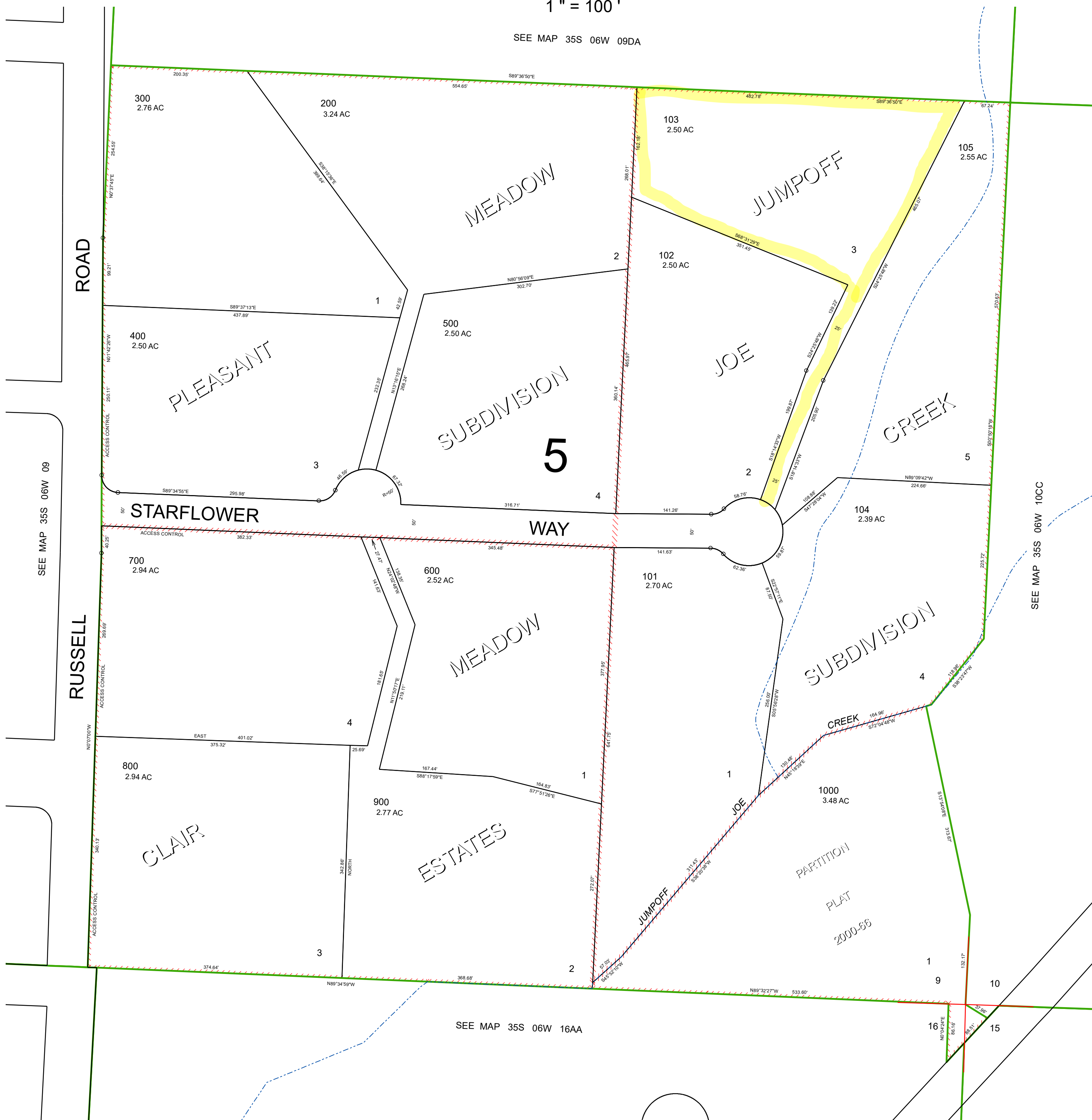


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

S.E.1/4 S.E.1/4 SEC.9 T.35S. R.6W. W.M.
JOSEPHINE COUNTY
1" = 100'

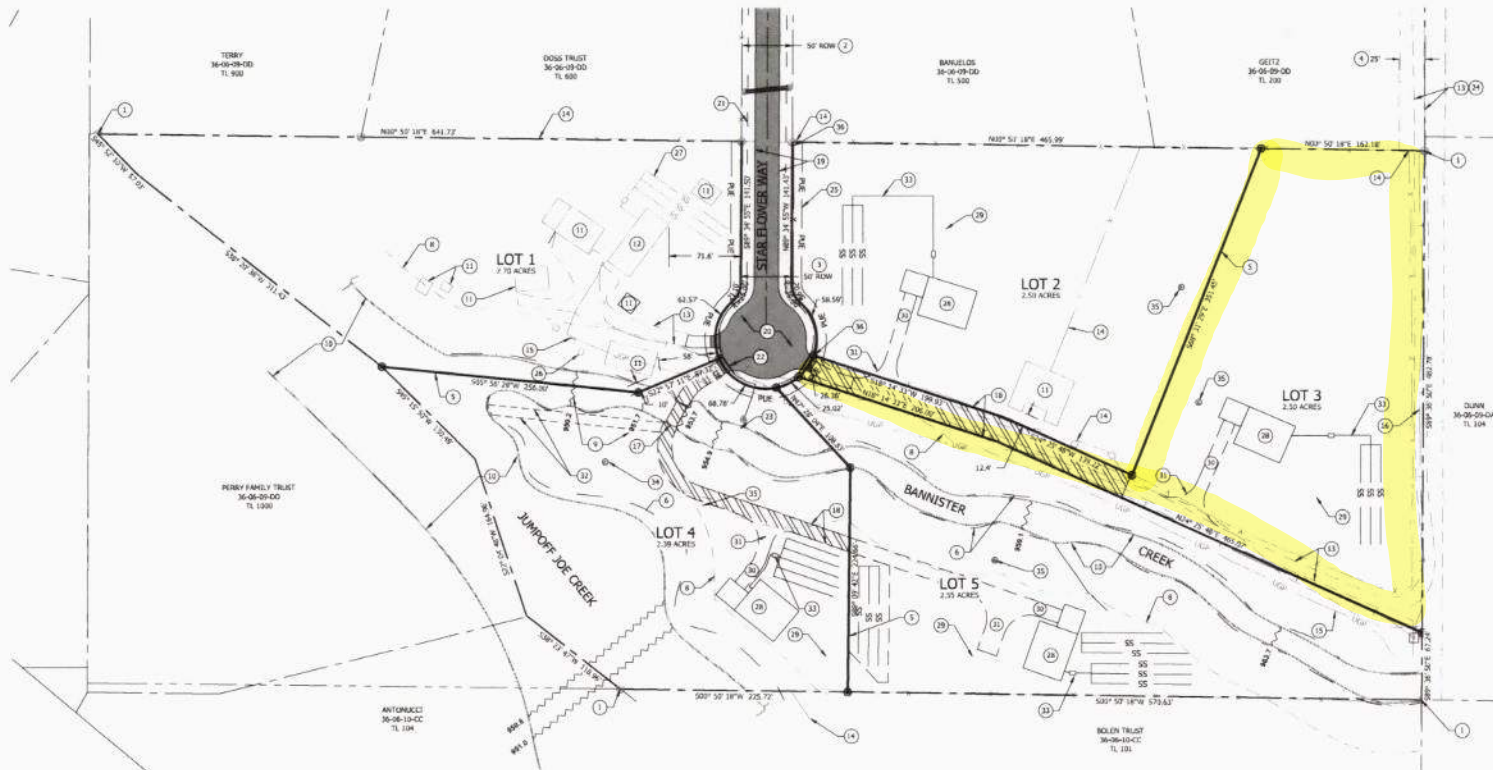
35 06 09DD

CANCELLED:
1100
100



35 06 09DD

LOT 3



KEYED NOTES. (2)

1. EXISTING PROPERTY LINE (TYPICAL)
2. EXISTING STREET PLUG (WIDTH AS NOTED). STREET PLUG TO BE ABANDONED AND CONVERTED TO PUBLIC ROW PER COUNTY STANDARDS.
3. PROPOSED PUBLIC RIGHT-OF-WAY DEDICATION (WIDTH AS NOTED)
4. EXISTING 25' WIDE INGRESS/EGRESS EASEMENT
5. PROPOSED PROPERTY ROW LINE (TYPICAL)
6. TOP OF EXISTING CREEK BANK (TYPICAL)
7. NOT USED
8. EXISTING 50' RIPARIAN SETBACK (CONSERVATIVE AS MEASURED FROM 100-YEAR BASE FLOOD ELEVATION)
9. CALCULATED/MAPPED 100-YEAR BASE FLOOD ELEVATION (TYPICAL)
10. CALCULATED/MAPPED 100-YEAR BASE FLOOD LIMITS (CONTAINED ENTIRELY IN CREEK BANKS)
11. EXISTING ACCESSORY STRUCTURE TO REMAIN
12. EXISTING SINGLE FAMILY HOME TO REMAIN
13. EXISTING GRAVEL DRIVEWAY TO REMAIN
14. EXISTING FENCING (TYPICAL)

15. EXISTING UNDERGROUND ELECTRICAL LINES/STRUCTURES BY OTHERS (TYPICAL)
16. EXISTING UNDERGROUND PHONE LINES (TYPICAL)
17. EXISTING STEELWOOD PRIVATE BRIDGE TO BE USED AND RETROFITTED FOR DRIVEWAY ACCESS TO LOTS 4 & 5. EXISTING ABUTMENTS TO BE USED TO AVOID ALL IMPACTS TO THE EXISTING CREEK/RIELAND AREA.
18. PROPOSED SHARED ACCESS EASEMENT
19. PROPOSED STREET EXTENSION BUILT TO LIMITED RESIDENTIAL ROADWAY SECTION
20. PROPOSED COUNTY STANDARD CUA OR SAC TURNAROUND
21. EXISTING/PROPOSED DITCH ALIGNMENT (TYPICAL)
22. PROPOSED DRIVEWAY CULVERT (TYPICAL)
23. APPROXIMATE LOCATION DITCH OUTFALL TO BANNISTER CREEK
24. EXISTING GRAVEL DRIVEWAY TO BE USED AS EMERGENCY ACCESS TO RUSSELL ROAD (FOR LOT 3)
25. PROPOSED 10' PUBLIC UTILITY EASEMENT
26. APPROXIMATE LOCATION OF EXISTING WELL
27. APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM

28. PROPOSED HOME SITE (APPROXIMATE)
29. 50' PRIMARY FUEL BREAK AROUND PROPOSED HOME LOCATION (APPROXIMATE)
30. PROPOSED DRIVEWAY (APPROXIMATE)
31. PROPOSED EMERGENCY VEHICLE TURNAROUND (APPROXIMATE)
32. PROPOSED PEDESTRIAN ACCESS EASEMENT TO JUMPOFF JOE CREEK (FOR SUBDIVISION RESIDENTS - APPROXIMATE)
33. APPROXIMATE LOCATION OF PROPOSED STANDARD SEPTIC SYSTEM
34. APPROXIMATE LOCATION OF PROPOSED ALTERNATE SEPTIC SYSTEM (DUE TO STREAM SETBACKS)
35. APPROXIMATE LOCATION OF PROPOSED DOMESTIC WELL
36. INSTALL NEW FENCING WHERE SHOWN

AS-BUILT NOTE:

THIS DRAWING REPRESENTS THE AS-BUILT CONDITION OF THE PROJECT BASED ON INSPECTION RECORDS FROM THE GENERAL CONTRACTOR, AGENCY INSPECTION, AND PRELIMINARY SITE EVALUATIONS BY THE PROJECT ENGINEER. BASED ON THIS INFORMATION, IT APPEARS THE PROJECT HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE OF THE APPROVED PLANS WITH EXCEPTION TO THE AS-BUILT REVISIONS NOTED.



