



Certificate of Satisfactory Completion
Installation Permit - Residential - New

463-23-000061-PRMT

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsitesepctic@josephinecounty.gov
Website: josephine.or.us

Date Certificate Issued: 06/15/2023

Work Description: STANDARD CONSTRUCTION PERMIT LOT 2

Applicant: Druther's Construction, LLC
Address: PO Box 1586
Grants Pass OR 97528
Phone: (541) 441-2029
Email: andrew.olson2002@gmail.com

Primary Contractor: Druther's Construction, LLC
Installer License: 39140
Address: PO Box 1586
Grants Pass OR 97528
Phone: (541) 441-2029
Email: andrew.olson2002@gmail.com

Owner: DRUTHERS CONSTRUCTION LLC
Address: PO BOX 1586
PO BOX 1586
GRANTS PASS OR 97528

Property Address: 220 Arbor Ridge Dr, Grants Pass, OR
97527

Parcel: 3606280000170000 - Primary

Lot Size:	27.06	Water Supply:	Well
Zoning:	N/A	City/County/UGB:	County
Land Use Approval:	N/A		

Category of Construction: Residential

	Existing	Proposed
Use of Structure:	N/A	SFR
Number of Bedrooms:	N/A	3

System Specifications

Type:	Standard		
Max Peak Design Flow:	450 gpd.	Proposed Flow:	375 gpd.
Min Septic Tank Volume:	1000 gal.	Min Dosing Tank Volume:	N/A

Drain Field Specifications

Drain Field Type:	Standard	System Distribution Type:	Serial
Drainfield Sizing:	75 linear ft.	Distribution Method:	Serial
Media Type:	NFILTRATOR CHAMBERS QUICK4 EQUALIZER 24	Media Depth:	N/A
Trench Length:	225 linear ft.	Rock Above Pipe:	N/A
Max Depth:	30 in.	Undisturbed Soil Between Trenches:	8 ft.
Min Depth:	24 in.	Capping Fills-Min Depth of Fill Material:	N/A

Date Certificate Issued: 06/15/2023

Work Description: STANDARD CONSTRUCTION PERMIT LOT 2

Conditions of Approval

Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the Conditions of Approval above.

1. In accordance with Oregon Revised Statute 454.665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
2. Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
3. The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
4. This onsite wastewater treatment system that be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
5. This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
6. Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

Certificate of Satisfactory Completion

System Inspection: No **Operation of Law - 7 Days Notice:** No **Pre-Cover Inspection Waived Per 340-071:** Yes

Comments: N/A

Gabriel Kasiah

Natural Resource Specialist

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.)

Final Inspection Request and Notice - Septic ID: 463-23-000061-PRMT

Pursuant to the requirements within ORS 454.665, OAR 340-071-0170 and OAR 340-071-0175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed and prior to backfilling or covering the installation. The Department (or Agent) has 7 days to perform an inspection of the completed construction/installation following the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion is issued. Please complete sections 1 through 4 on the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: Owner/Permittee Information:
Name: DRUTHERS CONSTRUCTION LLC

Twnshp:
Range:
Sect:
Lot:
Property 220 ARBOR RIDGE DR, GRANTS PASS, OR 97527

Address:
SECTION 2: System Component Specifications:

A. Tanks/Pumps		System Type:		Water tight verification*
Tanks(1)	Volume: 1000 gallon	Compartments: 1	Manufacturer: Infiltrator	Date: 6-5-23
Tanks(2)	Volume:	Compartments:	Manufacturer:	Date:
Pump(s)	HP:	Model/Manuf.	Float(s)Type(1):	Model/Manuf.
			Float(s)Type(2):	Model/Manuf.

B. Piping

Effluent Sewer (tank to drainfield)	☒ Yes	☐ No	Diameter: 4"	ASTM#/Other: 3034	Length: 15'
Pressure Transport Pipe	☐ Yes	☐ No	Diameter:	ASTM#/Other:	Length:

C. Secondary Treatment Unit:

Sand Filter**	☐ Yes	☒ No	Type:	Container Dimensions:
Underdrain pipe	Diameter:		ASTM#/Other:	Length:
Manifold piping	Diameter:		ASTM#/Other:	Length:
Internal Pump	HP:		Model/Manufacturer	
Floats(1)	Type:		Model/Manufacturer	
Floats(2)	Type:		Model/Manufacturer	
ATT	☐ Yes	☒ No	Model:	
Certified Maint.	Provider Name:			
Operation and Maint.	Contract Received?	☐ Yes	☐ No	

D. Drainfield Media

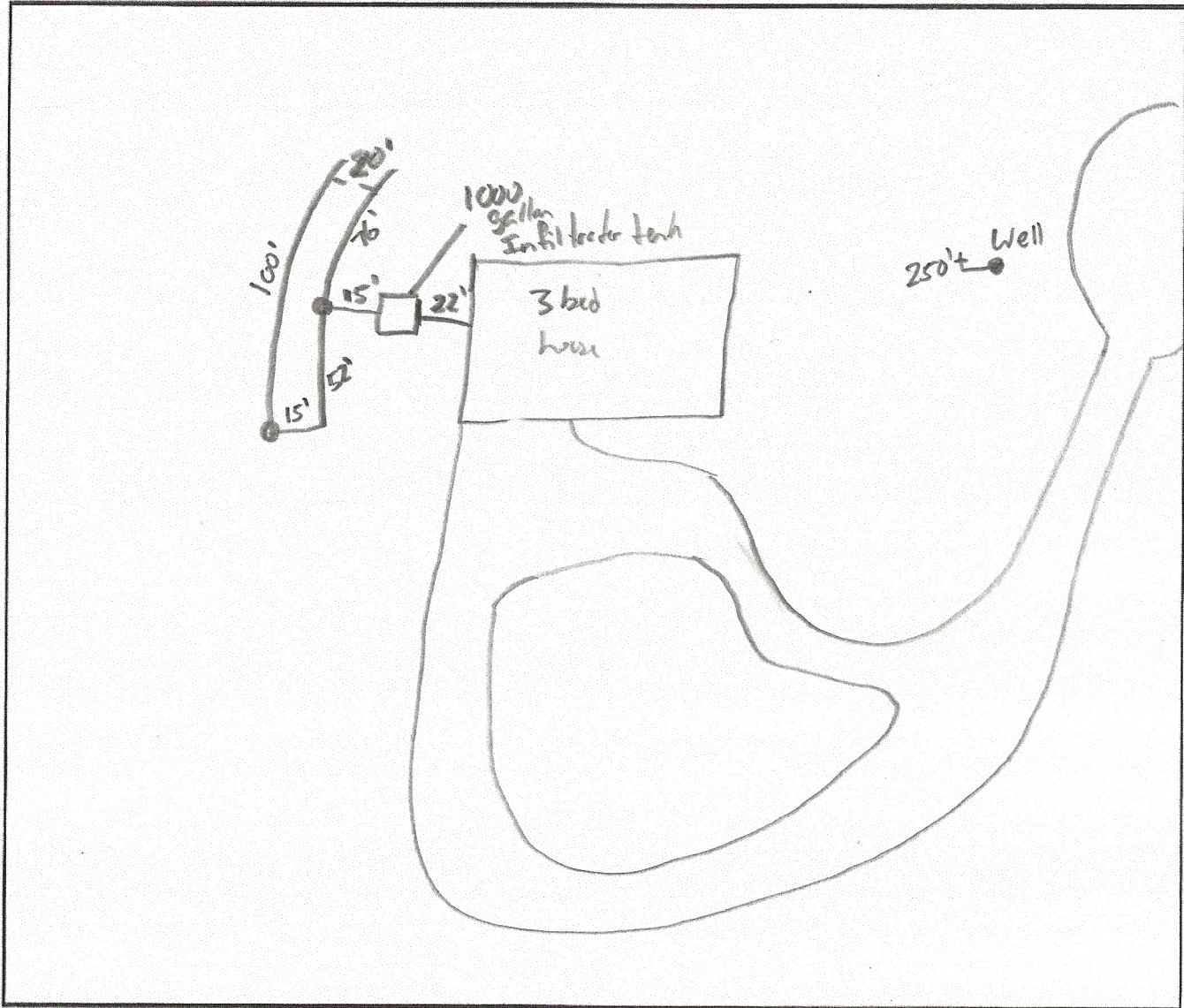
Type	(Gravel, Pipe or alternative?) Infiltrator EQ 24 Chambers 57 total			
Distribution Box	☒ Yes	☐ No		
Drop Box	☐ Yes	☐ No		
Distribution Pipe	☒ Yes	☐ No	Diameter: 4"	ASTM#/Other: 3034
Length:	4'			
Comment				

*All Tanks(s) were tested for water-tightness after installation and passed in accordance with OAR 340-073-0025(3)

**Attach sieve analysis for Underdrain Media and Filter Sand

SECTION 3 - As Built Plan

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.



SECTION 4 - Construction was performed by (Signature Required)

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

Owner/Permittee or Certified Installer w/Certification#:		Print Name: <u>Andrew Olson</u>	
Licensed Installer:	☒ Yes ☐ No	License#: <u>39140</u>	Certification#:
Owner/ Certified Installer:	Signature: <u>[Signature]</u>	Date: <u>6-6-23</u>	Phone#: <u>541-441-2029</u>

SECTION 5 - Office Use Only:

Notice Accepted	☒ Yes ☐ No	Date:
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Installer/Owner (Permittee) Notified:	☒ Yes ☐ No	Date:
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If No, Reason for Non Acceptance: _____

Comment: _____







Septic Permit
Installation Permit - Residential - New
463-23-000061-PRMT

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsitesepctic@josephinecounty.gov
Website: josephine.or.us

Date issued: 2/17/23

Expiration date: 2/17/24

Work description: STANDARD CONSTRUCTION PERMIT LOT 2

Applicant: Druther's Construction, LLC
Address: PO Box 1586
Grants Pass OR 97528
Phone: (541) 441-2029
Email: andrew.olson2002@gmail.com

Primary contractor: Druther's Construction, LLC
Installer License: 39140
Address: PO Box 1586
Grants Pass OR 97528
Phone: (541) 441-2029
Email: andrew.olson2002@gmail.com

Business License: N/A

Owner: DRUTHERS CONSTRUCTION LLC
Address: PO BOX 1586
PO BOX 1586
GRANTS PASS OR 97528

Property address: 220 Arbor Ridge Dr, Grants Pass, OR
97527

Parcel: 3606280000170000 - Primary

Lot size:	27.06	Water supply:	Well
Zoning:	N/A	City/County/UGB:	County
Land use approval:	N/A	County:	N/A
Action:	New	Type of application:	Construction Permit - Residential
System failing:	N/A	Septic tank last pumped:	N/A
Comments:	N/A		

Category of construction: Residential

	Existing	Proposed
Use of structure:	N/A	SFR
Number of bedrooms:	N/A	3

System Specifications

Type:	Standard	ATT description:	N/A
Max peak design flow:	450 gpd.	Proposed flow:	375 gpd.
Min septic tank volume:	1000 gal.	Min dosing tank volume:	N/A

Drain Field Specifications

Drain field type:	Standard	System distribution Ttype:	Serial
Drainfield sizing:	75 linear ft.	Distribution method:	Serial
Media type:	Other - Indicate Product/Manufacturer	Media depth:	N/A
Media type description:	INFILTRATOR CHAMBERS QUICK4 EQUALIZER 24		
Trench length:	225 linear ft.	Rock above pipe:	N/A
Max depth:	30 in.	Undisturbed soil between trenches:	8 ft.
Min depth:	24 in.	Capping fills-min depth of fill material:	N/A

Special Requirements

Stake out required: Yes

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: 2/17/23**Expiration date:** 2/17/24**Work description:** STANDARD CONSTRUCTION PERMIT LOT 2**Conditions of approval**

- 1.Dry soil installation only (June 1 – October 1 unless otherwise authorized by the agent).
- 2.The system must be installed by the property owner or a licensed sewage disposal business (installer).
- 3.Vehicular traffic and livestock must be restricted from the system area.
- 4.All roof drains must be directed away from the system
- 5.All tanks must be tested for watertightness and have a water-tight riser to the ground surface. Twenty- inch minimum diameter if less than 36-in deep. Thirty-inch minimum diameter if greater than 36-in deep. Maintain access to septic tank for pumping and service.
- 6.Meet all required setbacks
- 7.The system must be installed in the area approved during the site evaluation and in accordance with the construction plan approved by the agent, including any changes made by the agent.
- 8.All work is to conform to OAR 340, Division 71 and 73. Make no changes in system location or specifications without approval by the agent.
- 9.For product approval information and manufacturer installation requirements see DEQ website at:
<http://www.oregon.gov/deq/Residential/Pages/Onsite.aspx>
- 10.A minimum 18-gauge, green-jacketed tracer wire or green color-coded metallic tape must be placed on top of the effluent sewer or pressure transport pipe from tank to drainfield.
- 11.Effluent sewer. The effluent sewer must extend at least 5 feet beyond the septic tank before connecting to the distribution unit. It must be installed with a minimum fall of 4 inches per 100 feet and at least 2 inches of fall from one end of the pipe to the other. In addition, there must be a minimum difference of 8 inches between the invert of the septic tank outlet and either the invert of the header to the distribution pipe of the highest lateral in a serial distribution field or the invert of the header pipe to the distribution pipes of an equal distribution absorption field.
- 12.Header pipe from Distribution or Drop Box must be minimum 4-ft length, level, and bedded.
- 13.Each drainfield trench must be level within a tolerance of plus or minus 1-inch.
- 14.Maximum length of an individual trench is 150-feet.
- 15.Serial distribution, each trench bottom to be level and on contour. Use Drop box(es).
- 16.A pre-cover inspection of the installed absorption facility (prior to backfill) is required.
- 17.A final inspection request and notice (FIRN) form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
- 18.Photos of the septic system components must be submitted along with the FIRN.

