

Narrative for Lot 23 at The Seven Acres Estates

Canby Development would like to partition tax lot 31E21DA00101 to make a 10,000 sf buildable lot (Parcel 1) and take the remainder of that tax lot which is approximately 5,550 sf and dedicate it as green space to the 7 acres HOA (Parcel 2) as depicted in the attached site plan. this was originally made a tract because the city believed The Seven Acres states would need a water quality facility to deal with the storm water. This changed during the design process and we were able to connect to the city's existing storm system, but by that point it was too late to change the approval for 22 lots to 23. this lot would meets the requirements for a R-1 dwelling. it already has all the necessary services installed to with the required jurisdictional inspections.