Project No: GP-214-17
 Drawn By: MFO
 Checked By: JFRG
 Issue Date: 7/1/20

AS-BUILT

JUMPOFF JOE CREEK SUBDIVISION

1951 RUSSELL ROAD, MERLIN, OREGON
 355-06W-09-DD TL100

Revisions	By	Description
1	DAVID R. GEC	UPDATE CITY STANDARDS
2	DAVID R. GEC	UPDATE CITY STANDARDS
3	DAVID R. GEC	UPDATE CITY STANDARDS
4	DAVID R. GEC	UPDATE CITY STANDARDS
5	DAVID R. GEC	UPDATE CITY STANDARDS
6	DAVID R. GEC	UPDATE CITY STANDARDS
7	DAVID R. GEC	UPDATE CITY STANDARDS
8	DAVID R. GEC	UPDATE CITY STANDARDS
9	DAVID R. GEC	UPDATE CITY STANDARDS
10	DAVID R. GEC	UPDATE CITY STANDARDS

Overall
 SUBDIVISION PLAN

Sheet No:
C1.1



Residential Septic Site Evaluation Approval

248-18-000919-EVAL

DEQ Medford Office
221 Stewart Avenue
Suite 201
Medford, OR 97501
541-776-6010
OnsiteMedford@deq.state.or.us
Website: oregon.gov/deq

Date issued: 02/07/2019
Application status: Site Evaluation Approved
Work description: SITE EVALUATION

Applicant: HADDAD, SHEILA
Address: PO BOX 5744
GRANTS PASS OR 97527
Phone: 5416605848
Email: SHADDAD645@MSN.COM

Owner: HADDAD, HAITHAM & **Property address:** 1951 Russell Rd, Merlin, OR 97526
Parcel: 350609DD00100 - Primary **Township:** 35S **Range:** 6W **Section:** 9

Lot size: N/A **Water supply:** Well
Zoning: N/A **City/County/UGB:** N/A
County: Josephine
Directions to Property: HUGO EXIT LEFT, RIGHT ON RUSSELL RD., GO DOWN LONG GRAVEL DRIVEWAY PAST GATE, CONTINUE DOWN TO PROPERTY.

Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

System Specifications

System type:
System distribution type:
Distribution method:

Trench Specifications

Trench linear feet:
Max depth:
Min depth:

Special Requirements

Drainfield type:
Drainfield sizing:

Initial System

Standard
Equal
Equal

Initial System

225 linear ft.
30 in.
18 in.

Initial System

Standard
75 linear ft/150 gal.

Replacement Area

Standard
Equal
Equal

Replacement Area

225 linear ft.
30 in.
18 in.

Replacement Area

N/A
N/A

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date issued: 02/07/2019**Application status:** Site Evaluation Approved**Work description:** SITE EVALUATION

THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

David Hurley

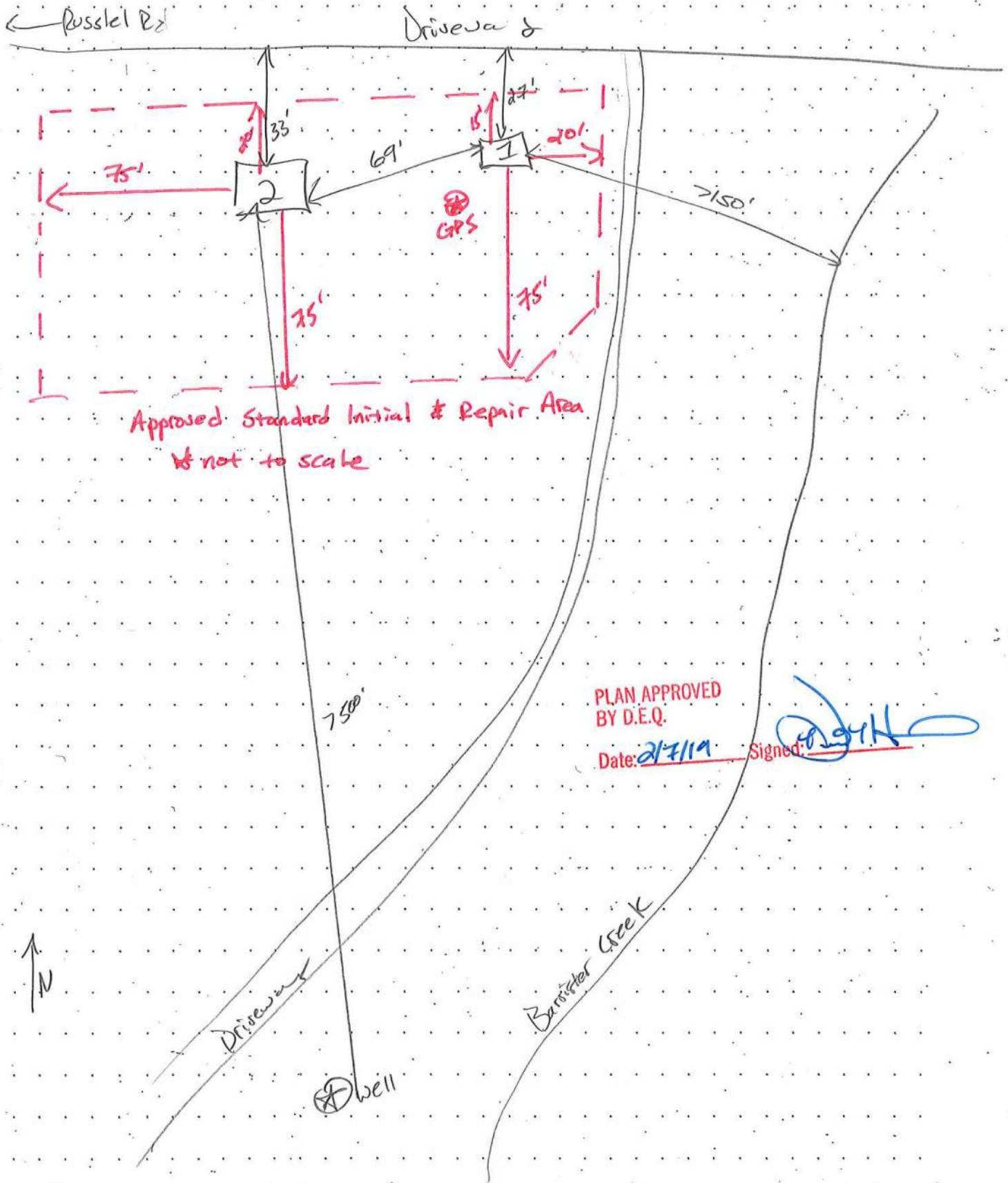
Onsite Wastewater Specialist

2/7/19

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

SITE PLAN



FIELD WORKSHEET

Name: Sheila Haddad

Application No.: 218-18-000711 - EVAL

Date: 1/28/19

RE: SITE EVALUATION REPORT for Parcel #: 35-06-07-44 TL 100

Commercial Facility: ☐ Yes ☐ No Parcel Size: _____

APPROVED SYSTEM SPECIFICATIONS

Design flow: 450 gpd Max Number of bedrooms: 4 Max Number of Employees: _____

Initial System	Replacement System
☒ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☐ Conventional Sand Filter/ATT ☐ Other _____	☒ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☐ Conventional Sand Filter/ATT ☐ Other _____
Tank: ☒ 1,000 gal. ☐ 1,500 gal. ☐ 2 compartment ☐ Other ☐ effluent pump required ☐ effluent filter required	Tank: ☒ 1,000 gal. ☐ 1,500 gal. ☐ 2 compartment ☐ Other ☐ effluent pump required ☐ effluent filter required
Distribution Method: ☒ Equal ☐ Serial ☐ Pressurized	Distribution Method: ☒ Equal ☐ Serial ☐ Pressurized
Absorption facility: <u>225</u> total linear feet <u>75</u> linear feet per 150 gallons projected daily sewage flow <u>30</u> " Max Depth <u>18</u> " Min Depth	Absorption facility: <u>225</u> total linear feet <u>75</u> linear feet per 150 gallons projected daily sewage flow <u>30</u> " Max Depth <u>18</u> " Min Depth

Additional Conditions of Approval

1. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
2. Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
3. The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building down spouts.
4. This approval is given on the basis that the parcel described above will not be further partitioned or subdivided.
5. Placement of a well within 100 feet of the approved areas may invalidate this approval.

- ☐ A curtain drain is required, a minimum of _____ feet above the highest disposal trench.
- ☐ The curtain drain must be a minimum of _____ inches deep, and installed in accordance with OAR 340-071-0220 (12).
- ☐ Rake trench sidewalls.
- ☐ The system must be installed during dry soil conditions only.
- ☐ System must be installed between June 1 and October 1, unless otherwise approved by DEQ.

340-071-0220

Application No.: _____

TD = 66"

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit 1	0-13	SCL	10YR 3/3, WSBK, 3rd, 1 ft roots, 5% cobbles
	13-32	SCL	10YR 3/4, WSBK, 2 ft roots, 7% cobbles
	32-66	SC	10YR 3/6, WSBK, 1 ft roots, 20% cobbles
Test Pit 2			Similar to TP #1
			TD = 62"
			increased cobbles to 35% @ 33"
Test Pit 3			
Test Pit 4			
Test Pit 5			
Test Pit 6			

Landscape Notes: horse pasture

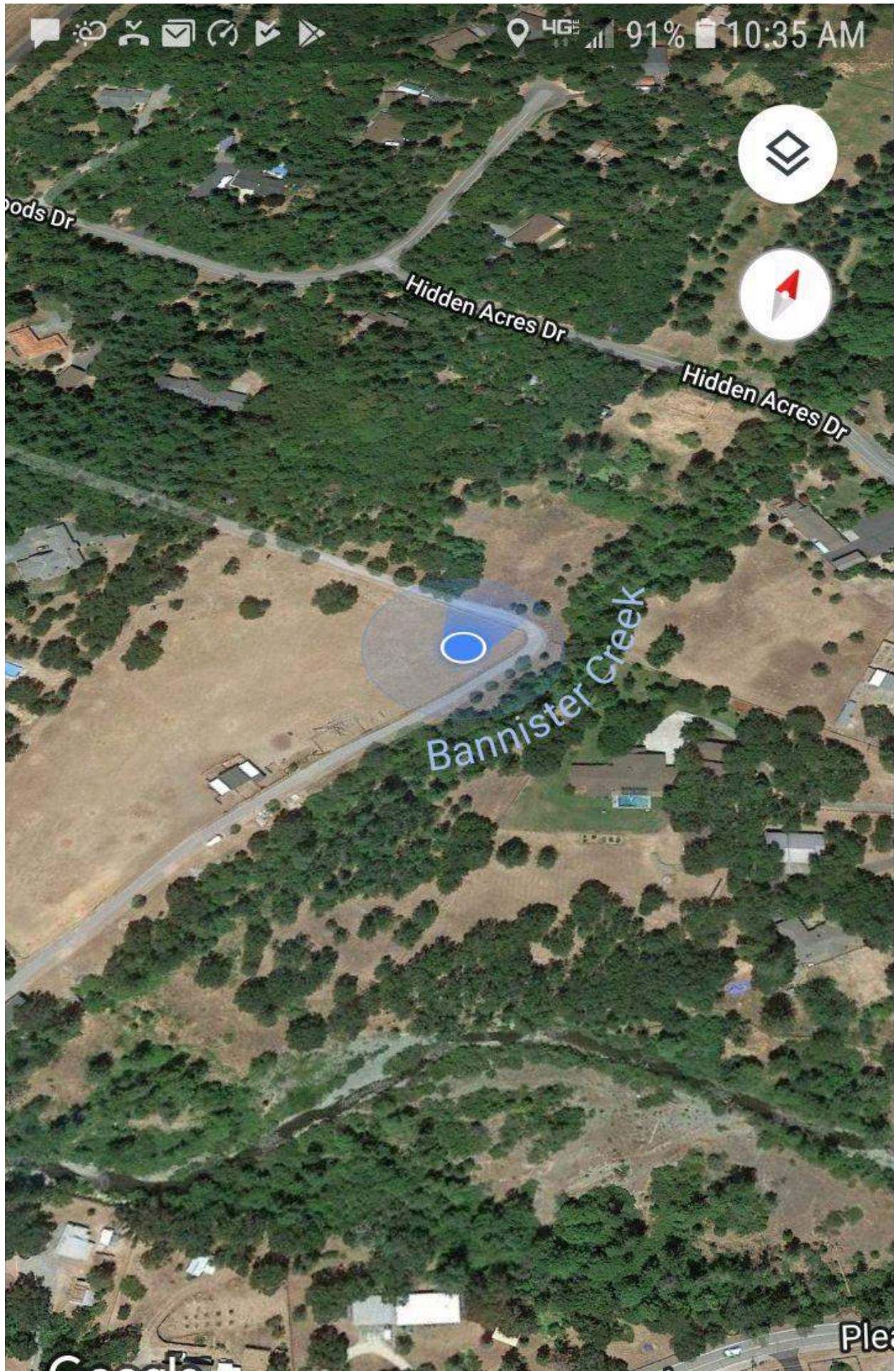
Slope: 0-1 Aspect: _____ Groundwater Type: ☐ Permanent ☐ Temporary