Date issued: 2/17/23**Expiration date:** 2/17/24**Work description:** STANDARD CONSTRUCTION PERMIT LOT 2

This Construction-Installation Permit authorizes the property owner to construct an onsite wastewater system specified above.

Rules, Approved Material Listing; and Database of Licensed Installers can be accessed at:
<http://www.deq.state.or.us/wq/onsite/onsite.htm>

General Conditions And Requirements For All Permits: Onsite Construction-Installation Permits are valid for one year from the date of issuance. The expiration date is noted on this permit. Renewal of a permit may be granted if an application for permit renewal is received before the permit expiration date. Reinstatement of a permit may be granted if an application for permit reinstatement is received within one year after the permit expiration date. Transfer of a permit from the permittee to another person may be granted if an application for permit transfer is received before the permit expiration date and no other changes to the permit are necessary.

Installation Requirements: The drainfield must be installed in undisturbed native soil. No alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems are allowed, unless otherwise authorized by the Agent. Do not install system when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage disposal at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160(9).

Inspection Requirements: The system installer and/or the permit holder must notify the permitting Agent when the construction, alteration, or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of a completed Final Inspection Request and Notice form by the permitting agent establishes the official notice date of your request for the final inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion can be issued.

System Backfill Requirements: The system is to be backfilled or covered as follows: * Only after the permitting agent has approved the construction installation, * or the inspection has been waived * or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law (where the inspection has not been conducted within 7 days of notification of completed installation).

Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.

Initial and Replacement Areas — Protection: The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, or other soil modifications.

Gabriel Kasiah

Natural Resource Specialist

2/17/23



SITE PLAN FOR CONSTRUCTION / INSTALLATION

Site Plan Must Be Current

Property Owner: _____ Site ID: _____

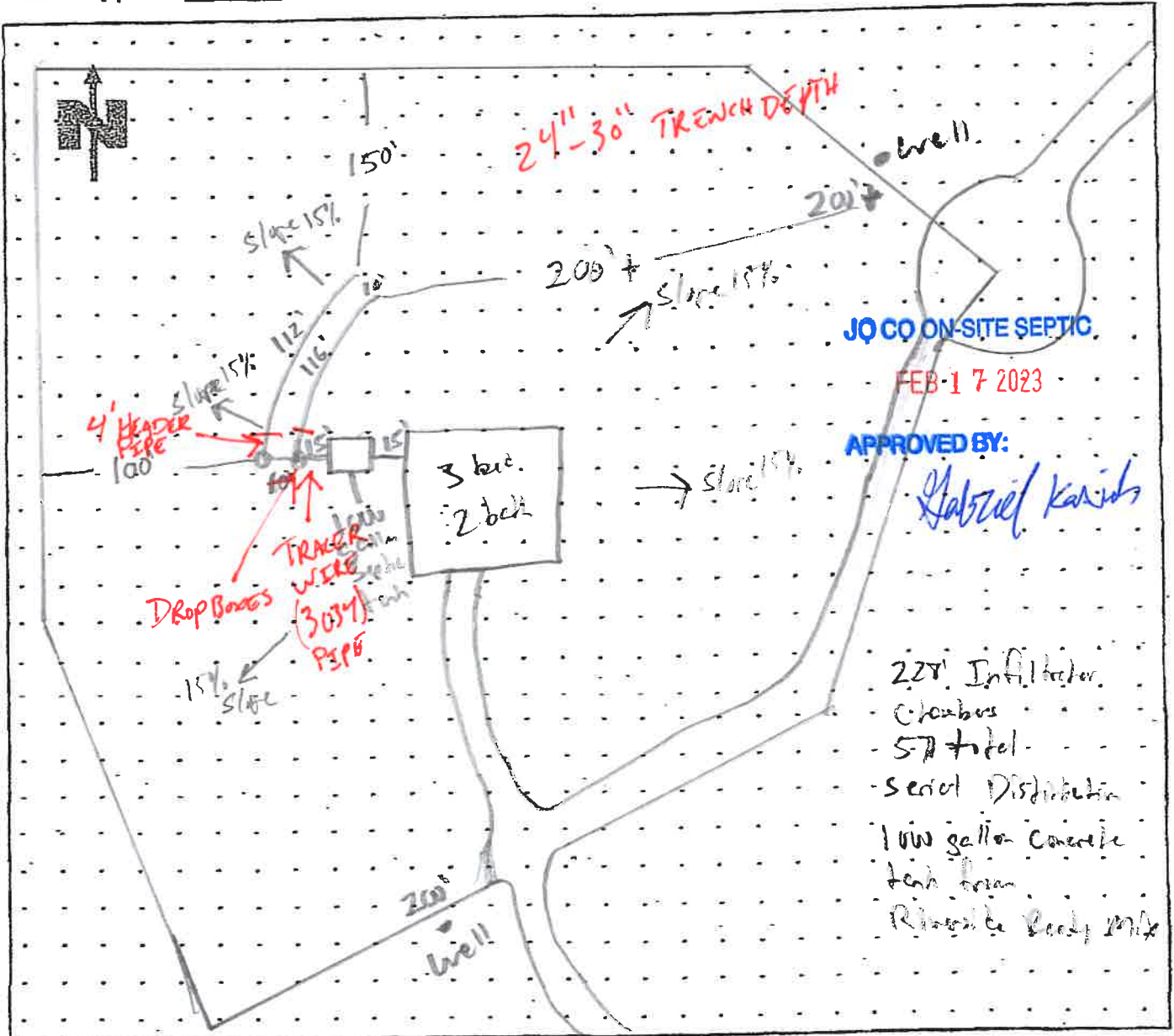
Site Address: _____ City: _____ County: _____

Township: _____ Range: _____ Section: _____ Tax Lot: _____

Acres: _____ Subdivision: _____ Lot: _____ Block: _____

Scale: 1 Square = _____ Feet

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS



I certify that the above information is accurate to the best of my knowledge. This site plan is based on actual measurements and conditions on the site.

I am the ☐ Owner or ☐ Authorized Agent. Name (please print): _____

Signature: _____ Date: _____



Application for Onsite Sewage Treatment System

700 NW Dimmick
Street, Suite B
Grants Pass, OR 97526
541-474-5444

For ONSITE SEPTIC Use Only:

Date received _____
Fee paid _____
Receipt number _____
Application number _____
Date of 1st response _____
Date of 2nd response _____
Date of final response _____
Date of completion _____

Scanned

Data Entry

Date Stamp

A. Property Owner Information

Druthers Construction P.O. Box 1586 Grants Pass, OR 97528 541-441-2029
Name Mailing Address (Street or PO Box, City, State, Zip Code) Phone Number

B. Legal Property Description

36 06 28 1700 R 320461 3.61
Township Range Section Tax Lot Tax Account Number Acreage or Lot Size
Josephine The Knolls at Turkey Hollow 2 —
County Subdivision Name Lot Block

220 Arbor Ridge Dr. Grants Pass OR 97527
Property Address: Address City State Zip Code

Directions to Property: Head east on 199 make a left turn at Midway Ave. Take a
right onto Arbor Ridge. Follow to Address.

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☐ Single Family Residence

Number of Bedrooms

☐ Other

Proposed Facility:

☒ Single Family Residence

3 bed
Number of Bedrooms

☐ Other

Water Supply:

☐ Public

Name

☒ Private

Well
Well, Spring, Shared

D. Type of Application

☐ Site Evaluation

☒ Construction

☐ Permit Repair

☐ 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 Josephine County Onsite Septic and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature

Date

Andrew Olson
Applicant's Name - Please Print Legibly

2-7-23
Applicant's Phone Number

andrew.olson2002@gmail.com
Applicant's E-mail Address

P.O. Box 1586 Grants Pass, OR 97528
Applicant's Mailing Address

Applicant is the

☒ Owner

☐ Authorized Representative

☒ Licensed Septic Installer

☐ Authorization
Attached

Installer's Name

Druthers Construction
39140



Site Plan Must Be Current

Property Owner:

Site ID: _____

Site Address:

City:

County: _____

Township:

Range:

Section:

Tax Lot _____

Acres:

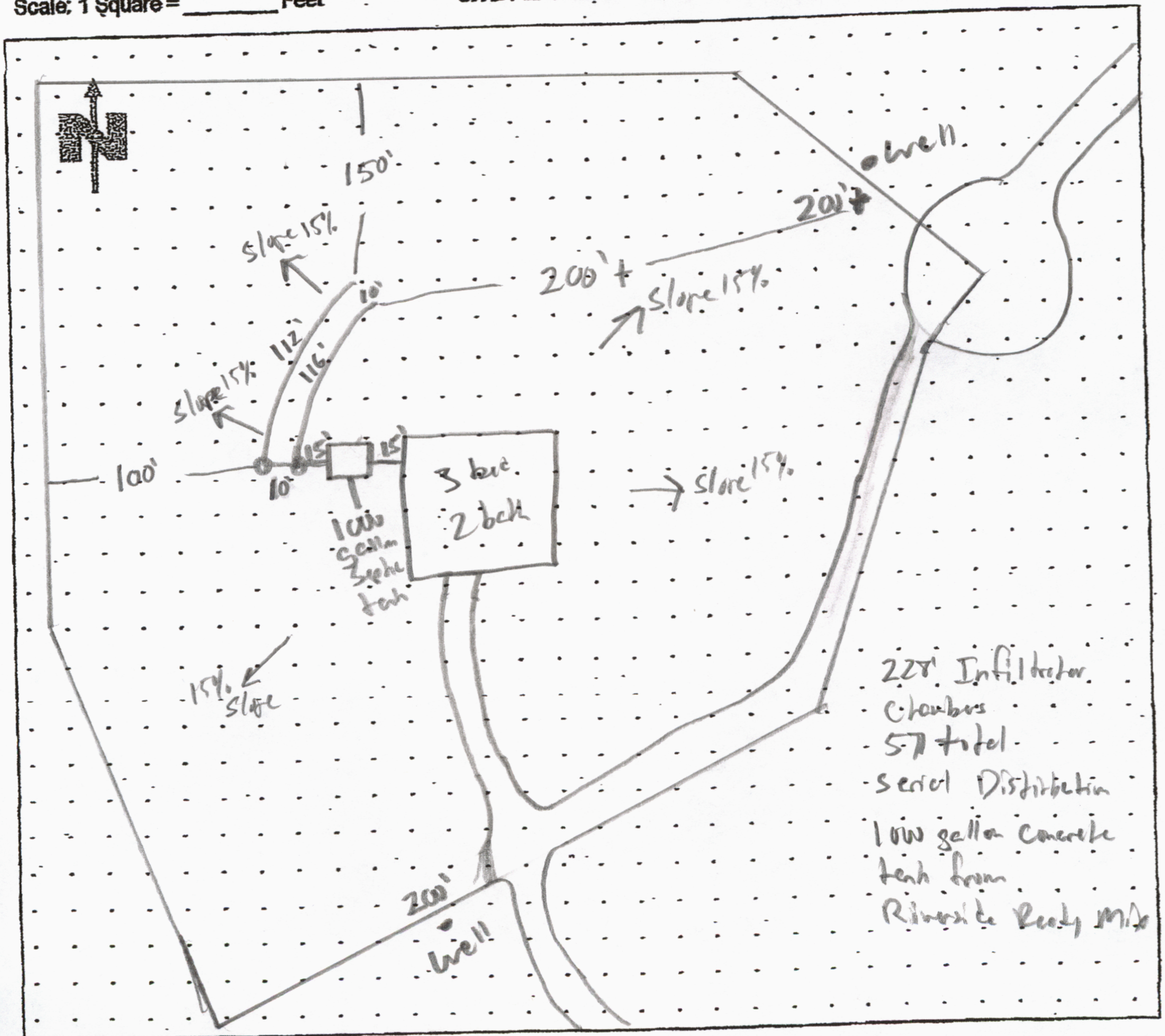
Subdivision:

Lot:

Block _____

Scale: 1 Square = _____ Feet

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS



I certify that the above information is accurate to the best of my knowledge. This site plan is based on actual measurements and conditions on the site.

I am the ☐ Owner or ☐ Authorized Agent.

Name (please print):

Signature:

Date:



Statement of Site Status

Name: Andrew Olson

Address: 220 Arbor Ridge Dr

City: Grants Pass State: OR Zip Code: 97528

Township: 36 Range: 06 Section: 28 Tax Lot: 1700

County: Josephine

I certify by my signature the area for the initial and replacement onsite sewage disposal system has not been cut, filled or altered in any way since the original site evaluation was performed by the Josephine County Onsite Septic Program.

