlands, water bodies, and watercourses, including drainage ditches, on and abutting the property; location of all existing trees six (6) inches in diameter or larger; and other significant wooded areas on the tract. Existing trees six (6) inches in diameter or larger at a point that is fifty four (54) inches from ground level that are proposed for removal shall be indicated.
<input type="checkbox"/>	Approximate location of areas subject to periodic inundation or storm sewer overflow; the location of special flood hazard areas inundated by 100-year flood as shown on the Flood Insurance Rate Map (FIRM) for the City; and the location, width, and direction of flow of all watercourses.
<input type="checkbox"/>	The location of at least one (1) temporary benchmark within the tract boundaries.
<input type="checkbox"/>	Proposed and existing uses of the property, including location and present use of all existing structures to remain on the property after development.
<input type="checkbox"/>	Approximate dimensions of all lots, lot sizes, and proposed lot numbers numbered according to Multnomah County Survey standards.
<input type="checkbox"/>	Proposed land use and number of units by type of unit.
<input type="checkbox"/>	All lots intended to be dedicated or reserved for public use, open space, parks or similar use shall be shown with the purpose, conditions, and limitations of such reservations clearly indicated.
<input type="checkbox"/>	Proposed development phases, if any, including a proposed timeline.
<input type="checkbox"/>	For nonresidential subdivisions, a street trees plan required by Section 7.050.11.
<input type="checkbox"/>	Documentation demonstrating that the approval standards in TDC 7.050 are or will be met and any other information required by this Code, or as determined by the Director, that is necessary to review the preliminary plat, such as a soils report, traffic analysis, or other engineering study.

SUBMITTAL

Review Fee: Type II Partition (\$800)

Applicant Certification

I have completed this form to the best of my knowledge and hereby authorize the City of Troutdale ("City") to process this application and review the submittal according to all governing standards. I acknowledge that the City reserves the right to require additional information if requested.

Signature: _____

Date: _____