Other Site Notes: possible temp H₂O @ 56" 75% - could be old irrigation

Application No.: _____









State of Oregon
Department of
Environmental
Quality

Application for Onsite Sewage Treatment System

Department of Environmental Quality

221 Stewart Ave., Ste. 201
Medford, OR 97501

Phone: (541) 776-6214
FAX: (541) 776-6262

Requirements:
Plot plan ☐
Vicinity & TL map ☐
Test pits -- 5 feet deep ☐
Zoning clearance ☐
Included:
Plot Plan ☐
Vicinity TL map ☐
Test pits -- 5 feet deep ☐
Zoning clearance ☐

For DEQ Use Only:
Date Received 12-13-2018
Fee Paid \$800.00
Receipt Number _____
Application Number _____
Date of 1st Response _____
Date of 2nd Response _____
Date of Final Response _____
Date of Completion _____
Scanned _____ Data Entry _____

A. Property Owner Information

Name Sheila Haddad Mailing Address (Street or PO Box, City, State, Zip Code) PO Box 5744 • Grants Pass, OR 97527 Phone Number 541-660-5848

B. Legal Property Description

Township 35S Range 06 Section 09-00 Tax Lot 100 Tax Account Number _____ Acreage or Lot Size _____
County Josephine Subdivision Name Bannister Creek Estates Lot _____ Block _____

Property Address: 1951 Russell Rd Grants Pass, OR 97526
Address City State Zip Code

Directions to Property: Hugo Exit (D), (E) on Russell. Go down long gravel driveway past gate continue down to property

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:
☐ Single Family Residence
Number of Bedrooms _____
☐ Other _____

Proposed Facility:
☒ Single Family Residence
Number of Bedrooms 4
☐ Other _____

Water Supply:
☐ Public _____
Name _____
☒ Private Shared well
Well, Spring, Shared

D. Type of Application

☒ Site Evaluation
☐ Construction Permit
☐ Repair Permit
☐ Major ☐ Minor
☐ Alteration Permit
☐ Major ☐ Minor

☐ Renewal Permit
☐ Existing System Evaluation
☐ Permit Transfer
☐ Permit Reinstatement

☐ Authorization Notice for:
☐ Connecting to an Existing System Not in Use
☐ Replacing a Mobile Home or House with Another Mobile Home or House
☐ The Addition of One or More Bedrooms
☐ Personal Hardship
☐ Temporary Housing
☐ Other - Please Specify _____

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature Sheila Haddad

Date 12/13/18

Applicant's Name - Please Print Legibly Sheila Haddad

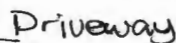
Applicant's Phone Number 541-660-5848

Applicant's E-mail Address shaddad645@msn.com

Applicant's Mailing Address PO Box 5744 • Grants Pass, OR 97527

Applicant is the ☒ Owner ☐ Authorized Representative ☐ Licensed Septic Installer
☐ Authorization Attached

Installer's Name _____



SEP MAP 35 6 9 DA

Proposed
new home
driveway

Test holes

351 ✓

Barzbecc

$\angle COG = 70^\circ$

CAMC

SEE MAP 35 6 10 CC

to 35-6-10.

35 €

TAX LOT MAP PROVIDED BY
THE OREGON MAP (ORMAP.net)
N.T.S.



THE GALLI GROUP
GEOTECHNICAL CONSULTING
612 NW 3rd Street
Grants Pass, OR 97526

TAX LOT MAP

**BANNISTER CREEK ESTATES
MERLIN, OREGON**

DATE: DECEMBER 2018

JOB NO: 02-5563-01

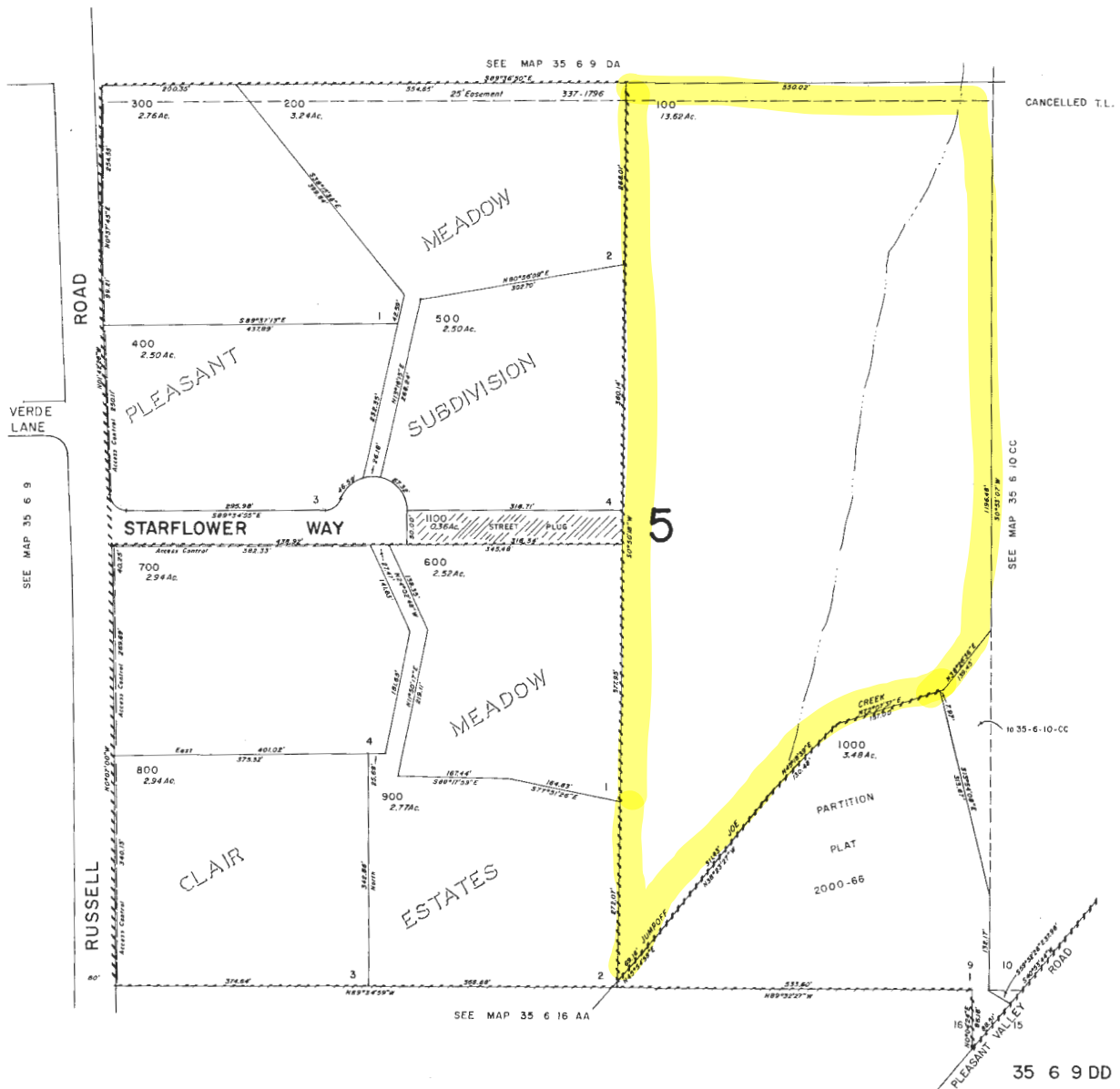
REV: 12/3/2018 12:57 PM

PREPARED BY: MG3

5563 Russell Rd Barrister Crk Estates F5 - 02 - Tax Lot Map.dwg

FIGURE:

2





Josephine County, Oregon

PLANNING

700 NW Dimmick Street, Suite C
Grants Pass, OR 97526
(541) 474-5421 / FAX (541) 474-5422
E-mail – planning@co.josephine.or.us

September 9, 2016

Three Rivers Housing, LLC
Attn: Haitham Haddad
PO Box 5744
Grants Pass, OR 97527

Re: Pre-Application Review - Bannister Creek Estates Subdivision
Legal: 35-06-09-DD, Tax Lot 100
Situs: 1951 Russell Road

Mr. Haddad,

You have requested a pre-application review for a subdivision on the above described property. The purpose of this pre-application review is to identify the beginning requirements or recommendations regarding this proposal. It is important to keep in mind that this review is limited in scope and should not be considered final. Full application review will include notice to neighbors and other agencies which may reveal new or different information that can alter final requirements or recommendations. Pre-application review should not be used solely to support the sale or purchase of property or other kinds of investment, and it does not authorize site improvements. Final approval by the issuance of a Development Permit is required before any development is authorized.

PROPERTY INFORMATION

Tax Lot 100 is 13.62 acres in size, zoned Rural Residential (RR-2.5), and is developed with a single family home and several outbuildings. The property is owned by Haitham & Sheila Haddad at PO Box 5744, Grants Pass, OR 97527.

PROPOSAL

Per the tentative plan map, you proposed to divide TL 100 into five (5) new lots. In addition, you propose to extend Starflower Way (owner maintained road) to serve as access to the new lots.

ORDINANCE REVIEW

The request must meet the review standards and criteria listed under Chapter 5, Section 50.050 of the *Josephine County Rural Land Development Code (RLDC)*. A subdivision is reviewed and approved under Article 51 of the *RLDC*. These sections can be viewed on our website at <http://www.co.josephine.or.us/Code.asp>.

The following is a discussion of the application, along with initial requirements and recommendations regarding your proposal:

1. Section 51.020 - Review Authority: Staff has determined this subdivision application must be reviewed by the Josephine County Planning Commission. This decision is based on Section 51.020.A.1.e, in that more than 50% of the lots (i.e. 3 or more lots) to be created in the subdivision will have building sites located within a flood hazard area. Staff finds 58% (~8 acres) of tax lot 100 is located in a flood hazard area consisting of floodway, floodway fringe, and the approximate floodplain per FEMA flood maps (Panel #41033C0291E; eff. 12/3/2009).
2. Section 50.050.B.3 - Carrying Capacity: The application must demonstrate the property has adequate carrying capacity as defined in Article 11.030 of the *RLDC*. Carrying capacity is the ability of the land to support the development in regards to adequate water quantity and quality, suitable sewage disposal, soil conditions, terrain (slopes), and presence or absence of fire, flood and erosion hazards.
 - a. Water: Evidence must be provided that shows the property has adequate on-site ground water supplies to support the proposed density of the development. This evidence must relate to existing wells or other approved water source on the property by showing adequate flows of potable water. Section 84.050.B.3 of the *RLDC*, regarding water standards, is used as a guideline for setting minimum flows of water needed to support new residential development. This section identifies two measurements: (1) a shared water source for one or more lots or parcels with a flow of 5 gallons per minute per proposed dwelling unit, or (2) water sources for each individual lot or parcel with flows of 3 gallons per minute for a period of four hours. Copies of professional tests for the on-site water source, along with a water quality test, can be used as evidence. Well log data on surrounding properties may also be used to supplement on-site evidence. Well log information is available from the Oregon Water Resources Department at 541-471-2886.
 - c. Septic: Section 50.060.U.5 of the *RLDC* requires either a statement from a soil scientist demonstrating the suitability of the soils, or septic site evaluations for a minimum of 25% of the lots, or 2 lots, whichever is greater, or copies of any existing septic system permits and subsequent repair records, if any exist. Due to septic limitations of the soils, we will recommend a condition of approval that requires approved septic site evaluations for all lots prior to Final Plat approval. All septic drain fields must be located within the confines of the property lines of each parcel for designated building sites.

- d. Wildfire: Subdivision developers are required to submit wildfire mitigation plans that assure the safety of the whole development and that assures individual lots or parcels within the land division are able to comply with the provisions of Article 76 - *Wildfire and Emergency Safety Standards RLDC*. The application materials will need to include proposed home site locations, fuel breaks, and driveway feasibility plans that meet fire safety standards.
 - e. Access Standards: The application is subject to Article 81 – Access Standards. Every lot created by a new land division shall abut a maintained county road or street for at least 25 feet. *NOTE: Please see Public Works comments attached to this letter.*
 - f. Flood: As mentioned earlier, the property contains three different flood zones: (1) floodway; (2) floodway fringe; and (3) approximate floodplain. Depending on the location of structures, the applicant is required to comply with Article 69.1 – Flood Hazard Overlay.
3. Section 61.060 - Property Development Standards: All lots must meet the minimum acreage size of 2.50 acres and have an average lot width of 250 feet. All new and existing structures must meet setbacks from proposed property lines (30 feet from front, 10 feet from sides, and 25 feet from the rear). No development, to include vegetation removal, shall occur within 50 feet of the ordinary high water line of Bannister Creek and Jump Off Joe Creek. Any existing structures not in compliance with setback requirements from property lines or riparian areas must be removed or relocated with proper permits.