Date: 2-7-23 Signed: [Signature]

JOSEPHINE COUNTY PLANNING DIVISION - DEVELOPMENT PERMIT

PARCEL: 36062800001700

SITUS: 220 Arbor Ridge Dr

ACRES: 27.06

PERMIT
NUMBER: PL-2023-00054

ZONE: RR5

SCHOOL
DISTRICT: Three Rivers

APPLICANT:	Grant Jantzer	APPLICANT PHONE #:	5416600365
APPLICANT ADDRESS:	105 Jack Creek Rd Grants Pass, OR 97526		
OWNER:	DRUTHERS CONSTRUCTION LLC		
OWNER ADDRESS:	PO BOX 1586 GRANTS PASS, OR 97528		

SPECIAL REQUIREMENTS

• Erosion Hazard - Plan in File ☐ NA ☒ Reason: *outside steep slopes*

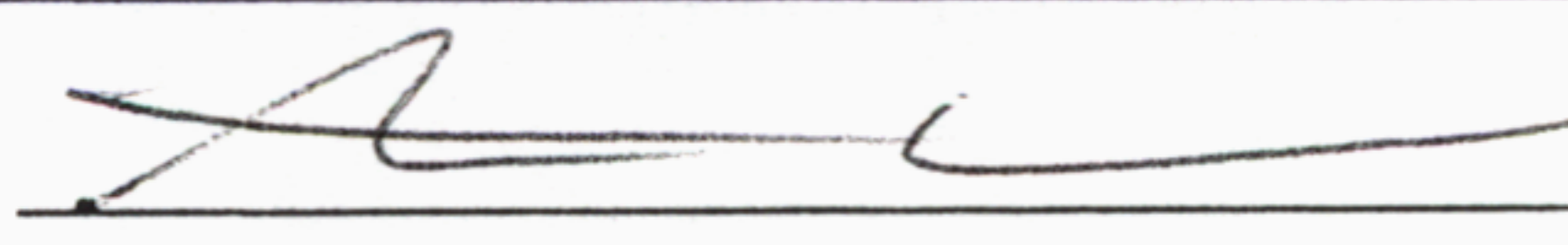
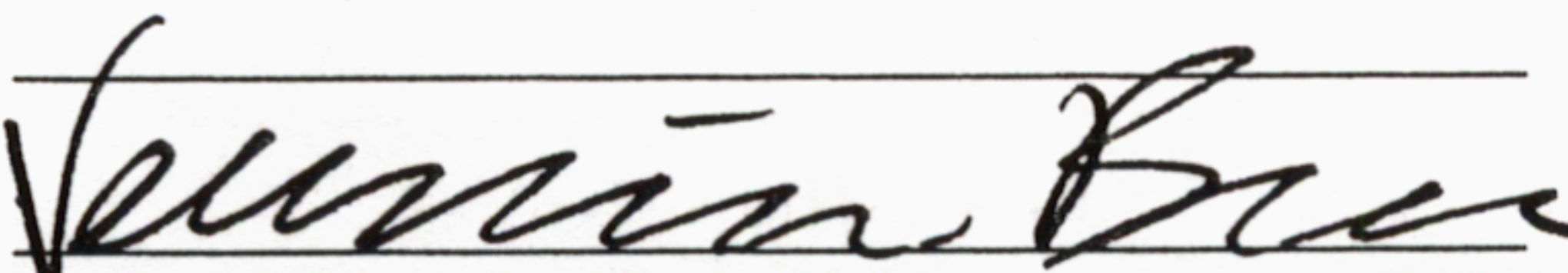
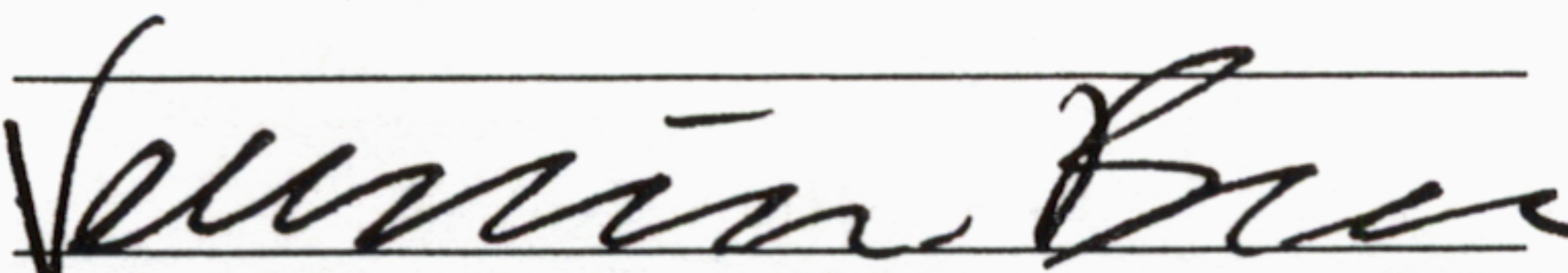
EXISTING STRUCTURES	PROPOSAL	SETBACKS
Per Assessor Records: Vacant lot	NEW 2,700 sq ft 3 bed, 3 bath, with tv room, theater room with wet bar, 853 sq ft attached garage, and front and rear covered porches	Front Setback: 30 ft. Side Setback: 10 ft. Rear Setback: 25 ft. Stream Setback: 0 ft. Height: 35 ft.

ADDITIONAL TERMS:

- Note: Theater room sink must meet the definition of a "wet bar:" means an accessory sink, used for convenience and is not used in conjunction with the preparation of food, located within the dwelling. A wet bar has the following dimensions: The maximum size for the sink is 16 inches by 16 inches and is limited to one compartment; the waste line to the sink is limited to one and one-half inches in size; and the P-trap is limited to one and one-fourth inches in size.
- It is the responsibility of the landowner to verify property lines and to maintain the minimum property line setback requirement for the zone.
- Building Safety Note: Fire Safety Plan must be implemented prior to issuing the Certificate of Occupancy.

ALL DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE DEQ CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES MANUAL, WHICH IS AVAILABLE ONLINE. THIS DEVELOPMENT PERMIT DOCUMENTS AND IS AUTHORIZING THE USE OF THE ABOVE STATED STRUCTURE FOR LEGAL LAND USE PURPOSES. IF THE ABOVE STANDARDS AND OR CONDITIONS GOVERNING THE PERMIT ARE NOT MET AT THE TIME OF APPLICATION OR AT ANY TIME AFTER ISSUANCE OF THIS DEVELOPMENT PERMIT, THE DIRECTOR IS AUTHORIZED TO REVOKE THE PERMIT PURSUANT TO THE PROCEDURES LISTED IN JCC 19.41.040.

OTHER PERMITS REQUIRED: *ACCESS PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT OR STATE HIGHWAY DIVISION. ALL STRUCTURES APPROVED BY THIS PERMIT MUST ALSO BE AUTHORIZED BY SEPARATE PERMITS FROM THE DEPARTMENTS OF BUILDING SAFETY AND ENVIRONMENTAL QUALITY. FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT WILL RESULT IN REVOCATION. FALSIFICATION OF INFORMATION IS A VIOLATION OF STATE LAW.

SIGNATURE:		DATE:	2-6-23
CONTRACTOR NAME:		LICENSE#:	
APPROVED:		DATE:	01/26/23

NOTE: AUTHORIZED USES MUST BE UNDERWAY WITH ALL REQUIRED PERMITS WITHIN 1 YEAR FROM DATE OF ISSUANCE OF THIS PERMIT.



PLANNING APPLICATION FORM

Property Address: 220 Arbor Ridge / Midway Ave

Assessor's Map & Tax Lot:

36-06-29- Tax Lot(s) 1700- Tax Lot(s) -Zoning: RR5

Size of Project: (# of Units, Lots, Dimensions, Sq. Ft., Etc.)

1 new 2700 sq ft residence

Application/Permit Type: (Please Check All Applicable)

☐ Address Assignment☐ New Address☐ Change of Address☐ Additional Address☐ Annual Compliance Certificate☐ Appeal (See Sec.19.33.040)☐ Comp Plan/Zone Map Amendment (See Sec.19.46.030)☐ Conditional Use Application (Chapter. 19.45)☐ Determination of Nonconforming Use (See Sec.19.13.060)☐ Marijuana Prod. Site on RR (Attach License and Premise Sketch)☐ Alteration/Expansion of Nonconforming Use/Structure (See Div. 19.13.050)☐ Final Plat (See Sec.19.56.030)☐ Mass Gathering (See Sec. 19.43.B - Use Mass Gathering Form)☐ Partition (See Sec.19.52.040)☐ Planned Unit Development (See Sec.19.55.030)☐ Pre-Application (See Chapter. 19.21)☐ Property Line Adjustment or Vacation (See Sec.19.54.040)☐ Replat (See Sec.19.53.040)☐ Riparian Landscape Plan (Attach Plan or Use Form B)☐ Site Plan Review (See Chapter 19.42)☐ Subdivision (See Sec.19.51.040)☐ Text Amendment (See Sec.19.46.030)☐ Variance (See Chapter.19.44)☐ Conditional Use Permit (Chapter. 19.92)☐ Development Permit (See Sec.19.41.020)☐ Temporary Dwelling (See Chapter. 19.43)☐ Detached Living Space☐ Medical Hardship

Other: _____

Attachments:

☐ 3 Folded Maps/Site/Tentative Plan to Scale☐ 8 1/2x 11" Site/Tentative/Plot Plan☐ Written Narrative/Response to Criteria☐ Power of Attorney☐ Statement of Intended Water Use☐ Statement of Understanding☐ Floor Plan/Elevations☐ Access Permit☐ Proof of Fire Protection☐ Erosion Control Plan/Fire Safety Plan

Other: _____

Description of Request/Reason for Appeal

(Include name of project and proposed uses):

new residenceProperty Owner: Druthers Construction LLCAddress: P.O. Box 1586Grants Pass, OR 97528Phone: (541) 660-0365Email: gjantzer@yahoo.comApplicant: GRANT W. JANTZER

Address: _____

Phone: SAME

Email: _____

Authorized Representative/ Surveyor or Engineer:

(If Different From Applicant) (If Applicable)

Address: _____

Phone: _____

Email: _____

CERTIFICATION: I hereby certify that the information on this application is correct and that I own the property or the owner has executed a Power of Attorney authorizing me to pursue this application (attached).

Grant W. Jantzer
(Signature of Owner or Attorney-in-Fact)1/13/23
Date

(Signature of Owner or Attorney-in-Fact)

Date

(For Office Use)

RECEIVED

DATE STAMP

Fees Paid: \$300PLANNING Initials: TW

GENERAL STREET CONSTRUCTION NOTES:

1. ALL STREET WORK AND MATERIALS SHALL CONFORM WITH THESE PLANS AND THE APPLICABLE REQUIREMENTS OF JOSEPHINE COUNTY PUBLIC WORKS AND THE OREGON DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND STANDARD SPECIFICATIONS.
2. ALL EXHIBITION SHALL BE STRUCTURAL FILL AND SHALL MEET THE REQUIREMENTS OF THE PROJECT'S ENGINEER & JOSEPHINE COUNTY. THE MINIMUM COMPACTED SHALL BE 80% PER AASHTO T-99 (ASTM D698).
3. **TRENCH BACKFILL WITHIN THE RIGHT-OF-WAY:** AFTER THE CONTRACTOR HAS BACKFILLED THE PIPE JOINT OF THE TRENCH AS REQUIRED, THE CONTRACTOR SHALL THEN BACKFILL THE TRENCH WITH 12" MAXIMUM SIZE GRANULAR FILL TO THE TOP OF THE TRENCH. THE TRENCH SHALL BE DETERMINED PER AASHTO T-101, T-205, OR T-238. ANY SUBSEQUENT SETTLEMENT OF THE TRENCH OR DITCH DURING THE GUARANTEE PERIOD SHALL BE THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE DISTRICT OR THE OWNER.
4. BASE ROCK SHALL BE COMPACTED TO 80% PER AASHTO T-99.
5. ASPHALTIC CONCRETE SHALL BE COMPACTED TO A DENSITY OF 92% OF THE THEORETICAL MAXIMUM DENSITY PER DOT T 202.
6. CULVERTS SHALL BE PROVIDED FOR CONCRETE CURB AND GUTTER (1). SIDEWALK (1). DRIVEWAYS (1). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, 2" TO 4" SLUMP.
7. NUMBER AND LOCATION OF COMPACTION TESTS FOR BASE ROCK AND ASPHALTIC CONCRETE SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
8. DRY UTILITIES CONDUIT CROSSINGS ARE TO BE ELECTRICAL GRADE SCHEDULE 40 PVC OR AS SPECIFIED BY THE APPLICABLE PRIVATE CARRIER AND SHALL BE EXTENDED TO 8" PAST RIGHT-OF-WAY LINES WITH A MINIMUM 36" OF COVER.
9. STREET LIGHTING SHALL BE IN ACCORDANCE WITH THE APPROVED STREET LIGHT PLAN. AT A MINIMUM, STREET LIGHTS SHALL BE PLACED AT ALL INTERSECTIONS AND NEAR THE MID POINT OF LONG BLOCKS.
10. ALL MANHOLE LIDS, VALVE BOXES, AND MONUMENT BOXES SHALL BE ADJUSTED TO FINISH GRADE.
11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TRAFFIC CONTROL ALONG THE EXISTING ROADS AS REQUIRED BY THE CITY OF GRANTS PASS.
12. SANITARY STORM LINES TO MEET EXISTING PAVEMENT WITH NEW PAVEMENT, SAND AND SEAL JOINTS.
13. STATIONING BASED ON CENTERLINE.
14. IN ADDITION TO REQUIRED COMPACTION TESTING, THE PROJECT ENGINEER REQUIRES A PROBE TEST WITH A FULLY LOADED 10-YARD DUMP TRUCK TO BE CONDUCTED PRIOR TO THE COMPLETION OF THE FIRST LIFT OF ASPHALT.
15. THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION THAT DIFFERS FROM THE ASSIGNED PLANS AND SHALL MAINTAIN "RECORD DRAWINGS" DURING THE CONSTRUCTION PERIOD. RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AT THE END OF THE PROJECT.
16. MATERIAL IN SOFT SPOTS WITHIN THE ROADWAY SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH 1-1/2" OF CRUSHED ROCK. THE ENTIRE REPLACEMENT AREA SHALL BE COMPACTED TO 80% PER AASHTO T-99.

