

ORDINANCE NO. 516

AN ORDINANCE REGULATING THE FILING OF SUBDIVISION PLATS WITHIN THE CITY OF SHERWOOD, OREGON, AND DECLARING AN EMERGENCY.

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. Any person, firm, or corporation desiring to file a subdivision plat within the City of Sherwood, shall, at the time of the filing of an application for conditional approval of a preliminary subdivision plat, submit to the City Planning Commission plans and data hereinafter specified.

Two copies of preliminary sketch, to a scale of one inch to one hundred feet, shall accompany any request for conditional approval. The scale of preliminary sketch may be increased or decreased as required in order to use the standard 18" x 24" plat sheet.

The preliminary sketch shall show:

1. proposed name of subdivision. Check with County Assessor for conflict with names of recorded plats.
2. Name and address of owner or owners.
3. Name and Registration Number of Registered Professional Civil Engineer or Registered Professional Land Surveyor who prepared the plat.
4. Date.
5. North Point.
6. Scale of Plat.
7. Sufficient description to define the location and boundaries of the proposed tract.
8. Proposed layout of streets and alleys, dimension and shape of lots, lot and/or block numbers, within proposed subdivision, layout of adjoining properties with respect to roads, streets, alleys, etc. Also relation to street layout proposed in City Master Plan.
9. Location, names and width of any adjoining streets, roads, highways or other public ways and the proposed names of any new streets or avenues.
10. Contour lines shall be shown at two (2) foot intervals for slopes up to 5% and at five (5) foot intervals for slopes above 5%.
11. All datum shall be the true elevations as determined by bench marks established within the City.
12. Locations and size of all easements for drainage or utilities.
13. All proposed set back lines.
14. Approximate radii of all curves.
15. proposed land use restrictions should accompany tentative plat.
16. Extent of proposed final street improvement should accompany plat.

Section 2. The City Planning Commission in approving or disapproving an application for the filing of subdivision plats shall be governed as nearly as practicable by the following policies:

- A. Width of arterial streets shall be a minimum of sixty-~~two~~ (60) feet.
- B. Local streets "residential" shall have a minimum width of fifty (50) feet.

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- C. Cul-De-Sac (Dead End Streets) more than 900 feet long will not be permitted. If in the opinion of the Commission, it is impractical to extend a Dead End Street, the Commission may require a circular end on said street with a minimum outside radius of forty (40) feet.
- D. All street intersections should be as near 90° as practical. Short jogs less than 100 ft. center to center, in cross streets will not be permitted, except under extreme circumstances.
- E. Grades shall not exceed 10%, except by the approval of the Planning Commission.
- F. Curves on Main Arterial Streets shall have a minimum radius of 300 ft. on centerline and on Residential Streets a minimum of 100 ft. on centerline.
- G. Blocks shall not exceed 900 feet in length unless the terrain is such that cross streets are impractical.
- H. Lot Sizes - The minimum area of any lot shall be not less than 6000 sq. ft. In no case shall the width of corner lots at the minimum building set back line be less than 65 feet and interior lots 60 feet. It should be remembered that these are minimum dimensions and wider lots are desirable.
- I. Lot side lines shall, as nearly as practical, run at right angles to the street or face of the lot.
- J. The City Planning Commission may make reasonable deviations to any of the requirements enumerated above, upon a good and sufficient showing by the subdivider, and if in the opinion of the Commission such deviation is in the best interest of the public generally.
- K. Conditional approval or disapproval of any preliminary plat shall be by a majority vote of the members present and voting on any such matter. However, no indication of conditional approval shall be placed on any preliminary plan. Conditional approval of the preliminary plan shall be null and void if the final plan is not submitted to the Planning Commission within one year after approval of said preliminary plan.
- L. The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time, provided, however, that such portion conform to all requirements herein set forth.
- M. Approval of the final plan shall be indicated by the signature of the Presiding Officer of the City Planning Commission on the original and tracing of the final plat showing date of approval.
- N. Any final plat must conform in all respects to the laws of Oregon governing such matter.
- O. Any final plat not duly recorded in compliance with law within one year, after approval and endorsement thereon, of the City Planning Commission must again be referred to the Commission for approval.

Section 3. That all other ordinances and parts of ordinances in conflict herewith, be, and the same hereby are, repealed.

Section 4. Whereas, no City Ordinance is now of record providing for adequate control of proposed housing development within the City of Sherwood, an emergency is hereby declared to exist and it is declared to be for the immediate preservation of the peace, health and safety of the City of Sherwood that this ordinance take effect immediately upon its passage by the Council and approval by the Mayor.

Passed by the Common Council this 18th day of August, 1961.
Approved by the Mayor this 18 day of August, 1961.

Attest:

A. J. Albert
City Recorder

Stanley Steaton
Mayor of Sherwood, Oregon