AGENCY REVIEW/COMMENTS

Staff sent notice of this subdivision application to the following agencies: County Public Works, County Building Safety, DEQ, State Fire Marshal, Oregon Water Resources, Rural Metro Fire, County Fire, Oregon Fish & Wildlife, Department of State Lands, County Surveyor, County Airports. We received comments from the following:

1. Josephine County Public Works:

NOTE: See attached comments from Public Works dated August 25, 2016.

For more information, please contact Eric Heesacker, Transportation Planner at 541-474-5460.

2. Oregon Water Resources Department (OWRD):

With each lot having its own well; the landowner can irrigate up to ½ acre of lawn or non-commercial garden per lot.

For more information, please contact Kathy Smith, Watermaster at 541-479-2401.

3. Oregon Department of Fish and Wildlife (ODFW):

Please make sure the applicant is aware of and complies with the riparian setback requirements for Bannister Creek and Jump Off Joe Creek. The applicant proposes to construct a roadway to access two of the proposed lots that would pass through the riparian setback area and cross Bannister Creek. We request that a Riparian Landscape Plan be submitted for this. Modifying the existing bridge would likely trigger the need to review the bridge for compliance with fish passage requirements and to bring the bridge into compliance with those standard if it does not currently meet them.

The subdivision should not be approved if the applicant cannot demonstrate that they can provide water to each of the lots. The Oregon Department of Fish and Wildlife will not support obtaining water for domestic use from either of the streams.

For more information, please contact David Haight, Fisheries Biologist at 541-826-8774, ext. 224.

4. Oregon Department of State Lands (DSL):

NOTE: Please see the attached comments from DSL dated September 1, 2016.

For more information, please contact Lauren Brown, Jurisdictional Coordinator at 503-986-5218.

TO PROCEED

To ensure a complete application, we recommend you assemble and identify your materials as outlined in Section 50.050 - *Tentative Plan Review Standards & Criteria* and Section 50.060 - *Tentative Plan Map Requirements*. In order to proceed with your request, you will need to submit the following items:

- a. Adequate information and evidence demonstrating how the proposal meets the carrying capacity requirements referred to above (i.e. septic site evaluations for at least 3 lots; on-site well reports; home sites/driveways with fire safety requirements; flood study and access requirements per Public Works; etc.).
- b. A revised tentative plan map consistent with the requirements of Section 50.060 *RLDC* and based on comments received from Public Works. Tentative Plan Map shall indicate distance from all structures to existing/proposed property lines and riparian areas.
- c. Submit statement from the owner (Haddad) indicating that all known environmental hazards, such as unstable or erosive soils, flood water inundation, fire hazard, pollution, contamination, or other similar hazards have been disclosed on the tentative plan. (Section 50.060.Z, *RLDC*)
- d. The subdivision application fee in the amount of \$3,250. If the tentative plan is approved by the review body, a Final Plat (\$600) and survey will be required.

- e. The Public Works' subdivision application review fee of \$150.00.

Additional copies of all materials will be required for the Planning Commission; however, to accommodate the costs of such extensive copies, the Planning office will inform you of the required amount of copies once the application is deemed complete.

PRE-APPLICATION TIMELINE

Per Board Order #2009-008, this pre-application response is valid for one year from the date of this letter. After one year the pre-application response shall expire and a new pre-application review and fee shall be required.

Please do not hesitate to contact me directly should you have any questions regarding this application.

Sincerely,



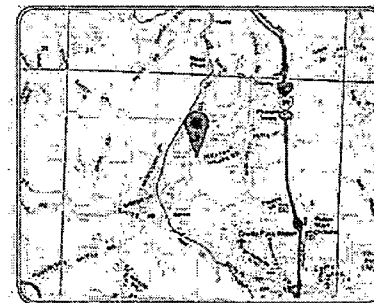
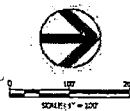
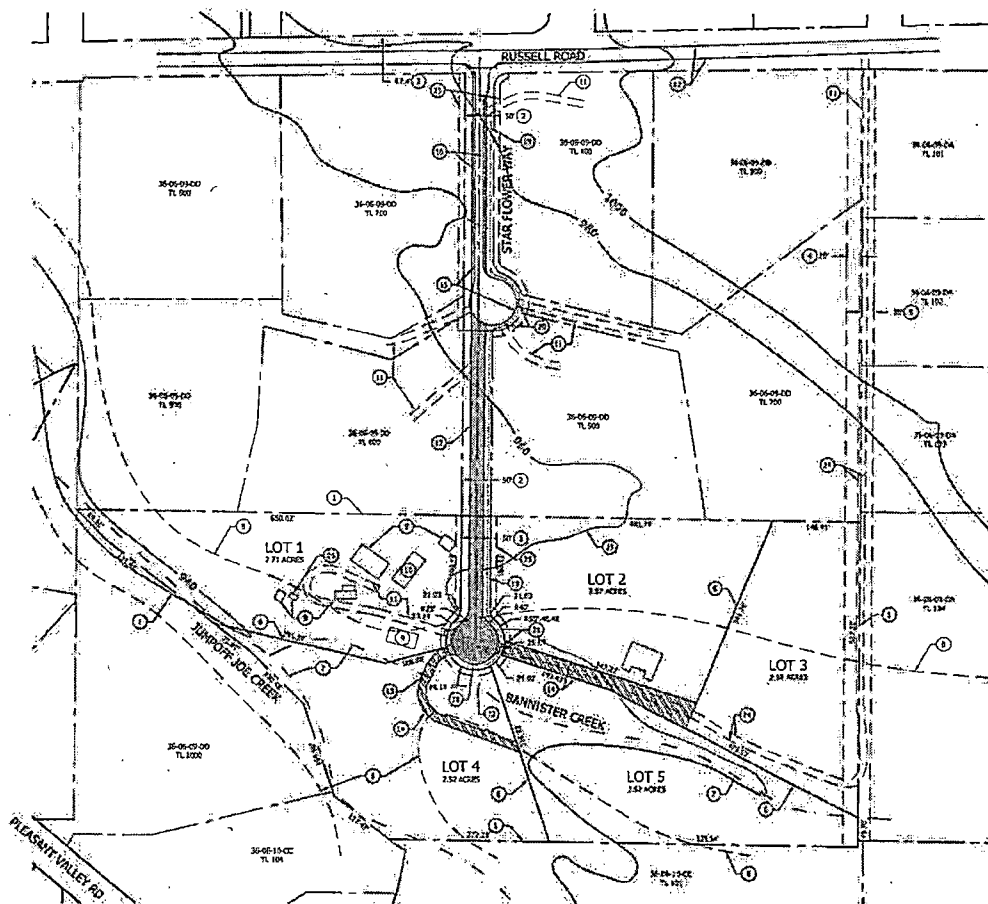
James Black, Planner III

Ext. #5418

E-mail: jblack@co.josephine.or.us

Attachments: Public Works comments dated 8/25/2016
DSL comments dated 9/1/2016

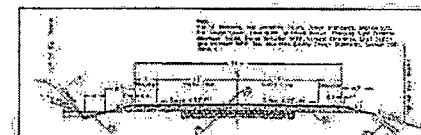
E-copy: Eric Heesacker, Public Works
David Haight, ODFW
Kathy Smith, OWRD
Mike Shaw, Deputy State Fire Marshal
Terri Easter, DEQ
Peter Allen, County Surveyor
Larry Graves, Airport Manager
Mark Stevenson, Building Safety
Mark Shay, Rural Metro
Dan Trader, County Fire
Lauren Brown, DSL
Justin Gerlitz, Gerlitz Engineering Consultants



1 PROJECT LOCATION
C1.0 SCALE: 1" = 1 MI

SITE INFORMATION:

PROJECT ADDRESS: 1951 RUSSELL ROAD, MERLIN, OREGON
TAX MAP: 355-05-00-00 / TL 100
PROPERTY OWNER: MATTHEW & DERRA HENDON
 PO BOX 5744
 GRANTS PASS, OR 97627
DEVELOPER/ARCHITECT: WHITE KNOTS HOLDINGS, LLC
 PO BOX 5744
 GRANTS PASS, OR 97627
FLOOD PLAIN/FLOODWAY: FLOOD PLAIN - ZONE AE (UNPROTECTED COASTS), ZONE A (BANNISTER CREEK). APPROXIMATE FLOOD LOCATIONS SHOWN FOR FEMA MAP #4-10020, PANEL G21E
ZONE: RESIDENTIAL (R-2.5)
LOT SIZE: 13.71 ACRES
ALLOWED DENSITY: 5.15 DWELLING UNITS (NOT DEDUCTING ROADS) - 2.5 ACRES PER UNIT
SPECIAL PLANNING DISTRICT: AIRPORT OVERLAY
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: 5 LOT SINGLE FAMILY RESIDENTIAL
UTILITY SERVICES:
 - WATER: DOMESTIC WATER
 - SEWER: DOMESTIC SEPTIC SYSTEM (EXISTING SEPTIC SYSTEM PRESENT, BUT LOCATION UNKNOWN)
 - ELECTRIC: POWER LINES WITHIN A QUARTER MILE OF BANNISTER CREEK (POWER LINES TO BE DETERMINED)
SOIL TYPE: FINE SAND GRAVELLY LOESS (MILL DRUMS)
LIGHTING PLAN: STREET LIGHT AT NEW CORNER ON S4C CORNER
EROSION CONTROL PLAN: THE CONSTRUCTION IMPACTS ON THE SURROUNDING AREA WILL BE MITIGATED THROUGH THE USE OF PROPER EROSION CONTROL MEASURES. THIS INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION ENTRANCES, SEDIMENT FENCE, DAILY PROTECTIVE, CONCRETE WASH OUT AREA, ETC. EROSION CONTROL PLAN TO BE PROVIDED WITH THE CONSTRUCTION DRAWINGS.



NOTES:
 1. 12' wide 12' deep 12' high concrete curb
 2. 12' wide 12' deep 12' high concrete curb
 3. 12' wide 12' deep 12' high concrete curb
 4. 12' wide 12' deep 12' high concrete curb
 5. 12' wide 12' deep 12' high concrete curb
 6. 12' wide 12' deep 12' high concrete curb
 7. 12' wide 12' deep 12' high concrete curb
 8. 12' wide 12' deep 12' high concrete curb
 9. 12' wide 12' deep 12' high concrete curb
 10. 12' wide 12' deep 12' high concrete curb

JACKSON COUNTY		TYPICAL SECTION	
DATE	DESCRIPTION	DATE	DESCRIPTION
10/1/2011	1.0	10/1/2011	1.0

KEYED NOTES:

- (1) EXISTING PROPERTY LINE (TYPICAL)
- (2) EXISTING PUBLIC RIGHT-OF-WAY STREET PLUG (WIDTH AS NOTED)
- (3) PROPOSED PUBLIC RIGHT-OF-WAY DEEDICATION (WIDTH AS NOTED)
- (4) EXISTING 20' WIDE EASEMENT/ACCESS EASEMENT
- (5) EXISTING EASEMENT (UNKNOWN DESCRIPTION)
- (6) PROPOSED PROPERTY LINE (TYPICAL)
- (7) APPROXIMATE LOCATION OF EXISTING GUTTER FLOW LINE (TYPICAL)
- (8) APPROXIMATE LOCATION OF FEMA 100-YEAR FLOOD PLAIN/LIMITS (TYPICAL)
- (9) EXISTING ACCESSORY STRUCTURE TO HOME
- (10) EXISTING SINGLE FAMILY HOME TO REMAIN
- (11) EXISTING GRAVEL DRIVEWAY TO REMAIN
- (12) EXISTING ASPHALT ROADWAY (RUSSELL ROAD)
- (13) EXISTING STEEL WOOD BRIDGE TO BE USED AND REIMPROVED AS NEEDED FOR DRIVEWAY ACCESS TO LOTS 4 & 5
- (14) PROPOSED SHARED ACCESS EASEMENT
- (15) EXISTING RESTRICTED RESIDENTIAL ASPHALT ROADWAY (STARVATION WAY)
- (16) PROPOSED ROADWAY WIDENING TO LIMITED RESIDENTIAL ROADWAY SECTION
- (17) PROPOSED STREET EXTENSION (W/ 12' LIMITED RESIDENTIAL ROADWAY SECTION)
- (18) PROPOSED EASEMENT (UNKNOWN DESCRIPTION)
- (19) EXISTING PROPOSED RATIO ADJUSTMENT
- (20) EXISTING DRIVEWAY (UNKNOWN DESCRIPTION)

SURVEY NOTE:

NO FORMAL SURVEY HAS BEEN COMPLETED FOR THIS PROJECT AND ALL INFORMATION SHOWN FOR THE PROPERTY BOUNDARY AND SURFACE ELEVATIONS ARE APPROXIMATE BASED ON AVAILABLE AERIALS, AERIAL PHOTOGRAPHY, AND GPS INFORMATION. A FORMAL BOUNDARY SURVEY WILL BE COMPLETED PRIOR TO TENTATIVE PLAN SUBMITTAL.