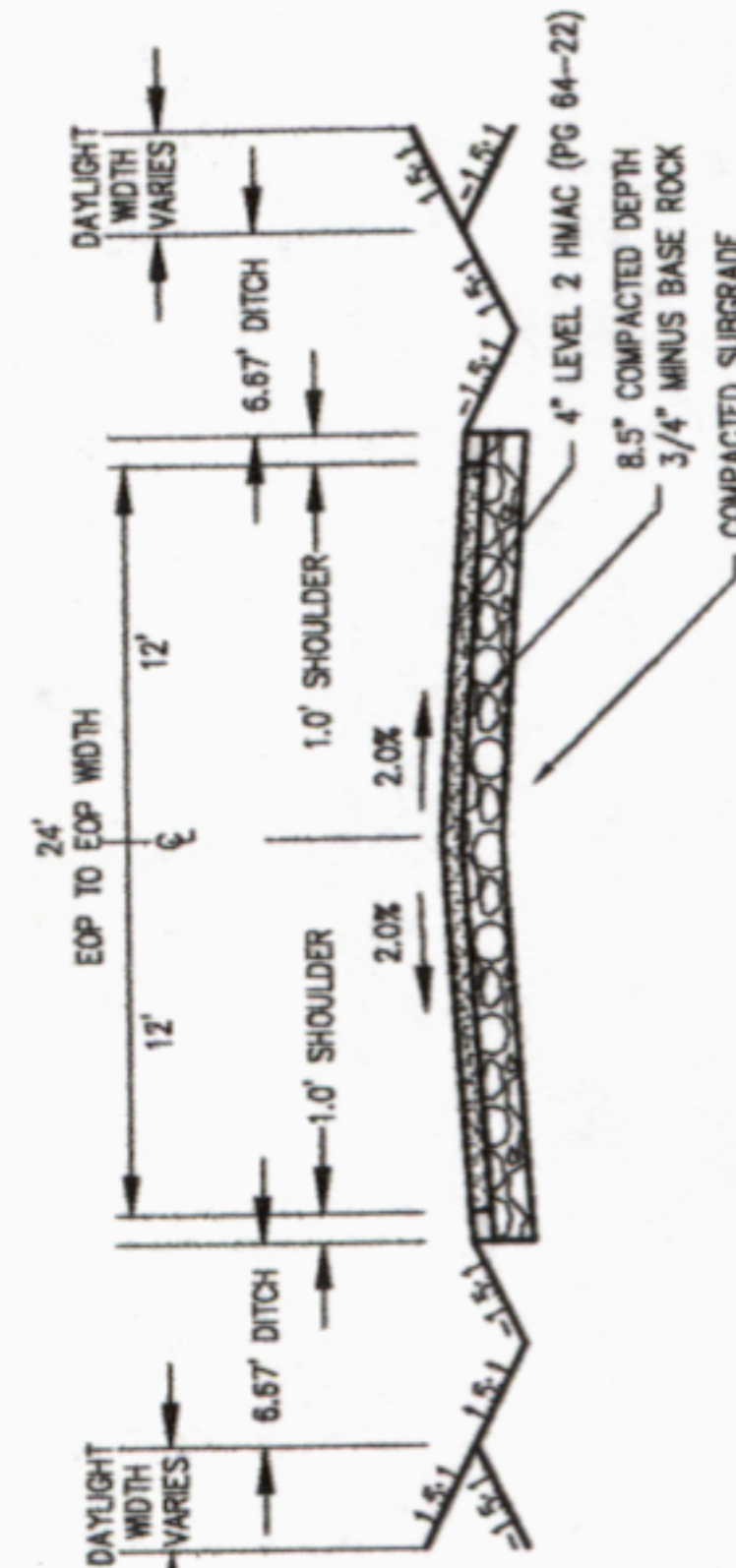
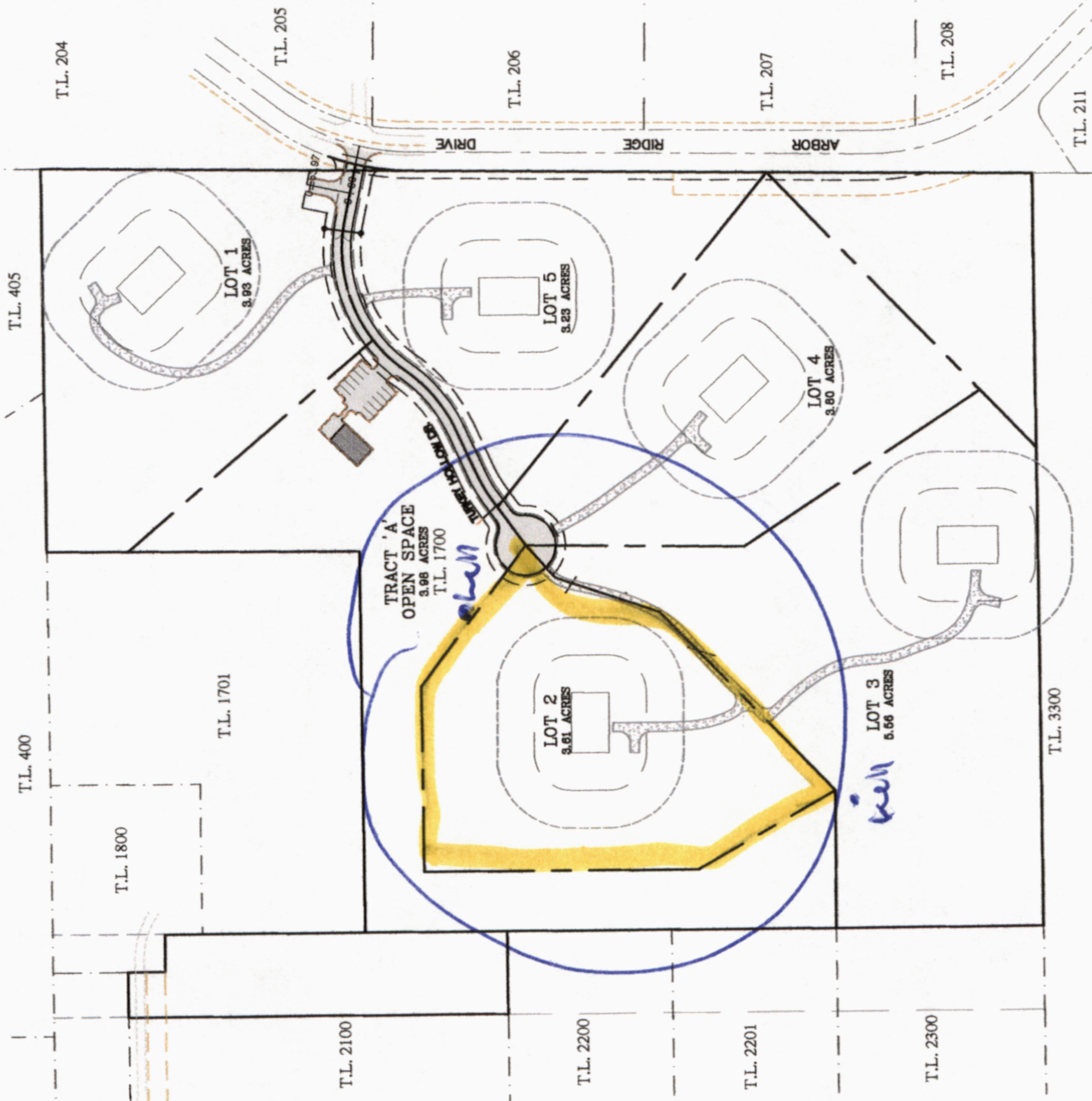
GENERAL STORM SEWER CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THESE PLANS AND THE APPLICABLE REQUIREMENTS OF JOSEPHINE COUNTY.
2. STORM SEWER PIPE SHALL BE 48" DIAMETER ON THE PLANS, OR EQUAL, IF APPROVED IN ADVANCE, IN WRITING BY JOSEPHINE COUNTY AND/OR THE ENGINEER. ALL JOINTS SHALL BE SUBJECTED TO INSPECTION AND APPROVED IN WRITING.
3. POLYETHYLENE GLASS FIBER (PVC) PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034, SDR 35 UNLESS OTHERWISE SPECIFIED AS OTHERWISE. ALL JOINTS SHALL BE SUBJECTED TO INSPECTION AND APPROVED IN WRITING.
4. THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF O.S.H.A. AND IN PARTICULAR THOSE PERTAINING TO ADEQUATE SHIELDING AND TRENCH PROTECTION.
5. THE CONTRACTOR SHALL TEST ALL STORM SEWER PIPE FOR DEFLECTION. THE TEST SHALL BE CONDUCTED BY PULLING A SOLID POINTED ROD THROUGH THE STORM SEWER PIPE. THE TEST SHALL BE CONDUCTED THROUGH THE PIPE ON A MANHOLE TO MANHOLE BASIS. A COPY OF THE TEST RESULTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL BE PRESENT FOR ALL TESTING.
6. THE CONTRACTOR SHALL FLUSH THE STORM SEWER SYSTEM AND USED INSPECT ALL STORM SEWER PIPE. A COPY OF THE REPORT AND VIDEO TAPES SHALL BE SUBMITTED TO THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL BE PRESENT FOR ALL TESTING.
7. ALL CATCH BASINS SHALL BE CONCRETE INLETS DRAIN TYPE "D" WITH 6-2 GRADE AND FRAME. SEE DETAIL ON SHEET C100.
8. CATCH BASINS SHALL BE PRECAST OR POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI GRADE SHALL BE TYPE 1.
9. IF DURING THE COURSE OF INSTALLING UNDERGROUND UTILITIES DRAIN TILES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, JOSEPHINE COUNTY, AND THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO STOP WORK AND SHALL BE REQUIRED TO FOLLOW THROUGH THE SITE, EXCAVATED, CRUSHED, AND THE TRENCH RE-COMPACTED TO ELIMINATE THE PATH OF FLOW. ALL WORK SHALL BE COMPLETED BY THE CONTRACTOR AT THE OWNERS EXPENSE AFTER FIRST OBTAINING A CHANGE ORDER TO THE SCOPE OF WORK.
10. ALL STORM SEWER PIPE CONNECTIONS TO CATCH BASINS, MANHOLES, AND OTHER RELATED STRUCTURES SHALL BE WATER TIGHT. THE CONNECTIONS SHALL BE FINISHED WITH PORTLAND CEMENT GROUT.
11. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM DESIGN SERVICE LIFE OF 75 YEARS AS PER OREGON DEPARTMENT OF TRANSPORTATION STANDARDS.
12. THE PROJECT ENGINEER SHALL VERIFY ALL SERVICE LATERALS PRIOR TO PLACEMENT OF BACKFILL.
13. THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION THAT DIFFERS FROM THE APPROVED PLANS AND SHALL MAINTAIN "RECORD DRAWINGS" DURING THE CONSTRUCTION PERIOD. RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AT THE END OF THE PROJECT.
14. THE OWNER OR CONTRACTOR IS REQUIRED TO PROVIDE THE DISTRICT A WARRANTY BOND FOR THE NEW STORM SEWER CONSTRUCTION AND ANY SERVICE CONNECTIONS AT THE COMPLETION OF CONSTRUCTION.
15. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER 48 HOURS PRIOR TO THE START OF STORM SEWER CONSTRUCTION AND ANY STAGED INSPECTION.
16. MANHOLES SHALL BE PRECAST CONCRETE SECTIONS WITH MINIMUM INSIDE DIAMETER OF 48" INCHES. CONFORMING TO THE REQUIREMENTS OF ASTM C-478, EXCEPT JOINTS SHALL BE EXCESSIVE CONES EXCEPT WHERE FLAT TOPS ARE REQUIRED PER STANDARD DETAILS. POURED IN PLACE MANHOLES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. ALL JOINTS SHALL BE SUBJECTED TO INSPECTION AND APPROVED IN WRITING.
17. AFTER THE CONTRACTOR HAS BACKFILLED THE PIPE JOINT OF THE TRENCH AS REQUIRED, THE CONTRACTOR SHALL THEN BACKFILL THE TRENCH WITH 12" MAXIMUM SIZE GRANULAR FILL TO THE TOP OF THE TRENCH. THE TRENCH SHALL BE DETERMINED PER AASHTO T-101, T-205, OR T-238. ANY SUBSEQUENT SETTLEMENT OF THE TRENCH OR DITCH DURING THE GUARANTEE PERIOD SHALL BE THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY, COUNTY, DISTRICT OR THE OWNER.
18. UNLESS OTHERWISE SPECIFIED ON THE PLANS OR DIRECTED BY THE PROJECT ENGINEER, EACH SERVICE CONNECTION SHALL BE LAID IN A SEPARATE TRENCH ON A STRAIGHT LINE TO THE END OF THE SERVICE CONNECTION. AT THE PROPERTY LINE, THE SERVICE CONNECTION SHALL BE LAID IN A SEPARATE TRENCH. THE TRENCH SHALL BE DETERMINED BY THE PROJECT ENGINEER OR SHOWN ON THE PLANS. THE PROJECT ENGINEER WILL PROVIDE A CUT STATE AT THE TERMINAL POINT OF EACH SERVICE CONNECTION, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER. THE CONTRACTOR WILL USE A GRADING LINE TO LAY THE PIPE AND THE SERVICE CONNECTION SHALL BE INSTALLED WITH THE SAME ACCURACY AS THE MAIN SEWER.
19. IN EXISTENT AREAS, ALL MANHOLES SHALL HAVE TAMPER-PROOF LIDS PER COSUM SPECIFICATIONS, OR APPROVED EQUAL (CAUTION: NOT ALL TAMPER-PROOF LIDS MEET COSUM SPECIFICATIONS). THE LID SHALL BE SIX INCHES (6") ABOVE FINISH GRADE.
20. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN ADEQUATE MEANS AND DEVICES TO REMOVE AND DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION. EXCESS WATER SHALL BE REMOVED FROM THE TRENCH AND DEBRIS SHALL NOT ENTER INTO THE DISTRICT'S SEWER SYSTEM. WATER AND DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.

