

City of Roseburg

FILED

Date: 6-30-2004 By: JC

This survey consists of:

Map: 2004-0042

Reference: 65/51-2A2B

Corner Rpt: _____

June 30, 2004

DOUGLAS COUNTY
SURVEYOR

REVISED LETTER

Douglas County Planning Dept
Louise Nicholls
Room 106, Justice Building
Douglas County Courthouse
Roseburg, OR 97470

RE: File # 04-074, Melvin Smith, revised letter

Dear Louise:

As part of the City's review of this land use application, the following comments were stated. "City of Roseburg Rules and Regulations require that the distribution main be installed in the right-of-way fronting the property. The only exception to the rule will be that water service can be made available through an easement, provided: a) that the easement is no longer than 200 feet long; b) only one home on the premises is served by the easement; c) easement is the only feasible present or future access to the building lot."

The proposed partition will require a water service line to cross more than one lot through the access easement and creates a non-conforming lot with property that has existing water service. Based on the City Municipal Code, the water service through an easement can only cross one property and the proposed partition creates an easement to cross two properties, with the easement as the only access to the property.

After consideration, the City of Roseburg will be able to provide water to the newly created Parcel 1 and maintain the existing water service for Parcel 2 provided that one of the following conditions is met:.

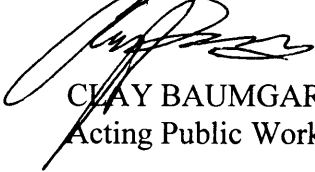
- a) the following statement to be included on the plat -- "the owner understands and agrees that if parcel 2 is ever partitioned, water will not be provided until such time as the land located to the north of parcel 1 (being described in instrument number 94-24285 of the Douglas County deed records) is brought into conformance with City of Roseburg water rules and regulations specified in a letter from the City of Roseburg (as recorded in instrument number _____ of the Douglas County deed records)." (We would suggest the applicant's engineer review the legal description for the existing parcel. Once this statement has been included on the plat, please provide a copy of the partition to this office.); or,

C.S. File No 65/51-2A

- b) modify the property lines of the proposed partition so that all lots (Parcel 1, Parcel 2 and the existing northwest parcel) are configured to comply with Roseburg's Water Rules and Regulations ; or
- c) install an engineered and approved 6" water main extension from the property line on Page Road to within 200' of the northwest lot and provide a 15' water easement on center to bring all lots into conformance with Roseburg Water Rules and Regulations.

If you have any questions, please contact our office at 672-7701, ext. 236.

Sincerely,



CLAY BAUMGARTNER
Acting Public Works Director

cc: Jim Smith, 756 Cattle Dr
ie Engineering
City of Roseburg Planning Dept