GERLITZ
 Engineering Consultants
 1077 Williams Highway, Suite 201
 Grants Pass, Oregon 97627
 Office: 541-244-2117
 www.gerlitz-engineering.com



Project No: GR-105-18
 Drawing No: 105-18
 Checked By: JTH
 Issue Date: 10/1/2011
 Drawing Scale: 30% SD

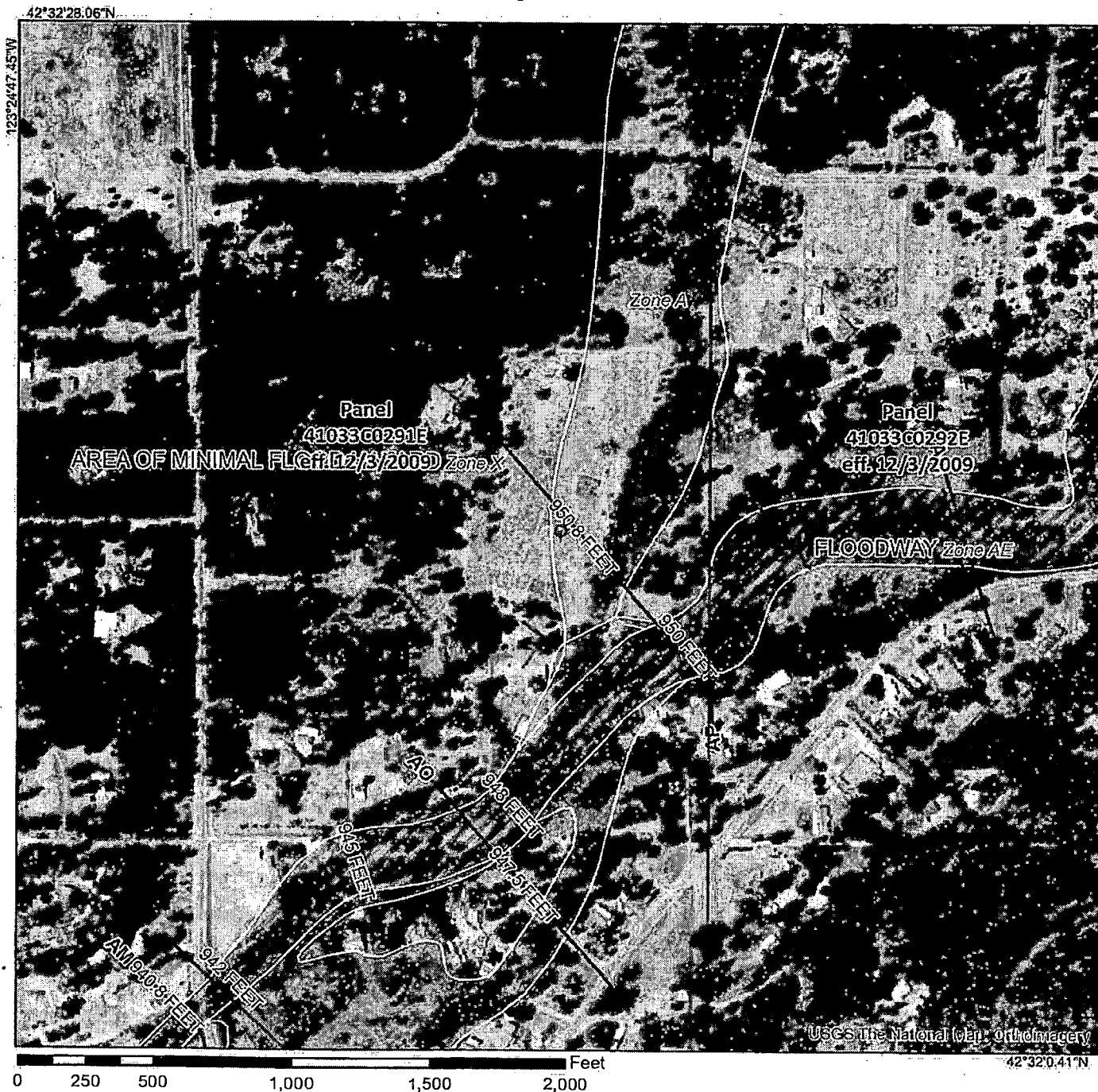
BANNISTER CREEK ESTATES

1951 RUSSELL ROAD, MERLIN, OREGON

DATE	DESCRIPTION
10/1/2011	1.0

PRE-APPLICATION TENTATIVE PLAN
C1.0

National Flood Hazard Layer FIRMette



Legend

— Cross-Sections

~ Base Flood Elevations

Flood Hazard Zones

■ 1% Annual Chance Flood

■ Regulatory Floodway

■ Special Floodway

■ Area of Undetermined Flood Hazard

■ 0.2% Annual Chance Flood

■ Future Conditions 1% Annual Chance Flood Hazard

■ Area with Reduced Risk Due to Levee

LOMRs

□ Effective

Map Panels

□ Digital Data

□ Unmodernized Maps

□ Unmapped

This map complies with FEMA's standards for the use of digital flood maps. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. The base map shown complies with FEMA's base map accuracy standards.

The NFHL is a living database, updated daily, and this map represents a snapshot of information at a specific time.

Flood risks are dynamic and can change frequently due to a variety of factors, including weather patterns, erosion, and new development. FEMA flood maps are continually updated through a variety of processes. Users should always verify through the Map Service Center (<http://msc.fema.gov>) or the Community Map Repository that they have the current effective information.

NFHL maps should not be created for unmapped or unmodernized areas.



FEMA

Date: 9/7/2016 Time: 2:00:22 PM



Josephine County, Oregon

Board of Commissioners: Simon Hare, Keith Heck, Cheryl Walker

RECEIVED

AUG 25 2016

Josephine County
Planning

PUBLIC WORKS

Robert Brandes, Director

201 River Heights Way, Grants Pass, OR 97527

(541) 474-5460 / FAX (541) 474-5475

TDD# (800) 735-2900

DATE: 08/25/16

TO: JAMES BLACK: PLANNING

FROM: ERIC HEESACKER: PUBLIC WORKS

RE: BANNISTER CREEK COMMENTS AND CONDITIONS: 35-06-09.DD/100

- 1) Prior to Tentative Plan approval, the Applicant shall prepare a detailed flood study including floodway delineation for the approximate A Zone of Bannister Creek and obtain a Let of Map Revision (LOMR) from FEMA [44.CFR 65.3. Applicant shall submit an encroachment certification ("no-rise") certifying no adverse impact to the SFHA. [44 CFR 60.3(d), 44 CFR 60.3(c)(10)].
- 2) Prior to Tentative Plan approval, the Applicant shall submit SFHA information including BFE data on the Tentative Plan for Bannister Creek and Jumpoff Joe Creek. [44 CFR 60.3(b)(3)]. All new road construction shall be elevated above the 100-year SFHA.
- 3) Prior to Tentative Plan approval, the applicant shall submit preliminary plans showing the approximate grades of all streets proposed and/or existing in the land division, and the approximate widths and locations of any proposed easements for cut fill slopes, drainage, and public utilities. [50.060.P]
- 4) Prior to Tentative Plan approval, the applicant shall submit typical cross sections at 50-foot intervals of proposed streets, showing the location of all proposed utility improvements within the street right of way and adjacent easements at a scale which will clearly show the details. [50.060.Q]
- 5) Prior to Tentative Plan approval, the Tentative Plan shall identify the classification of Starflower Way as Rural Residential. The submitted Tentative Plan indicates upgrading the classification of Starflower to Limited Residential. In areas where the topography is gently rising, less than 15% side slopes, the number of lots served shall be 10 or less for Limited Residential classification. The submitted Tentative Plan indicates Starflower Way providing direct access to greater than 10 lots. [11.030]
- 6) Prior to Tentative Plan approval, the applicant shall extend streets terminating with a street plug to the boundary of the subdivision where necessary to give access to a future, adjacent, land division. [81.080, 81.090]
- 7) The existing cul-de-sac on Starflower Way shall be physically removed prior to Final Plat. Re-surfacing the existing section of Starflower Way with asphalt concrete paving will be required prior to Final Plat. [81.130]

ROADS BRIDGES DRAINAGE ENGINEERING SOLID WASTE FLEET

"Josephine County is an Affirmative Action / Equal Opportunity Employer and complies with Section 504 of the Rehabilitation Act of 1973"



WETLAND LAND USE NOTIFICATION RESPONSE
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone (503) 986-5200
www.oregonstatelands.us

DSL File Number: WN2016-0365

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. James Black from county of Josephine submitted a WLUN pertaining to local case file #:35-06-09-DD, TL 100.

Activity location:

township: 35S range: 06W

section: 09

quarter-quarter section:

tax lot(s): 100

street address: 1951 Russell Rd

city:

county: Josephine

latitude: 42.537351

longitude: -123.407292

Mapped wetland/waterway features:

- ☒ The national wetlands inventory shows a waterway on the property.
- ☒ The property includes designated essential salmonid habitat.

Oregon Removal-Fill requirement (s):

- ☒ A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.
- ☒ A state permit is required for any amount of fill, removal, and/or other ground alteration in essential salmonid habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

Your activity:

- ☒ It appears that the proposed project impacts essential salmonid habitat and therefore may require a permit.
- ☒ An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the proposed project may impact wetlands or waters. If wetlands are present, a wetland delineation is needed to determine precise wetland boundaries. The wetland delineation report should be submitted to DSL for review and approval.

Contacts:

- ☒ For permit information and requirements contact DSL Resource Coordinator (see website for current list) http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands Waterways
- ☒ For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list) http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands Waterways

☒ For removal-fill permit and/or wetland delineation report fees go to
http://www.oregon.gov/DSL/PERMITS/docs/rf_fees.pdf

☒ A permit may be required by the U.S. Army Corps of Engineers (503-808-4373).

☒ This is a preliminary jurisdictional determination and is advisory only.

Comments: Jump Off Joe and Bannister Creek are both designated as Essential Salmonid Habitat Streams. Any amount of fill or removal below the ordinary high water line may require a state permit. Please contact Melody Rudenko at 503 508 4035 for more information, she is Resource Coordinator for Josephine County.

Response by: _____

Lauren Brown

date: 09/01/2016

3.0 Definitions[Reserved]

4.0 Interferences[Reserved]

5.0 Safety

5.1 Disclaimer. This method may involve hazardous materials, operations, and equipment. This test method may not address all of the safety problems associated with its use. It is the responsibility of the user of this test method to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to performing this test method.

6.0 Equipment and Supplies[Reserved]

7.0 Reagents and Standards[Reserved]

8.0 Sample Collection, Preservation, Storage, and Transport[Reserved]

9.0 Quality Control[Reserved]

10.0 Calibration and Standardization[Reserved]

11.0 Procedure

11.1 Selection of Measurement Site.

11.1.1 Particulate Measurements—Steady or Unsteady Flow. Select a particulate measurement site located preferably at least eight equivalent stack or duct diameters downstream and 10 equivalent diameters upstream from any flow disturbances such as bends, expansions, or contractions in the stack, or from a visible flame. Next, locate the velocity measurement site eight equivalent diameters downstream of the particulate measurement site (see Figure 1A-1). If such locations are not available, select an alternative particulate measurement location at least two equivalent stack or duct diameters downstream and two and one-half diameters upstream from any flow disturbance. Then, locate the velocity measurement site two equivalent diameters downstream from the particulate measurement site. (See Section 12.2 of Method 1 for calculating equivalent diameters for a rectangular cross-section.)

11.1.2 PM Sampling (Steady Flow) or Velocity (Steady or Unsteady Flow) Measurements. For PM sampling when the volumetric flow rate in a duct is constant with respect to time, Section 11.1.1 of Method 1 may be followed, with the PM sampling and velocity measurement performed at one location. To demonstrate that the flow rate is constant (within 10 percent) when PM measurements are made, perform complete velocity traverses before and after the PM sampling run, and calculate the deviation of the flow rate derived after the PM sampling run from the one derived before the PM sampling run. The PM sampling run is acceptable if the deviation does not exceed 10 percent.