THE KNOLLS AT TURKEY HOLLOW

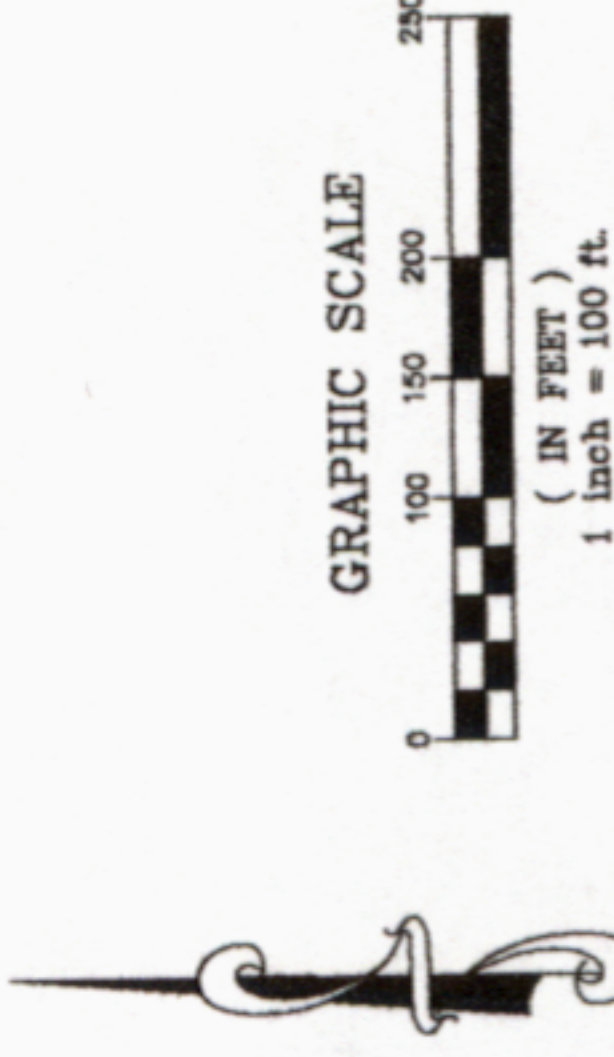
STREET & STORM COVER SHEET

MAY 2022



TURKEY HOLLOW DR
NOT TO SCALE

- ### ADDITIONAL NOTES:
1. SANITARY CLEAN LINES WHERE NOTED, SAND AND SEAL SANITARY LINE. FINAL SANITARY LINE SHALL BE SUBMITTED TO THE COUNTY OR PROJECT ENGINEER PRIOR TO THE START OF CONSTRUCTION. FINAL SANITARY LINES SHALL BE INSPECTED BY THE COUNTY OR PROJECT ENGINEER PRIOR TO PAVING.
 2. FIELD GRADE WHERE MATCHING EXISTING AC PAVEMENT TO ENSURE POSITIVE DRAINAGE.
 3. AREAS WITHIN THE LIMITS OF THE NEW PAVEMENT SHALL BE STRIPPED OF 500 TOP SOIL AND OTHER NON-STRUCTURAL MATERIAL TO A DEPTH OF 12". THESE AREAS SHALL BE FILLED TO THE SUBGRADE ELEVATION WITH COMPACTED CRUSHED ROCK (1-4).
 4. MATERIALS AND PLACEMENT OF THE HOT MIXED ASPHALT CONCRETE (HMAC) SHALL CONFORM TO THE REQUIREMENTS DELINEATED IN SECTION 07044 - HOT MIXED ASPHALT CONCRETE (HMAC) PAVEMENT, OF THE 2007/2014 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION), EXCEPT AS NOTED BY THE COUNTY AND NOTED IN THE COUNTY'S ENGINEERING DESIGN AND STANDARD DETAILS MANUAL (LATEST EDITION).
 5. CRUSHED AGGREGATE USED FOR BASE ROCK AND LEVELING COURSE SHALL CONFORM TO THE REQUIREMENTS DELINEATED IN SECTION 02030 - BASE AGGREGATE, OF THE 2007/2014 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION).
 6. ANY UNDESIRABLE DISTURBED SHALL BE RESTORED TO THE SAME OR BETTER CONDITION.
 7. REMOVE ALL EXISTING ASPHALT PAVEMENT WITHIN SANITARY BOUNDARY. DISPOSE OFFSITE AT AN APPROVED LOCATION.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS FOR COMPACTION TESTING AND FOR SUPPLYING THE RESULTS TO THE PROJECT ENGINEER AND JOSEPHINE COUNTY.
 9. GRADE THE SITE TO THE ELEVATIONS SHOWN ON SHEET 005 WITH THE NECESSARY SLOPES TO ACCOMMODATE THE FINISHED GRADES AS SPECIFIED. SHAPE FUTURE PAVED AREAS PER THE PLANS TO A SUBGRADE ELEVATION THAT WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.
 10. STRAIGHT GRADES SHALL BE RUN BETWEEN FINISHED GRADE UNLESS OTHERWISE NOTED. FINISHED GRADES ARE TO DRAIN AS INDICATED ON THE PLANS.
 11. THESE PLANS AND SPECIFICATIONS ASSUME "DRY WEATHER" CONSTRUCTION. ADDITIONAL MEASURES MAY BE REQUIRED FOR "WET WEATHER" CONSTRUCTION.
 12. ALL EXCESS SOIL AND SPILLS SHALL BE HAULED OFF SITE TO AN APPROVED LOCATION.



SHEET INDEX

- | | |
|------|---|
| C100 | STREET & STORM COVER SHEET |
| C101 | TURKEY HOLLOW DR STA 0+00-3+50 |
| C102 | TURKEY HOLLOW DR STA 3+50-END |
| C103 | CUL-DE-SAC, HAMMERHEAD & COMMON AREA DETAIL |
| C104 | STREET DETAILS |
| C105 | STORM DETAILS |

DRUTHERS CONSTRUCTION
2200 NE INDUSTRY DR
GRANTS PASS, OR 97526
(541) 218-9111
(541) 218-9111

RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 54th ST SUITE 200 - P.O. BOX 909
KIAMATH FALLS, OREGON 97601
Phone: (541) 273-9200
Fax: (541) 851-9405
admin@rc-grp.com

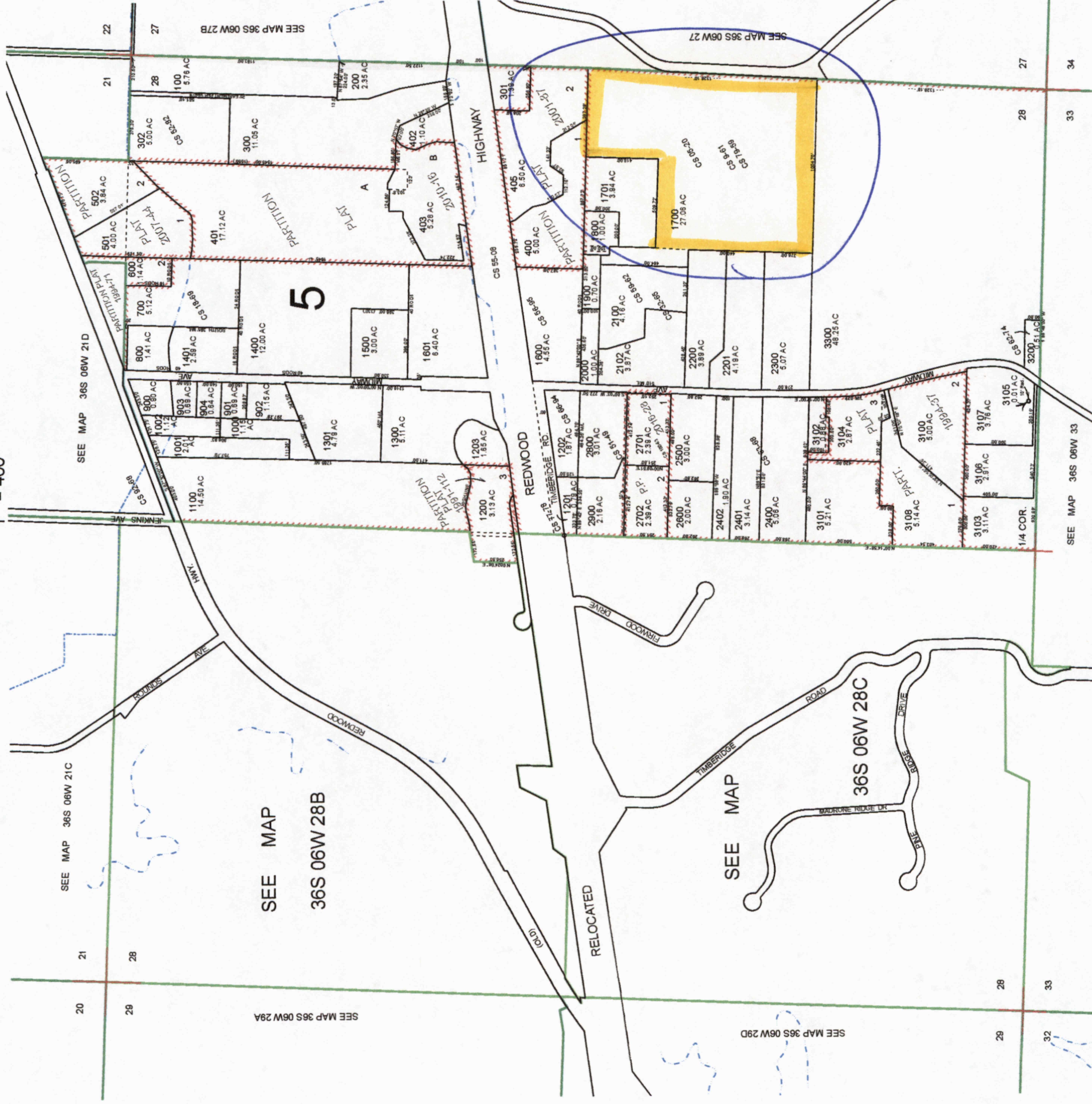
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JOSEPHINE COUNTY
A PLANNED COMMUNITY
The Knolls at Turkey Hollow
REVISION: 12-31-2023
06-31-2022

JOSEPHINE COUNTY
A PLANNED COMMUNITY
The Knolls at Turkey Hollow
REVISION: 12-31-2023
06-31-2022

SHEET NAME
Street & Storm
Cover Sheet
DRAWN BY: JDC
CHECKED BY: JDC
DATE: MAY 2022
REVISIONS:
JOB NO. 1769
SHEET NO. C100

2101
3000
1290
3190
2890
500
2700





Residential Septic Site Evaluation Approval

463-22-000517-EVAL

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsiteseptic@josephinecounty.gov
Website: josephine.or.us

Date issued: 12/30/2022

Application status: Site Evaluation Approved

Work description: SITE EVALUATION LOT 2

Applicant: Druther s Construction, LLC
Address: PO Box 1586
Grants Pass OR 97528
Phone: (541) 441-2029
Email: andrew.olson2002@gmail.com

Primary contractor: Druther s Construction, LLC
Installer License: 39140
Address: PO Box 1586
Grants Pass OR 97528
Phone: (541) 441-2029
Email: andrew.olson2002@gmail.com

Owner: DRUTHERS CONSTRUCTION LLC
Address: PO BOX 1586
PO BOX 1586
GRANTS PASS OR 97528

Property address: 0 Midway, Grants Pass, OR 97527

Parcel: 3606280000170000 - Primary

Lot size: 3.61 ACRES
Zoning: N/A

Water supply: Well
City/County/UGB: County

Proposed use of structure: SFR
Category of construction: Residential

General Specifications

Max peak design flow: 450 gpd.
Min septic tank volume: 1000 gal.

Proposed gallons per day: 375 gpd.
Min dosing tank volume: N/A

System Specifications

System type:
System distribution type:
Distribution method:

Initial System

Standard
Serial
Serial

Replacement Area

Standard
Serial
Serial

Trench Specifications

Trench linear feet:
Max depth:
Min depth:

Initial System

225 linear ft.
30 in.
24 in.

Replacement Area

225 linear ft.
30 in.
24 in.

Special Requirements

Stakeout required:
Drainfield type:
Drainfield sizing:

Initial System

Yes
Standard
75 linear ft/150 gal.

Replacement Area

Yes
Standard
75 linear ft/150 gal.

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: 12/30/2022**Application status:** Site Evaluation Approved**Work description:** SITE EVALUATION LOT 2

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 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.

Gabriel Kasiah

Natural Resource Specialist

12/30/22

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.)

FIELD WORKSHEET

Name: PROUTHERS

Application No.: 463-22-000517-EVAL

Date: 12/27/2022

RE: SITE EVALUATION REPORT for Parcel #: 36-06-280001700

Commercial Facility: ☐ Yes ☐ No

Parcel Size: 3.61 ACRES

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>24</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>24</u> " Min Depth

Additional Conditions of Approval

- Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
 - Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
 - 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.
 - 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.

OAR 340-071-0130; 340-071-0220

Inspector: [Signature]

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit 1	0-6	SCL	2.5y ¹ / ₄ , GR-WSBK, Root 3F, 2VF, M, 2C
	6-35	SCL	10yR ⁵ / ₄ , WSBK, Root 2VF, F, M, C, JK
	35-60	ASL/SCL	2.5y ⁵ / ₆ , 10yR ⁵ / ₄ , W-MSBK+Roots 2VF, F
			FE CONC IN 3RD HORIZON DISTINCT
Test Pit 2	0-6		SIMILAR TO TH1
	6-30		
	30-60		
Test Pit 3			
Test Pit 4			
Test Pit 5			
Test Pit 6			

Landscape Notes: WOODED

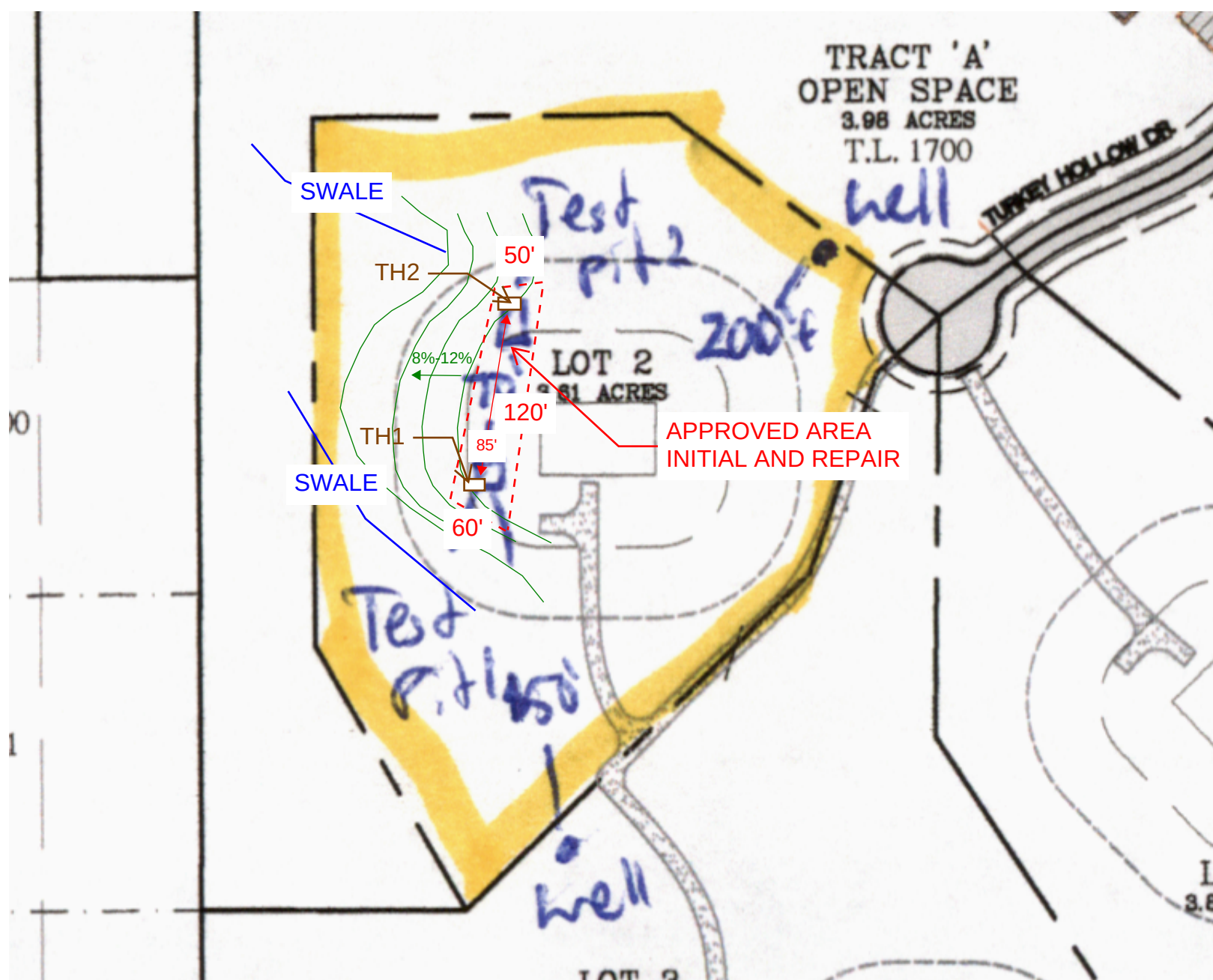
Slope: 8-12% Aspect: E Groundwater Type: ☐ Permanent ☐ Temporary

Other Site Notes: SWALES ON BOTH SIDES OF THE
HOUSE PAD UP SLOPE (WEST OF TH'S, WELL
PROPOSED @ NW PROPERTY CORNER

SITE PLAN

ADDRESS 0 MIDWAY PROPOSED LOT 2

PARCEL 3606280001700



*NOT TO SCALE

APPLICATION # 463-22-000517-EVAL



Application for Onsite Sewage Treatment System

700 NW Dimmick Street, Suite B
Grants Pass, OR 97526
541-474-5444

For ONSITE SEPTIC Use Only:
Date received _____
Fee paid _____
Receipt number _____
Application number _____
Date of 1st response _____
Date of 2nd response _____
Date of final response _____
Date of completion _____

Scanned

Data Entry

Date Stamp

A. Property Owner Information

Name Druthers Construction Mailing Address (Street or PO Box, City, State, Zip Code) P.O. Box 1586 Grants Pass, OR 97528 Phone Number 541-441-2029

B. Legal Property Description

Township 36 Range 06 Section 28 Tax Lot 1700 Tax Account Number R320461 Acreage or Lot Size 27.06
County Josephine Subdivision Name Knolls at Turkey Hollow Lot 2 Block —
Property Address: Arbor Ridge Rd. City Grants Pass State OR Zip Code 97527

Directions to Property: 199 West make a U turn at Midway Ave. Head east on 199 Arbor ridge is 1st Rd on your right. Follow until you see new gravel rd on right.

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☒ Single Family Residence
Number of Bedrooms _____
☐ Other _____

Proposed Facility:

☒ Single Family Residence
Number of Bedrooms 3
☐ Other _____

Water Supply:

☐ Public _____ Name _____
☒ Private Well
Well, Spring, Shared

D. Type of Application

☒ Site Evaluation

☐ Construction

☐ Permit Repair

☐ 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 Josephine County Onsite Septic and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature

Date

Applicant's Name - Please Print Legibly

Applicant's Phone Number

Applicant's E-mail Address

Applicant's Mailing Address P.O. Box 1586 Grants Pass, OR 97528

Applicant is the

☒ Owner

☐ Authorized Representative

☒ Licensed Septic Installer

☐ Authorization Attached

Installer's Name

Druthers Construction
39140

1. ALL STREET WORK AND MATERIALS SHALL CONFORM WITH THESE RULES AND THE APPLICABLE REQUIREMENTS OF JOSEPHINE COUNTY PUBLIC WORKS AND THE OREGON DEPARTMENT OF TRANSPORTATION STANDARD DRAININGS AND STANDARD SPECIFICATIONS.
2. ALL EMBANKMENT SHALL BE STRUCTURAL FILL AND SHALL MEET THE REQUIREMENTS OF THE PROJECT'S ENGINEER & JOSEPHINE COUNTY. THE MINIMUM COMPACTION SHALL BE 95% PER AASHTO T-99 (ASTM D698).
3. **TRENCH BACKFILL WITHIN THE RIGHT-OF-WAY:** AFTER THE CONTRACTOR HAS BACKFILLED THE PIPE ZONE OF THE TRENCH AS REQUIRED, THE CONTRACTOR SHALL THEN BACKFILL THE BALANCE OF THE TRENCH, WITH OTHER CLASSES "B" (3/4" - 1") BACKFILL IN ONE FOOT (1') LAYERS, MECHANICALLY COMPACTING EACH LAYER TO 95% OF THE STRENGTH AND DENSITY OF THE AASHTO T-99, IN PLACE DENSITY SHALL BE DETERMINED PER AASHTO T-191, T-205, OR T-206. ANY SUBSEQUENT TO THE COMPLETION OF THE TRENCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIOD OF TIME NECESSARY TO REPAIR THE ROADWAY TO THE ORIGINAL CONDITION. THE CONTRACTOR SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE DISTRICT OR THE OWNER.

5. ASPHALTIC CONCRETE SHALL BE COMPACTED TO A DENSITY OF 92% OF THE THEORETICAL MAXIMUM DENSITY PER DOT 702.
6. CYLINDER TESTS SHALL BE PROVIDED FOR CONCRETE CURB AND GUTTER (1), SIDEWALK (1), DRIVEWAYS (1). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI IN 28 DAYS, 2" TO 4" SLUMP.
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8. DRY UTILITIES CONDUIT CROSSINGS ARE TO BE ELECTRICAL GRADE SCHEDULE 40 PVC OR AS SPECIFIED BY THE APPLICABLE PRIVATE CARRIER AND SHALL BE EXTENDED TO 8" FATH HIGH-OR-ANY LINES WITH A MINIMUM 36" OF COVER.
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11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TRAFFIC CONTROL ALONG THE EXISTING ROADS AS REQUIRED BY THE CITY OF GRANITS PARK.
12. SAWCUT STRAIGHT LINES TO MEET EXISTING PAVEMENT WITH NEW PAVEMENT, SAND AND SEAL JOINTS.

1. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THESE PLANS AND THE APPLICABLE REQUIREMENTS OF JOSEPHINE COUNTY.
2. STORM SEWER PIPE SHALL BE AS SHOWN ON THE PLANS, OR EQUAL IF APPROVED IN ADVANCE, IN WRITING BY JOSEPHINE COUNTY AND/OR THE ENGINEER. ALL JOINTS SHALL BE GASKETED UNLESS APPROVED IN WRITING.

3. POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3025, AND 30 UNLESS OTHERWISE SPECIFIED AS CONFORMING TO ANNA C-500. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM W77 AND ASTM 332A.
4. THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF OSHA, AND IN PARTICULAR THOSE PERTAINING TO ADEQUATE SHORING AND TRUSSHOOT PROTECTION.
5. THE CONTRACTOR SHALL TEST STORM PIPE FOR DEFLECTION. THE TEST SHALL BE CONDUCTED BY PULLING A SOLID POINTED WIREMAN'S SPOD OF INSIDE DIAMETER THROUGH THE PIPELINE ON A MANHOLE TO MANHOLE BASIS. A COPY OF THE TEST RESULTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL BE PRESENT FOR ALL TESTING.
6. THE CONTRACTOR SHALL FLUSH THE ENTIRE STORM SEWER SYSTEM AND VIDEO INSPECT ALL STORM SEWER PIPE. A COPY OF THE REPORT AND VIDEO TAPE SHALL BE SUBMITTED TO THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL BE PRESENT FOR ALL TESTING.
7. ALL CATCH BASINS SHALL BE CONCRETE INLETS 0001 TYPE 'V' WITH 6-2 GRADE AND FRAME. SEE DETAIL ON SHEET C105.
8. ALL CATCH BASINS SHALL BE PRECAST OR FORMED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. GRAVE SHALL BE TYPE 1.
9. DURING THE COURSE OF INSTALLING UNDERGROUND UTILITIES DRAIN TILES ARE ENCOUNTERED. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, JOSEPHINE COUNTY, AND THE CITY OF GRANTS ASAP TO DETERMINE HOW THE TILES ARE TO BE REMOVED. THE TILES SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWNERS RISK. THE TILES SHALL BE FOLLOWED THROUGH THE SITE, EXCAVATED, CRUSHED AND THE TRENCH RECOMPACTED TO ELIMINATE THE PATH OF FLOW. ALL WORK SHALL BE COMPLETED BY THE CONTRACTOR AT THE OWNERS EXPENSE AFTER FIRST OBTAINING A CHANGE ORDER TO THE SCOPE OF WORK.
10. ALL STORM SEWER PIPE CONNECTIONS TO PORTLAND CEMENT MANHOLES, AND OTHER RELATED STRUCTURES SHALL BE WATER TIGHT. THE CONNECTIONS SHALL BE FINISHED WITH PORTLAND GROUT.

12. THE PROJECT ENGINEER SHALL VERIFY ALL SERVICE LATERALS PRIOR TO PLACEMENT OF BACKFILL.
13. THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION THAT DIFFERS FROM THE APPROVED PLANS AND SHALL MAINTAIN DRAWINGS DURING THE CONSTRUCTION PERIOD. RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AT THE END OF THE PROJECT.
14. THE OWNER OR CONTRACTOR IS REQUIRED TO PROVIDE THE DISTRICT A WARRANTY BOND FOR THE NEW STORM SEWER MAINS AND SERVICE CONNECTIONS AT THE COMPLETION OF CONSTRUCTION.
15. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER 48 HOURS PRIOR TO THE START OF STORM SEWER CONSTRUCTION AND ANY SCHEDULED INTERRUPTION OF SERVICE.

16. MANHOLES SHALL BE CAST CONCRETE STRUCTS WITH MINIMUM DIAMETER OF 48 INCHES, CONFORMING TO THE REQUIREMENTS OF ASTM C-774, EXCEPT AS NOTED ON THE PLANS. PRECAST MANHOLE RISERS, TOPS, AND BASES WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI, TOPS SHALL BE EXISTING CONCRETE EXCEPT WHERE FLAT TOPS ARE REQUIRED PER STANDARD DETAILS POURED IN PLACE MANHOLES WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI MAY BE SUBSTITUTED.
17. AFTER THE CONTRACTOR HAS BACKFILLED THE PIPE ZONE OF THE TRENCH, THE CONTRACTOR SHALL THEN LAVER TO THE BALANCE OF THE TRENCH WITH THE TYPE OF BACKFILL SPECIFIED, IN ONE FOOT (1') LAYERS, MECHANICALLY COMPACTING EACH LAYER TO 95% IN THICKNESS OF THE TRENCH. THE PLACE DENSITY SHALL BE DETERMINED PER ASTM D-1556, METHOD C, AND SHALL BE SUBSEQUENTLY STAMPED ON THE TRENCH OR DITCH WALLS BY THE CONTRACTOR AT 10' INTERVALS.
18. THE CONTRACTOR SHALL BE PROMPTLY CONTACTED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY, COUNTY, DISTRICT OR THE OWNER.
19. UNLESS OTHERWISE SPECIFIED ON THE PLANS OR DIRECTED BY THE PROJECT ENGINEER, EACH SERVICE CONNECTION SHALL BE LAID IN A SEPARATE TRENCH ON A STRAIGHT LINE AND GRADIENT FROM THE TEE TO THE END OF THE SERVICE CONNECTION. AT THE PROPERTY LINE THE SERVICE CONNECTION SHALL BE AT LEAST 4 FEET BELOW THE GRADE OF THE STREET CENTER LINE. NO SERVICE CONNECTION SHALL BE LAYED IN A TRENCH DEEPER THAN 6 FEET UNLESS THE DEPTH OF THE TRENCH IS INDICATED ON THE PLANS. SERVICE CONNECTIONS SHALL BE THE PROPERTY ENGINEER WILL PROVIDE A CUT STAKE AT THE PROPERTY LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SERVICE CONNECTIONS TO BE LAYED BY THE PROJECT ENGINEER. THE CONTRACTOR WILL USE A GRADING LINE TO LAY THE PIPE AND THE SERVICE CONNECTION SHALL BE INSTALLED WITH THE SAME ACCURACY AS THE MAIN SEWER.
10. IN EXISTENCE AREAS, ALL MANHOLES SHALL HAVE TAMPER-PROOF LIDS PER CSDM SPECIFICATIONS, OR APPROVED EQUAL. (CAUTION: NOT ALL TAMPER-PROOF LIDS MEET CSDM SPECIFICATIONS, THE RIM SHALL BE SIX INCHES (6") ABOVE FINISH GRADE.
11. ALL TRENCHES SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND DEVICES TO REMOVE AND DISPOSE OF ALL WATER. SURFACE WATER, WATER AND DEBRIS SHALL BE EXPOSED OF ALL APPROVED MANHOLES.
12. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND DEVICES TO REMOVE AND DISPOSE OF ALL WATER. SURFACE WATER, WATER AND DEBRIS SHALL BE EXPOSED OF ALL APPROVED MANHOLES.