11.2 Determining the Number of Traverse Points.

11.2.1 Particulate Measurements (Steady or Unsteady Flow). Use Figure 1-1 of Method 1 to determine the number of traverse points to use at both the velocity measurement and PM sampling locations. Before referring to the figure, however, determine the distances between both the velocity measurement and PM sampling sites to the nearest upstream and downstream disturbances. Then divide each distance by the stack diameter or equivalent diameter to express the distances in terms of the number of duct diameters. Then, determine the number of traverse points from Figure 1-1 of Method 1 corresponding to each of these four distances. Choose the highest of the four numbers of traverse points (or a greater number) so that, for circular ducts the number is a multiple of four; and for rectangular ducts, the number is one of those shown in Table 1-1 of Method 1. When the optimum duct diameter location criteria can be satisfied, the minimum number of traverse points required is eight for circular ducts and nine for rectangular ducts.

11.2.2 PM Sampling (Steady Flow) or only Velocity (Non-Particulate) Measurements. Use Figure 1-2 of Method 1 to determine number of traverse points, following the same procedure used for PM sampling as described in Section 11.2.1 of Method 1. When the optimum duct diameter location criteria can be satisfied, the minimum number of traverse points required is eight for circular ducts and nine for rectangular ducts.

11.3 Cross-sectional Layout, Location of Traverse Points, and Verification of the Absence of Cyclonic Flow. Same as Method 1, Sections 11.3 and 11.4, respectively.

12.0 Data Analysis and Calculations[Reserved]

13.0 Method Performance[Reserved]

14.0 Pollution Prevention[Reserved]

15.0 Waste Management[Reserved]

16.0 References

Same as Method 1, Section 16.0, References 1 through 6, with the addition of the following:

1. Vollaro, Robert F. Recommended Procedure for Sample Traverses in Ducts Smaller Than 12 Inches in Diameter. U.S. Environmental Protection Agency, Emission Measurement Branch, Research Triangle Park, North Carolina. January 1977.

17.0 Tables, Diagrams, Flowcharts, and Validation Data



Josephine County, Oregon

PLANNING

700 NW Dimmick, Suite C/Grants Pass, OR 97526

(541) 474-5421/Fax (541) 474-5422

E-mail: planning@co.josephine.or.us

AGENCY TRANSMITTAL

TO: ☒ PUBLIC WORKS (Heesacker)	☐ FIRE DEFENSE BOARD CHIEF
☒ BUILDING SAFETY (Stevenson)	☒ RURAL METRO FIRE
☒ DEQ (Easter)	☐ ILLINOIS VALLEY FIRE DISTRICT
☒ STATE FIRE MARSHAL (Shaw)	☒ ODFW <u>Haight</u>
☐ ODOT (Morehouse)	☒ DIVISION STATE LANDS (DSL)
☒ WATER RESOURCES (Smith)	☒ COUNTY SURVEYOR (Allen)
☐ CITY GRANTS PASS	☒ COUNTY FIRE
☐ CITY OF CAVE JUNCTION	☒ <u>Airport Manager</u>

DATE: August 10, 2016

PRE-APPLICATION: Subdivision (Barnister Ck. Estates)

If you have comments or concerns, please respond to

JAMES BLACK
 541-474-5421 EXT. 5418
jblack@co.josephine.or.us

BY

August 22, 2016

If we do not receive a response by our comment date, we will assume there are no concerns

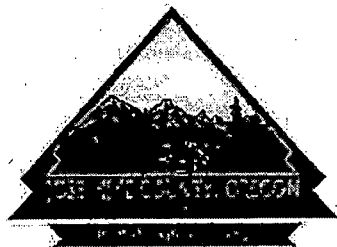
THANK YOU

JOSEPHINE COUNTY PLANNING
 700 NW DIMMICK STREET, SUITE C
 GRANTS PASS OR 97526
 Tel: (541) 474-5421/Fax: (541) 474-5422

RECEIVED

AUG 9 2016

DEQ - MEDFORD



Josephine County, Oregon

PLANNING

700 NW Dimmick, Suite C / Grants Pass, OR 97526

(541) 474-5421 / Fax (541) 474-5422

E-mail: planning@co.josephine.or.us

SUBDIVISION APPLICATION

PROPERTY & APPLICATION INFORMATION

ASSESSOR'S LEGAL DESCRIPTION:

TWN 36 ³⁵ RNG 06W SEC 09 QTR DD TAX LOT(S) 100

TWN RNG SEC QTR TAX LOT(S)

PROPERTY ADDRESS: 1951 RUSSELL ROAD

EXISTING ZONING: RR-2.5

PARCEL SIZE: 13.62 ACRES

PLAT NAME: BANNISTER CREEK ESTATES

NUMBER OF LOTS: 5 LOTS

OWNERSHIP & APPLICANT INFORMATION

OWNER'S NAME: HAITHAM & SHEILA HADDAD

TEL:

MAILING ADDRESS: PO BOX 5744, GRANTS PASS, OR 97527

APPLICANT'S NAME: THREE RIVERS HOUSING, LLC

TEL: 541-660-2863

MAILING ADDRESS: PO BOX 5744, GRANTS PASS, OR 97527

REPRESENTATIVE: GERLITZ ENGINEERING CONSULTANTS

TEL: 541-244-2617

MAILING ADDRESS: 1867 WILLIAMS HIGHWAY, STE. C, GRANTS PASS, OR 97527

EMAIL ADDRESS: justin@gerlitzengineering.com

APPLICANT'S STATEMENT OF UNDERSTANDING

I HAITHAM HADDAD, have filed an application for an SUBDIVISION APPLICATION with the Josephine County Planning Office to be reviewed and processed according to state and county requirements. I acknowledge the following disclosures:

1. I understand that any representations, conclusions or opinions expressed by staff in the pre-application review of this request do not constitute final authority or approval, and that I am not entitled to rely upon any such expressions in the place of final approval.
2. I understand I may ask questions and receive input from planning staff, but acknowledge that I am ultimately responsible for all information and documentation submitted with this application. I further understand planning staff cannot legally bind the county to any fact or circumstance that conflicts with state or local laws, and in the event a conflict occurs, all such statements or agreements are void.
3. I understand I have the burden of demonstrating my application meets all of the applicable standards and criteria. The standards and criteria for approving or denying my request have been furnished to me as a part of this application and I acknowledge receipt.
4. I understand planning staff is entitled to ask for additional information or documentation any time after the submission of this application if it is determined such information is needed for the review of my application.
5. In the event my application involves a farm or forest use or a Comprehensive Plan Zone Change, I understand it may be reviewed by the Oregon Department of Land Conservation and Development (DLCD). If this happens, and DLCD comments on the application, I understand DLCD has the authority to appeal the county's decision to the Oregon Land Use Board of Appeals if it chooses to do so.
6. I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree it is my sole responsibility to establish the case in favor of the application.
7. I understand I am entitled to have a lawyer or a land use consultant help me with my application and to appear with me (or for me) at any appointment, conference or hearing relating to the application.
8. I understand the processing of my application may require a site visit, which may include officials from other agencies, and photographs are commonly taken. Advance notice of the visit will be provided when the site is also a personal residence.

DATE: August 4th, 2016
OWNER/APPLICANT * [Signature]

[Signature]
OWNER/APPLICANT *

* If the applicant is someone other than the owner, a power of attorney must be on file from the owners authorizing the application

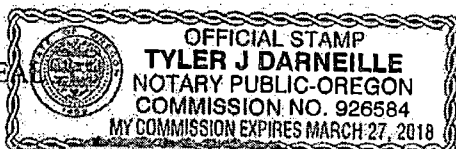
STATE OF OREGON

County of Josephine

ss.

On this 4th day of August, 2016, Haitham Haddad and Stella Haddad, personally came before me, a Notary Public for the State of Oregon and the County of Josephine, and executed the above *Statement of Understanding* and acknowledged to me that it was freely and voluntarily done.

NOTARY SEAL



[Signature]
Notary Public, State of Oregon
My Commission Expires: March 27, 2018

STATEMENT OF INTENDED WATER USE

Name: THREE RIVERS HOUSING, LLC

Date: 7/31/16

Address: PO BOX 5744
GRANTS PASS, OR 97527

LEGAL: T 35, R 06, Sec 09 - DD,

Phone: 541-660-2863

Tax Lot 100

LAND USE PROPOSAL

- | | |
|---|--|
| ☐ Development Permit | ☐ Home Occupation |
| ☐ Land Partition (# of Lots <u> </u>) | ☐ Administrative Permit |
| ☒ Subdivision (# of Lots <u>5</u>) | ☐ Conditional Use Permit |
| ☐ Planned Unit Development | ☐ Comp Plan & Zone Change |

Current Zoning: RR-2.5

Are new lots being created ☒ Yes ☐ No

Will any lots be less than 1 acre in size? ☐ Yes ☒ No

DESCRIPTION OF WATER USE

(Describe the Use)

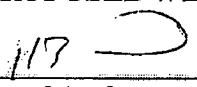
- ☐ How many residential units will use water (# of units, single or multi-family)? 5 (4 NEW LOTS)
- ☐ Will water be used to irrigate (lawn, garden, shrubs, fields)? YES
Total # of Acres Irrigated per Development 1/4 ACRE
- ☐ Will water be used for livestock (kind, #)? NO
- ☐ Will water be used for one of the following:
- | | |
|---|---|
| ☐ Commercial (office, retail, motel) | ☐ Industrial (manufacturing, heavy repair) |
| ☐ Institutional (school, church) | ☐ Recreation (park, campground, pond) |
| ☐ Other: <u> </u> | # partial hookup sites <u> </u> # full hookups <u> </u> |

If so, please describe the use in detail: N/A

JOSEPHINE COUNTY PLANNING DEPARTMENT
700 NW Dimmick Street, Suite C, Grants Pass, OR 97526 (541) 474-5421

SOURCE OF WATER (Check All That Apply)	QUANTITY TO BE USED (Estimate)
☐ Surface Water Source (spring, stream, irrigation district): _____ _____ _____ ☐ Reservoir or Pond: _____ ☒ Ground Water: ☒ Individual Well(s) ☐ Shared Well(s) ☐ Community Well(s) (Indicate the # of wells: _____) ☐ Sump ☐ Municipal Supply ☐ Water Rights ☐ Yes (Certificate/Permit # _____) ☐ No ☒ Do Not Know	_____ Gallons Per Minute 500 Gallons Per Day (PER DEV.) _____ Cubic Feet Per Second _____ Acre Feet Remarks:

- - - ATTACH MAP SHOWING LOCATION OF EXISTING AND PROPOSED WELLS - - -

 85-10

 Signature of Applicant

-- OFFICIAL USE ONLY --
Water Right Required ☐ Yes ☐ No Water Hazard Overlay Zone? ☐ Yes ☐ No Comment: _____ _____
Other Remarks: _____ _____
PUMP TEST REQUIRED? ☐ Yes ☐ No ☐ Major ☐ Minor ☐ Other _____
Date: _____, 20_____ Reviewed By _____

July 31, 2016

Josephine County Planning Department
700 NW Dimmick Street
Grants Pass, OR 97526

RE: Pre-Application Submittal – Bannister Creek Estates Subdivision

Attached is the pre-application submittal for a 5-lot residential subdivision located at 1951 Russell Road in Merlin. This project would split the existing 13.62-acre parcel into 5 single family lots while providing a layout that accounts for surrounding development patterns, flood plain restrictions, and limited access to surrounding streets.

Existing Conditions

The site is partially developed with an existing single family structure and multiple accessory structures. The majority (if not all) of these structures will remain after development is completed. There is currently a partially developed access and street plug off of Star Flower Way that was established for this future development of this parcel, along with an existing shared driveway at the north side of the property that connects to Russell Road.

The existing structure is served by a septic system (actual location unknown) and a domestic well that will remain to serve Lot 1. Underground electrical and telephone service exists on Star Flower Way and will be extended into the development to serve the new lots.

Proposed Conditions

The existing parcel will be split into 5 separate single family lots varying from 2.52 acres to 2.71 acres in size. At this time, access is being proposed through an improved Limited Residential Street off of Star Flower Way (currently a Restricted Residential Street within a 50' right-of-way and street plug). This new street extension will terminate in a standard cul-de-sac turnaround as shown. The existing gravel driveway between Russell Road and the new cul-de-sac will remain to serve Lots 2 and 3 and will also be reserved as an emergency access loop for the subdivision.

Lots 3 will be accessed through a flagpole which will also serve as a shared access to the existing barn for Lot 2. The new home sites for Lots 4 and 5 will be located on the east side of Bannister Creek due to flood plain restrictions and will utilize the existing vehicular bridge. This bridge, which currently is constructed of concrete abutments, steel girders, and wood decking, will be evaluated and certified for emergency vehicle access per county standards. Lot 5, although provided with adequate road frontage, will share a driveway across the bridge and Lot 4 as shown. All lots will meet the 250' average lot width, as determined by placing a 250' diameter circle within each lot boundary.