TURKEY HOLLOW DR
NOT TO SCALE

C100	STREET & STORM COVER SHEET
C101	TURKEY HOLLOW DR STA 0+00-3+50
C102	TURKEY HOLLOW DR STA 3+50-END
C103	CUL-DE-SAC, HAMMERHEAD & COMMON AREA DETAIL
C104	STREET DETAILS
C105	STORM DETAILS

1. SAWCUT CLEAN EDGE WHERE NOTED. SAND AND SEAL SAWCUT LINE. FINAL SAWCUT LINE LOCATION SHALL BE VERIFIED BY THE COUNTY OR PROJECT ENGINEER PRIOR TO SAWCUTTING. FINAL SAWCUT LINES SHALL BE INSPECTED BY THE COUNTY OR PROJECT ENGINEER PRIOR TO PAVING.

2. FIELD GRADE WHERE MATCHING EXISTING AC PAVEMENT TO ENSURE POSITIVE DRAINAGE.
3. AREAS WITHIN THE NEW PAVEMENT SHALL BE STRIPPED OF SOIL, TOP SOIL, AND OTHER NON-STRUCTURAL MATERIAL TO A DEPTH OF 12". THESE AREAS SHALL BE FILLED TO THE SUBGRADE ELEVATION WITH COMPACTED CRUSHED ROCK (1"-4").
4. MATERIALS AND PLACEMENT OF THE HOT MIXED ASPHALT CONCRETE (HMAC) SHALL CONFORM TO THE REQUIREMENTS DELINEATED IN SECTION 00744 - HOT MIXED ASPHALT CONCRETE (HMAC) PAVEMENT, OF THE 0007/PA, OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION), EXCEPT AS MODIFIED BY THE COUNTY AND NOTED IN THE COUNTY'S ENGINEERING DESIGN AND STANDARD DETAILS MANUAL (LATEST EDITION).
5. CRUSHED AGGREGATE USED FOR BASE ROCK AND LEADING COURSE SHALL CONFORM TO THE REQUIREMENTS DELINEATED IN SECTION 0007 - BASE AGGREGATE, OF THE 0007/PA, OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION).
6. ANY LANDSCAPING DISTURBED SHALL BE RESTORED TO THE SAME OR BETTER CONDITION.
7. REMOVE ALL EXISTING ASPHALT PAVEMENT WITHIN SMOOT BOUNDARY. DISPOSE OFFSITE AT AN APPROVED LOCATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS FOR COMPACTION TESTING AND FOR SUPPLYING THE RESULTS TO THE PROJECT ENGINEER AND JOSEPHINE COUNTY.
9. GRADE THE SITE TO THE ELEVATIONS SHOWN ON SHEET C051 WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED GRADES AS SPECIFIED. SHAPE FUTURE PAVED AREAS PER THE PLANS TO A SUBGRADE ELEVATION THAT WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.
10. STRAIGHT GRADES SHALL BE RUN BETWEEN FINISHED GRADE UNLESS OTHERWISE NOTED. FINISHED GRADES ARE TO DRAIN AS INDICATED ON THE PLANS.
11. THESE PLANS AND SPECIFICATIONS ASSUME "DRY WEATHER" CONSTRUCTION. ADDITIONAL MEASURES MAY BE REQUIRED FOR "WET WEATHER" CONSTRUCTION.
12. ALL EXCESS SOIL AND SPILLS SHALL BE HAULED OFF SITE TO AN APPROVED LOCATION.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

The Knolls at Turkey Hollow
A PLANNED COMMUNITY
JOSEPHINE COUNTY OREGON

SHEET NAME:
Street & Storm
Cover Sheet

DRAWN BY: TDC
CHKD BY: MDC
DATE: MAY 2022

REVISIONS:

JOB NO. 1799

SHEET NO.

C-100

DRUTHERS CONSTRUCTION
2200 NE INDUSTRY DR
GRANTS PASS, OR 97526
(541) 218-3111

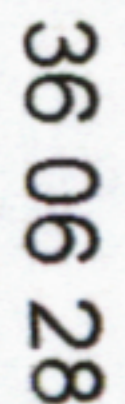
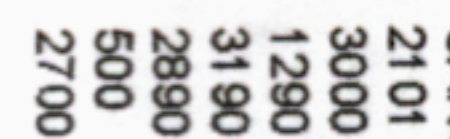
RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601



R-C
RHINE-CROSS
GROUP

36 06 28

CANCELLED:
3401

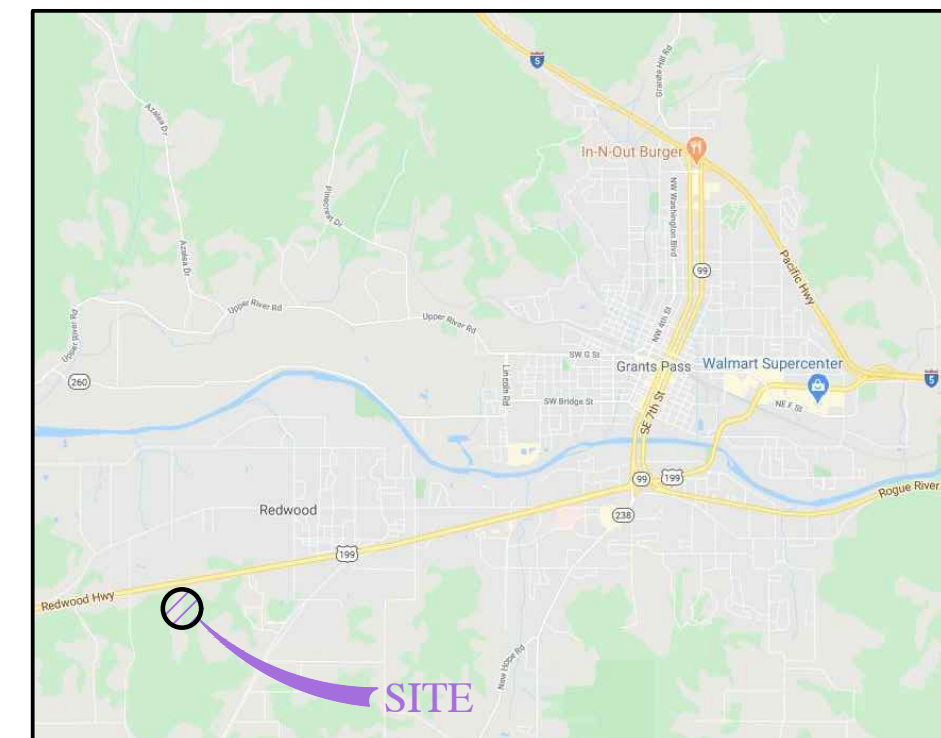


THE KNOLLS AT TURKEY HOLLOW

TENTATIVE PLANNED COMMUNITY PLAT

July 2021

PLANNED COMMUNITY ACREAGE TABLE:
25.84 ACRES TOTAL
5.46 ACRES OPEN SPACE = 21.1%
20.38 ACRES DEVELOPMENT LOTS



VICINITY MAP
N.T.S.

JURISDICTION:
JOSEPHINE COUNTY
700 NW DIMMICK, SUITE C
GRANTS PASS, OR 97526
(541) 474-5421

PROPERTY OWNER & APPLICANT:
DRUTHERS CONSTRUCTION, LLC
2200 NE INDUSTRY DR
GRANTS PASS, OR 97526
(541) 281-3111

ENGINEERING FIRM:
RHINE-CROSS GROUP, LLC
112 N 5TH ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405
CONTACT: MARC CROSS, PE

SURVEYOR:
PETER ALLEN SURVEYING
321 NW A STREET
GRANTS PASS, OR 97526
(541) 476-4502

PROPERTY INFORMATION:
TAX LOT: 1700
MAP: 36-06-28-00

ZONE: RR5
ACREAGE: ±25.84 ACRES

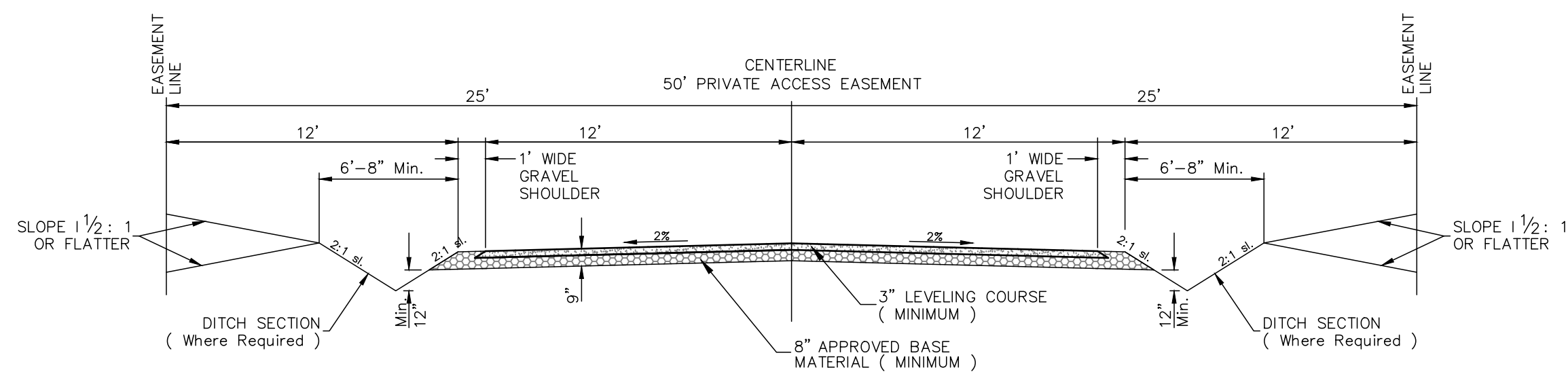
TERRAIN: SLOPING SOUTH TO NORTH
UTILITIES:
PACIFIC POWER & LIGHT
CENTURY LINK
WATER - INDIVIDUAL OR SHARED WELL
SEWER - INDIVIDUAL SEPTIC

PRELIMINARY SITEPLAN NOTES:

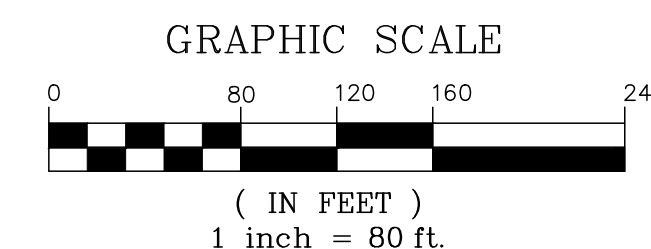
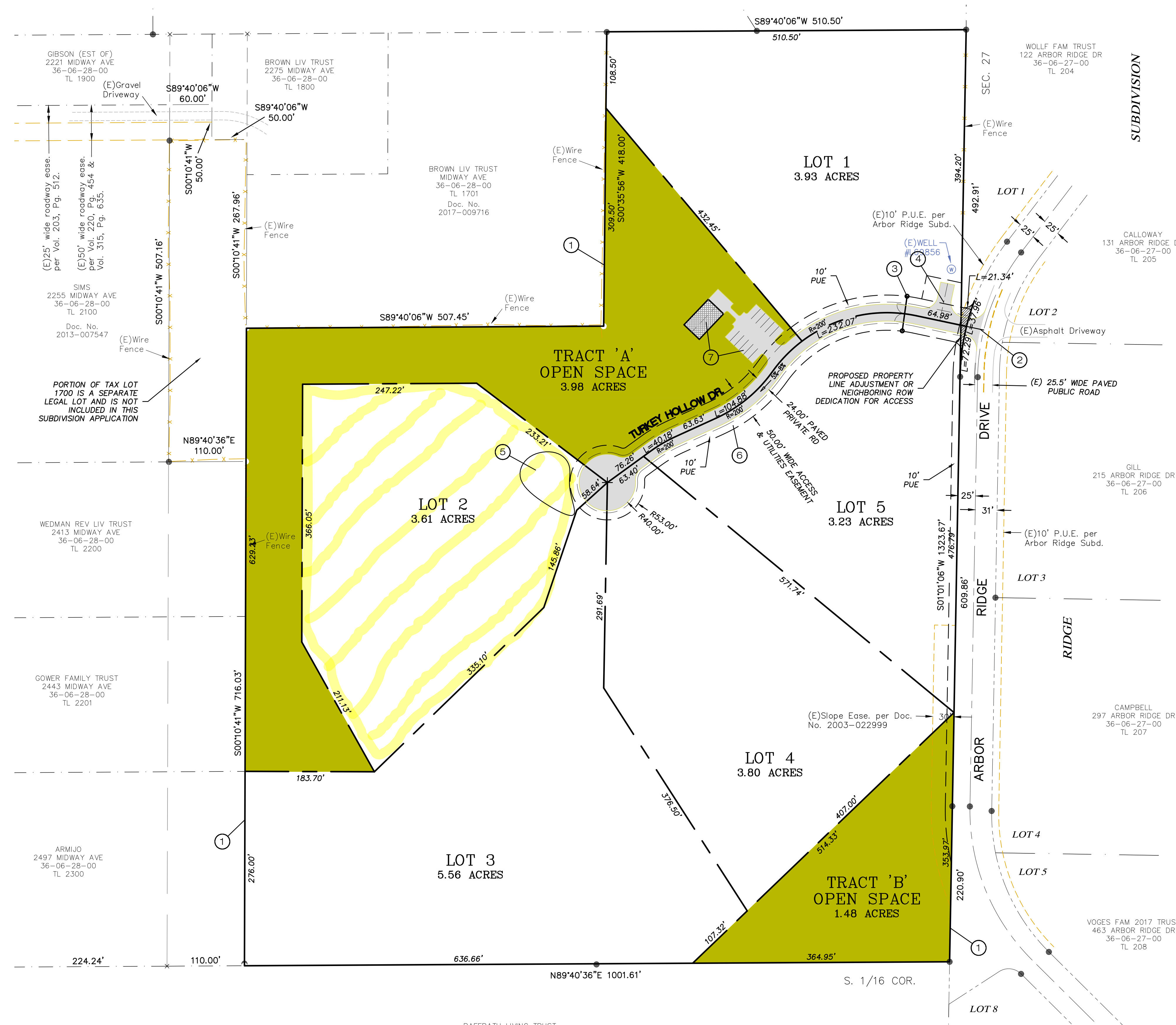
- 1 PLANNED COMMUNITY AND SUBDIVISION BOUNDARY
- 2 PROPOSED ACCESS ROAD TO ARBOR RIDGE DRIVE
- 3 PROPOSED GATED ENTRY WITH TURN AROUND HAMMERHEAD
- 4 PROPOSED FIRE TURN AROUND LOCATED PRIOR TO GATED ENTRY
- 5 PROPOSED STORM DETENTION POND
- 6 PROPOSED DRAINAGE DITCH TO STORM POND
- 7 PROPOSED COMMON AREA GAZEBO AND PICNIC AREA WITH OFF STREET PARKING