Based on existing well and septic research, we assume each lot will be serviced by an individual domestic well and septic system. Additional well and septic evaluations will be completed prior

to the formal submittal. Other franchise utilities (power/telephone) will run along the new 10' city utility easement and connect to the existing Star Flower Way infrastructure currently in place.

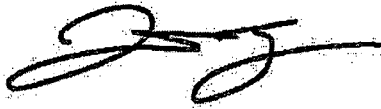
Environmental Hazards

At this time, all know environmental hazards, such as unstable or erosive soils, flood water inundation, fire hazards, pollution, contamination, or other similar hazards have been disclosed on the tentative plan. At this time, the flood plain limits are depicted based on FEMA flood mapping. Prior to formal tentative plan submittal, the actual flood plain elevations/boundaries will be further refined based on actual survey data and calculations.

Summary

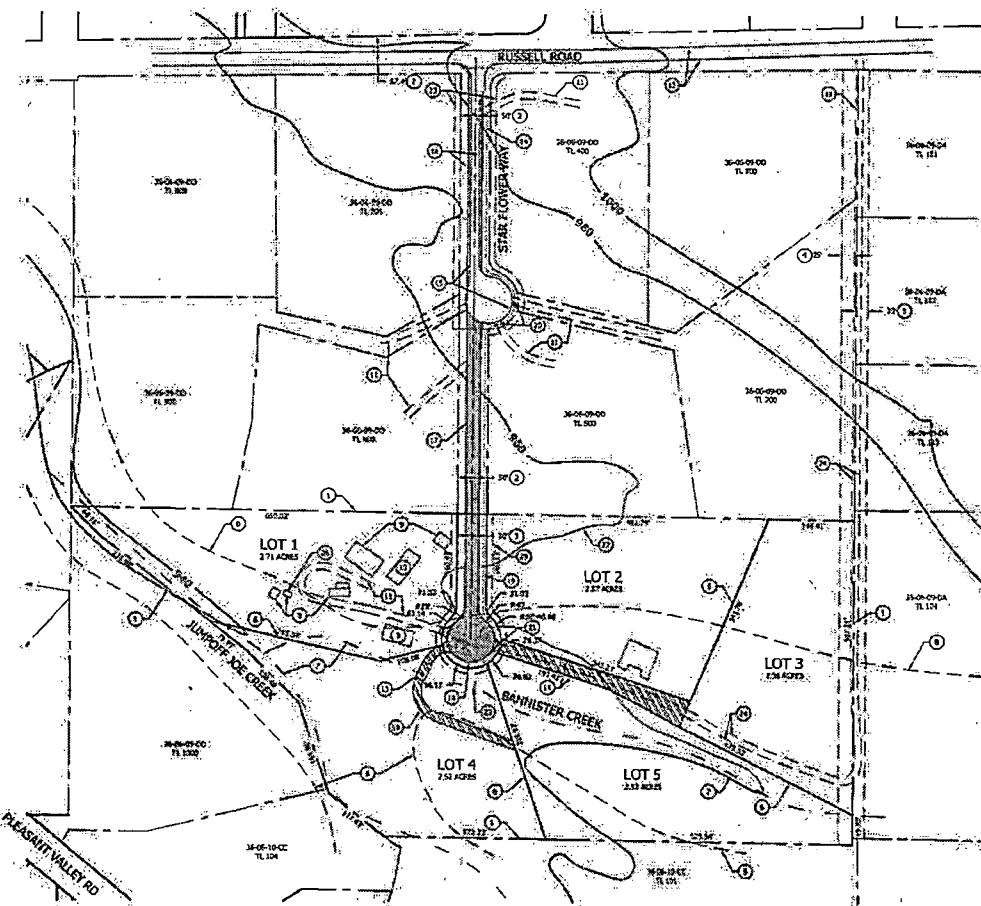
Overall, we feel that this development will be a nice addition to the surrounding community and have minimal impacts on neighboring residents. We look forward to working with you through the planning process and are happy to answer any additional questions you may have.

Sincerely,



Justin Gerlitz, P.E.

Encl.

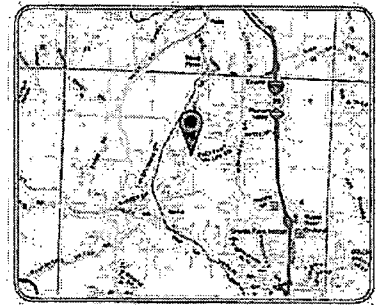


KEYED NOTES:

- 1 EXISTING PROPERTY LINE (TYPICAL)
- 2 EXISTING PUBLIC RIGHT-OF-WAY STREET PLUG (WHERE AS NOTED)
- 3 PROPOSED PUBLIC RIGHT-OF-WAY DEDICATION (WHERE AS NOTED)
- 4 EXISTING 24" WATER MAIN EASEMENT
- 5 EXISTING 24" WATER MAIN EASEMENT
- 6 PROPOSED PROPERTY LINE (TYPICAL)
- 7 APPROXIMATE LOCATION OF EXISTING CREEK FLOW LINE (TYPICAL)
- 8 APPROXIMATE LOCATION OF FLOOD PLAIN LIMITS (TYPICAL)
- 9 EXISTING ACCESSORY STRUCTURE TO HOMES
- 10 EXISTING SINGLE FAMILY HOME TO REMAIN
- 11 EXISTING 24" WATER MAIN EASEMENT
- 12 EXISTING 24" WATER MAIN EASEMENT
- 13 EXISTING 24" WATER MAIN EASEMENT
- 14 EXISTING 24" WATER MAIN EASEMENT
- 15 EXISTING 24" WATER MAIN EASEMENT
- 16 EXISTING 24" WATER MAIN EASEMENT
- 17 EXISTING 24" WATER MAIN EASEMENT
- 18 EXISTING 24" WATER MAIN EASEMENT
- 19 EXISTING 24" WATER MAIN EASEMENT
- 20 EXISTING 24" WATER MAIN EASEMENT
- 21 EXISTING 24" WATER MAIN EASEMENT
- 22 EXISTING 24" WATER MAIN EASEMENT
- 23 EXISTING 24" WATER MAIN EASEMENT
- 24 EXISTING 24" WATER MAIN EASEMENT
- 25 EXISTING 24" WATER MAIN EASEMENT
- 26 EXISTING 24" WATER MAIN EASEMENT
- 27 EXISTING 24" WATER MAIN EASEMENT
- 28 EXISTING 24" WATER MAIN EASEMENT
- 29 EXISTING 24" WATER MAIN EASEMENT
- 30 EXISTING 24" WATER MAIN EASEMENT
- 31 EXISTING 24" WATER MAIN EASEMENT
- 32 EXISTING 24" WATER MAIN EASEMENT
- 33 EXISTING 24" WATER MAIN EASEMENT
- 34 EXISTING 24" WATER MAIN EASEMENT
- 35 EXISTING 24" WATER MAIN EASEMENT
- 36 EXISTING 24" WATER MAIN EASEMENT
- 37 EXISTING 24" WATER MAIN EASEMENT
- 38 EXISTING 24" WATER MAIN EASEMENT
- 39 EXISTING 24" WATER MAIN EASEMENT
- 40 EXISTING 24" WATER MAIN EASEMENT
- 41 EXISTING 24" WATER MAIN EASEMENT
- 42 EXISTING 24" WATER MAIN EASEMENT
- 43 EXISTING 24" WATER MAIN EASEMENT
- 44 EXISTING 24" WATER MAIN EASEMENT
- 45 EXISTING 24" WATER MAIN EASEMENT
- 46 EXISTING 24" WATER MAIN EASEMENT
- 47 EXISTING 24" WATER MAIN EASEMENT
- 48 EXISTING 24" WATER MAIN EASEMENT
- 49 EXISTING 24" WATER MAIN EASEMENT
- 50 EXISTING 24" WATER MAIN EASEMENT
- 51 EXISTING 24" WATER MAIN EASEMENT
- 52 EXISTING 24" WATER MAIN EASEMENT
- 53 EXISTING 24" WATER MAIN EASEMENT
- 54 EXISTING 24" WATER MAIN EASEMENT
- 55 EXISTING 24" WATER MAIN EASEMENT
- 56 EXISTING 24" WATER MAIN EASEMENT
- 57 EXISTING 24" WATER MAIN EASEMENT
- 58 EXISTING 24" WATER MAIN EASEMENT
- 59 EXISTING 24" WATER MAIN EASEMENT
- 60 EXISTING 24" WATER MAIN EASEMENT
- 61 EXISTING 24" WATER MAIN EASEMENT
- 62 EXISTING 24" WATER MAIN EASEMENT
- 63 EXISTING 24" WATER MAIN EASEMENT
- 64 EXISTING 24" WATER MAIN EASEMENT
- 65 EXISTING 24" WATER MAIN EASEMENT
- 66 EXISTING 24" WATER MAIN EASEMENT
- 67 EXISTING 24" WATER MAIN EASEMENT
- 68 EXISTING 24" WATER MAIN EASEMENT
- 69 EXISTING 24" WATER MAIN EASEMENT
- 70 EXISTING 24" WATER MAIN EASEMENT
- 71 EXISTING 24" WATER MAIN EASEMENT
- 72 EXISTING 24" WATER MAIN EASEMENT
- 73 EXISTING 24" WATER MAIN EASEMENT
- 74 EXISTING 24" WATER MAIN EASEMENT
- 75 EXISTING 24" WATER MAIN EASEMENT
- 76 EXISTING 24" WATER MAIN EASEMENT
- 77 EXISTING 24" WATER MAIN EASEMENT
- 78 EXISTING 24" WATER MAIN EASEMENT
- 79 EXISTING 24" WATER MAIN EASEMENT
- 80 EXISTING 24" WATER MAIN EASEMENT
- 81 EXISTING 24" WATER MAIN EASEMENT
- 82 EXISTING 24" WATER MAIN EASEMENT
- 83 EXISTING 24" WATER MAIN EASEMENT
- 84 EXISTING 24" WATER MAIN EASEMENT
- 85 EXISTING 24" WATER MAIN EASEMENT
- 86 EXISTING 24" WATER MAIN EASEMENT
- 87 EXISTING 24" WATER MAIN EASEMENT
- 88 EXISTING 24" WATER MAIN EASEMENT
- 89 EXISTING 24" WATER MAIN EASEMENT
- 90 EXISTING 24" WATER MAIN EASEMENT
- 91 EXISTING 24" WATER MAIN EASEMENT
- 92 EXISTING 24" WATER MAIN EASEMENT
- 93 EXISTING 24" WATER MAIN EASEMENT
- 94 EXISTING 24" WATER MAIN EASEMENT
- 95 EXISTING 24" WATER MAIN EASEMENT
- 96 EXISTING 24" WATER MAIN EASEMENT
- 97 EXISTING 24" WATER MAIN EASEMENT
- 98 EXISTING 24" WATER MAIN EASEMENT
- 99 EXISTING 24" WATER MAIN EASEMENT
- 100 EXISTING 24" WATER MAIN EASEMENT

SURVEY NOTE:

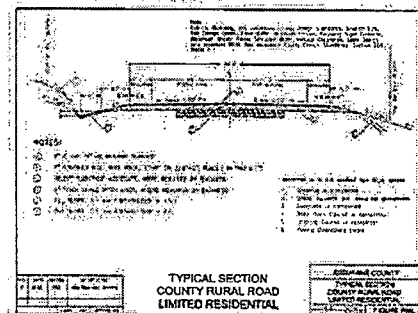
NO FORMAL SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT AND ALL INFORMATION SHOWN FOR THE PROPERTY BOUNDARY AND SURFACE ELEVATIONS ARE APPROXIMATE BASED ON AVAILABLE SURVEY, AERIAL PHOTOGRAPHS, AND OLD INFORMATION. A FORMAL BOUNDARY SURVEY WILL BE CONDUCTED PRIOR TO TENTATIVE PLAN SUBMITTAL.



1 PROJECT LOCATION C1.0 SCALE: NTS

SITE INFORMATION:

PROJECT ADDRESS:	1951 RUSSELL ROAD, MERLIN, OREGON
TAX MAP/LOT:	195-09-00 DEC / TL 130
PROPERTY OWNER:	MARTIN & SHERA WILSON 362 BOX 248 GRANT'S PASS, OR 97527
DEVELOPER/PLANNING:	THREE RIVERS HOLDING, LLC PO BOX 574 GRANT'S PASS, OR 97527
FLOOD PLAIN/FLOODING:	FLOOD PLAIN - ZONE AE (UNIFORM) FOR CREEK, ZONE A (TRANSVERSE) CREEK - APPROXIMATE FLOOD - RESOLUTION SHOWN PER FEMA FIRM PLACES, PANEL 5016
ZONE:	RESIDENTIAL (RA-2.5)
LOT SIZE:	13.62 ACRES
ALLOWED DENSITY:	5.15 DWELLING UNITS (NOT EXTRACTING ROW) - 2.5 ACRE MINIMUM
SPECIAL PURPOSE CATEGORIES:	AIRPORT OVERLAY
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	5 LOTS SINGLE FAMILY RESIDENTIAL
UTILITY SERVICE:	DOMESTIC WELLS DOMESTIC SEPTIC SYSTEM (EXISTING SEPTIC SYSTEM PRESENT, BUT LOCATION UNKNOWN) ROADSIDE DITCHES/BANNISTER CREEK FLOODING FROM CREEK (WATER RIGHTS TO BE DETERMINED)
SOIL TYPE:	POURIN CLAYEY LOAM (WELL DRAINAGE)
LIGHTING PLAN:	STREET LIGHT AT NEW CUL-DE-SAC
DESIGN CONTROL PLAN:	THE CONSTRUCTION PHASES ON THE SURVEYED AREA WILL BE INDICATED THROUGH THE USE OF PROPER EROSION CONTROL MEASURES. THIS INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION EXTERNALES, EROSION PREVENTION, PRELIMINARY CONCEPTS WORK OUT IN FIELD, ETC. APPROVAL EROSION CONTROL PLAN TO BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.



GERLITZ
Engineering Consultants
1807 Williams Highway, Suite 202
Grant Pass, Oregon 97527
Office: 541-464-8172
www.gerlitzengineering.com

PRELIMINARY
C1.0
10/26/24

Project No: 24-103-16
Drawn By: HW/TBC
Checked By: JES
Issue Date: 10/26/24
Drawing Set Title: 30% SD

BANNISTER CREEK ESTATES

1951 RUSSELL ROAD, MERLIN, OREGON

PRE-APPLICATION
TENTATIVE PLAN
C1.0

Property Information



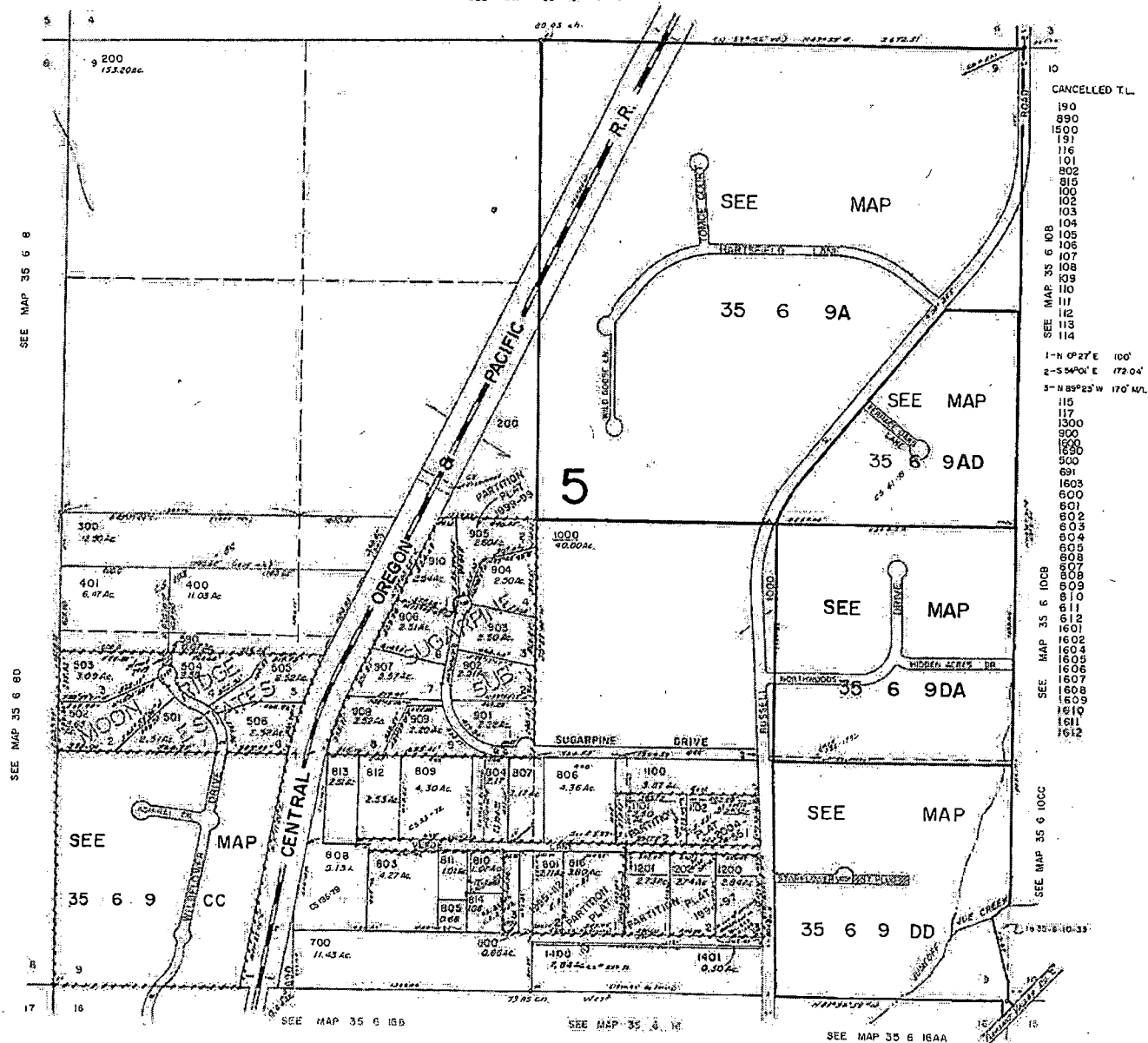
North Latitude
42 32 14.1

West Longitude
123 24 26.8

MAP NUMBER	350609DD000100
OWNER NAME	HADDAD, HAITHAM &
SITUS	1951 RUSSELL RD
OWNER ADDRESS	PO BOX 5744
CITY	GRANTS PASS
STATE	OR
ZIP	97527
ZONE	RR2.5
ACRES	13.62
PROPERTY FLAGS	Flood Way, 100 yr Flood, Unsurveyed Flood, Airport Restrictions
IMPROVEMENTS	GENERAL PURPOSE SHED LEAN-TO SHED CARPORT DETACHED FLAT R DECK REDWOOD DECK REDWOOD MACHINE SHED LEAN-TO SHED GARDEN GREENHOUSE HAY COVER GARAGE DETACHED MOBILE DOUBLE WIDE MH DBL WIDE SKIRTING ROOF COVER COMP SHINGLE GENERAL PURPOSE SHED

1" = 400'

SEE MAP 35 G 4 i



*

- - Property Data Selection Menu - -

Prop ID : R303144 (Real Estate) Owner: HADDAD, HAITHAM &
Map Tax Lot: 35-06-09-DD-000100-00 (73104) HADDAD, SHEILA
Legal : ACRES 13.62, DISQ; POTENT ADD'L TAX PO BOX 5744
LIAB GRANTS PASS, OR 97527

Situs : 1951 RUSSELL RD
MERLIN, OR 97532

Year Built : 1984
Living Area: 1782

Name(s) :
Area : 05

Sale Info : 05/25/12 \$155,000

Deed Type : BS

Instrument: 12-006378

2015 Tax Status * No Taxes Due *

Current Levied Taxes : 1,000.36

Special Assessments : 74.31

2015 Roll Values

RMV Land	\$	139,330	(+)
RMV Improvements	\$	76,740	(+)
RMV Total	\$	216,070	(=)
Total Exemptions	\$	0	
M5 Net Value	\$	216,070	
M50 Assd Value	\$	166,940	

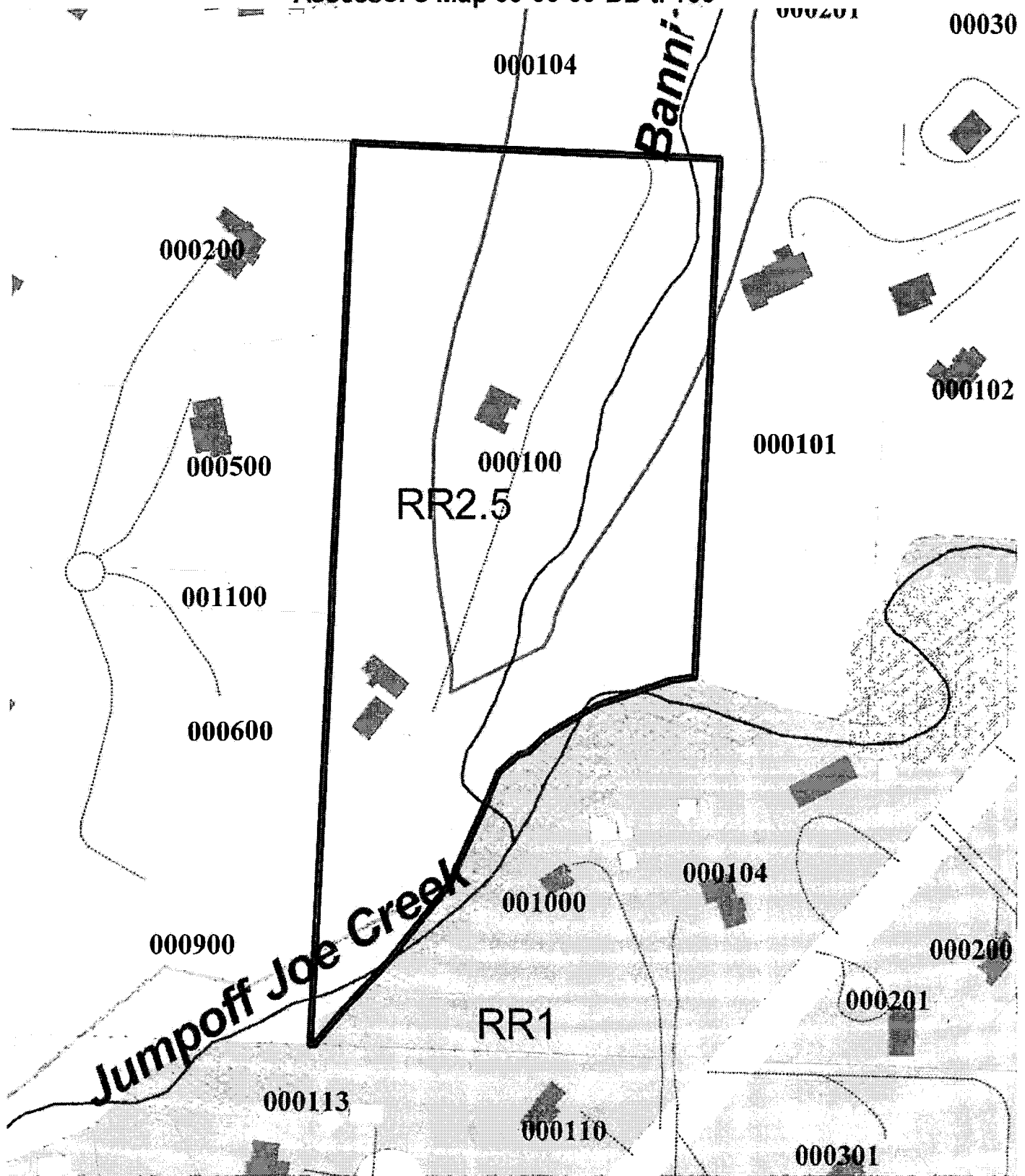
(AD) Alt Disp
(O)wnership

(Y) primary
(H)istory

(L)and/Impr
(W) Spec Assmt

(G)en Appr
(.) More

Enter Option from Above or <RET> to Exit: _____



Legend

- | | |
|-----------------|---------------------------------|
| Dry Water Areas | Wetlands (Line) |
| Buildings | Wetlands (Polygon) |
| PRIMARY | FEMA Flood Map |
| SECONDARY | Apartments |
| Driveways | Floodway |
| Forest Roads | Floodway Buffer |
| Taxes | Zone |
| Water (Line) | RR Farm Reserve |
| Class 1 | RR Town Commercial |
| Class 2 | RR Town Industrial |
| Water (Polygon) | RR1 Rural Residential 1 Acre |
| Water Bodies | RR25 Rural Residential 2.5 Acre |
| Tax | |

200 0 200 400 Feet

The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Neither Josephine County, Cave Junction, nor Grants Pass will accept responsibility for any errors or inaccuracies in the depicted information.



Scale
1:2400



Locator Map