TENTATIVE SHEET INDEX:

T1 - TENTATIVE SUBDIVISION PLAN
T2 - WILDLAND FIRE SAFETY PLAN
T3 - DRAINAGE & EROSION CONTROL PLAN



PRIVATE ROAD SECTION (Planned Community Residential)



DRUTHERS CONSTRUCTION
2200 NE INDUSTRY DR
GRANTS PASS, OR 97526
(541) 218-3111

RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5TH ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200
admin@rc-grp.com



The Knolls at Turkey Hollow
A PLANNED COMMUNITY
JOSEPHINE COUNTY OREGON

SHEET NAME:
TENTATIVE
SUBDIVISION
PLAN
DRAWN BY: TDC
CHKD BY: MDC
DATE: JULY 2021
REVISIONS:
JOB NO. 1799
SHEET NO. T1
SHEET 1 of 3

APR - 3 2008

APR 3 2008 10:00 AM
W. J. ...

JOSEPHINE COUNTY PLANNING COMMISSION

PUBLIC MEETING AGENDA

ANNE BASKER AUDITORIUM
604 NW 6TH STREET, GRANTS PASS, OREGON

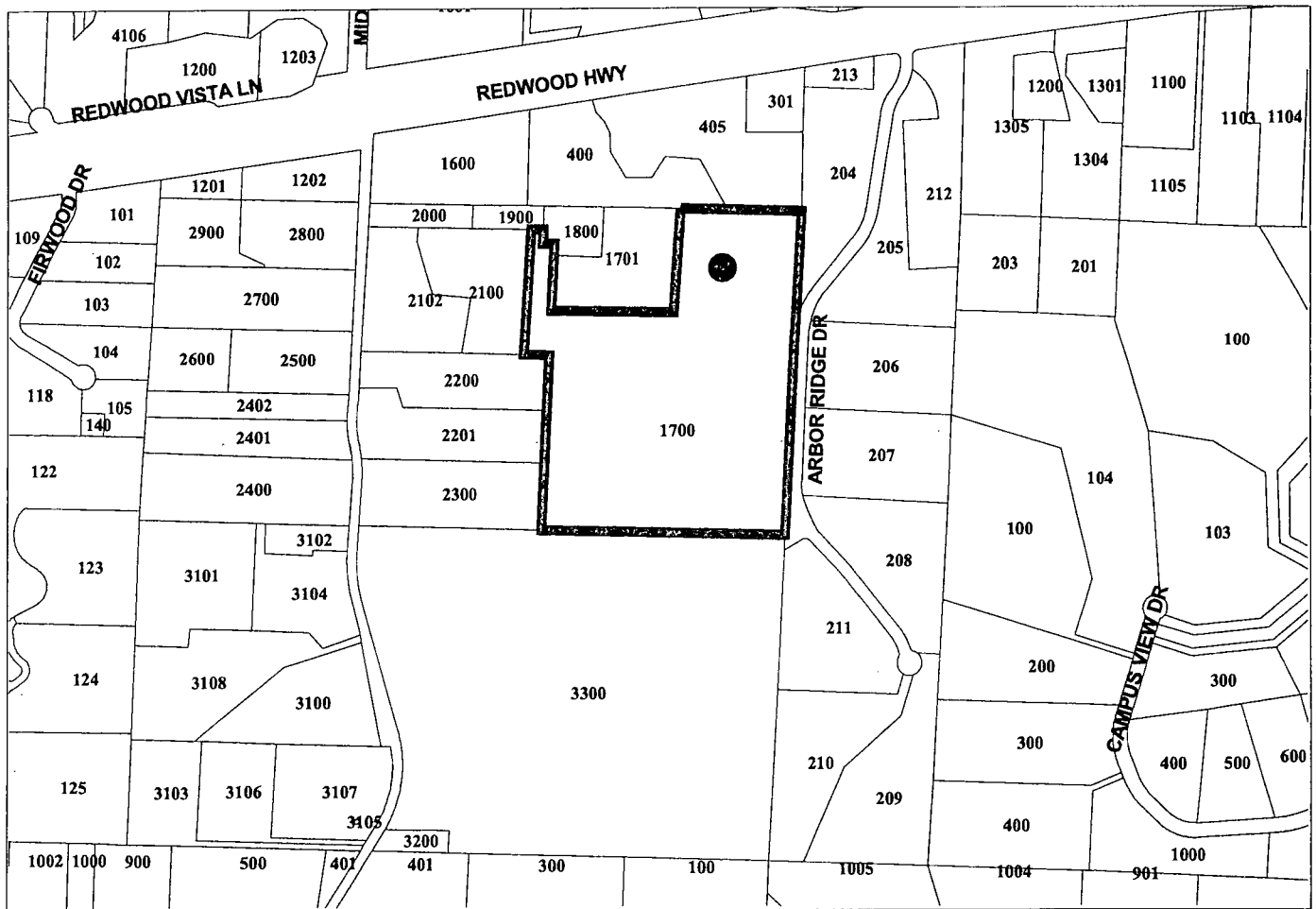
MONDAY - 7:00 P.M.

April 14, 2008

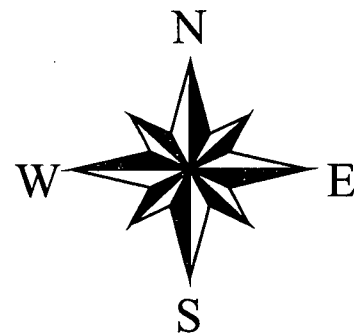
1. Call To Order
2. Public Land Use Hearing(s):
 - 2.1 A request for tentative plan approval of Yademoss Estates Subdivision creating a 5 lot subdivision with a Restricted Residential Road (The Hollies Way) in a Rural Residential 5-Acre zone.

Property Owner:	Totten, Larry E
Applicant:	Totten, Larry E
Location:	Midway Avenue
Assessor's Legal:	36-06-28, TL 1700
3. Planning Commission Business
4. Citizen Involvement Business
 - 4.1 Lower Applegate CAC Election Certification
5. Comments from the Public
6. Planning Director's Report
 - 6.1 Board of County Commissioners – Land Use Matters
 - 6.2 Other Matters
7. Adjournment

SUBDIVISION



SUBJECT PROPERTY
MIDWAY AVENUE



PROCEDURES FOR QUASI-JUDICIAL LAND USE HEARING

READ THIS STATEMENT AT THE COMMENCEMENT OF EACH HEARING: This meeting of the Josephine County Planning Commission will be conducted in accordance with the Josephine County Land Use Hearing Rules. These Rules require that I start this hearing with the following statement. Please listen carefully, as I am about to explain important procedures and rights that apply to all who participate in this hearing:

1. The criteria and standards this request must be judged against will be identified and explained by someone from the planning staff.
2. All testimony and evidence in this hearing must be directed to the criteria or standards as identified by the planning staff. If you feel other criteria or standards apply that have not been identified, then you must raise this issue to the Chair for a ruling. If the Chair specifically rules the additional criteria or standards apply, only then you may direct testimony and evidence to the new criteria or standards.
3. Failure to raise an issue under the criteria or standards with sufficient statements or evidence so this Commission and other hearing participants are able to understand and respond to the issue will prevent a later appeal on the issue to the Board of County Commissioners. This means you must clearly raise and fully explain your issues in this hearing in order to use them later.
4. Prior to the conclusion of this hearing, any participant has the right to request a continuance or ask for the record be kept open for at least 7 days in order to present additional evidence or testimony. An "open record" means anyone can submit additional written testimony or documentation during the time the record is open.
5. All persons testifying shall be considered a witness unless the person asks to be recognized as a party and the Chair specifically rules the person meets the requirements for party status. Party status can be established in three ways. [1] A "party" can be anyone who receives official mailed notice from the Planning Office and then testifies either orally or in writing in this hearing. [2] A "party" can also be anyone who testifies orally or in writing in this hearing, who did not receive official mailed notice from the Planning Office, but who establishes the use or enjoyment of their property will be adversely affected by impacts resulting from the proposed use or development in a way that is different from the public at large. [3] A "party" can also be someone who is aggrieved by an adverse decision. This happens when the person or organization asserts a position for or against the proposal with enough detail so that a particular decision can be determined to be against to the stated position. In most cases the Chair will wait until the person finishes testifying to make a ruling on party status.
6. All participants in this hearing are obliged to know and follow the rules and procedures contained in Article 31 of the *Josephine County Rural Land Development Code* and Section 197.763 of the *Oregon Revised Statutes*, which govern the conduct of all public hearings. The staff person from the Planning Office present at this hearing has a copy of the rules that is available for inspection.
7. **NEXT STATE:** "The first (*second, etc*) item on the agenda is described as follows . . . "
(*Read the item as it appears on the agenda*).

8. **THEN ASK:** "Does anyone present object to the jurisdiction of the Commission to hear this matter?" (*Consider any objections. You are free to consult with staff and with other Commissioners. Discontinue the hearing only if the jurisdictional defect is obvious. Otherwise, simply note the objections in the record by saying, "The objection to jurisdiction is noted for the record."*)
9. **THEN ASK:** Does any member of the Commission wish to abstain from this matter? [Article 31.080] (*Note: Participants to the hearing may challenge individual members for bias, prejudice or conflict of interest, but the challenge must be in writing and tendered to the Planning Director at least 48 hours prior to the hearing, unless good cause (in your judgment) is shown why this could not have been done. Article 31.090.*)
10. **NEXT ANNOUNCE:** "The Josephine County Rural Land Development Code sets time limits for testimony. The following time limits shall apply in this hearing:" (You can modify)

Proponent's Case	10 minutes
Proponent's Witnesses (each)	5 minutes
Audience Members in Favor (each)	5 minutes
Proponent's Questions for Staff	5 minutes
Opponent's Case (by Representative)	10 minutes
Witnesses in Opposition (each)	5 minutes
Opponent's Questions for Staff	5 minutes
11. **FINALLY SAY:** "*The criteria for the decision in this hearing shall be presented by the Planning Staff as part of the staff report. {Staff Name} please give the staff report.*"

IMPORTANT POINTS TO REMEMBER

YOU CAN EXCLUDE EVIDENCE FROM THE RECORD. Article 31.110.A says that in order for evidence to be received it "*shall be of the same quality as the evidence used by reasonable persons in the conduct of their everyday affairs.*" If you believe the evidence is not reliable so that reasonable persons would not use it in their everyday affairs, then you may exclude it.

YOU CAN WAIVE THE HEARING RULES. Article 31.050.6 allows the Presiding Officer to waive any provision in Article 31 whenever he believes it will be beneficial to the hearing process and there is no substantial unfairness to a party. The Chair, however, should be careful in exercising this authority because some rules come from state law and cannot be waived. It may be a good idea to hear from affected participants to find out if they think they will be substantially prejudiced by the waiver. Staff should also be consulted to be sure the rule to be waived is not mandated by state law.

YOU CAN TERMINATE THE HEARING. Article 31.060 authorizes the Presiding Officer to refuse to recognize anyone who is disorderly, or terminate the hearing if audience conduct becomes disruptive.

PROOF REQUIREMENTS FOR APPLICANTS

(RURAL LAND DEVELOPMENT CODE, CHAPTER 3)

31.070 - BURDEN AND NATURE OF PROOF

- A. The burden of proof shall be on the applicant. The more a proposed use or structure changes existing land use patterns, or causes impacts on surrounding lands or the community, the greater the burden of proof shall be on the applicant to show the request complies with all applicable criteria. The applicant shall address all the criteria listed in the staff report as it applies to the request. For purposes of an appeal, the burden of proof shall be upon the appellant. The applicant may present rebuttal evidence to the information in the staff report, as appropriate, to meet the requirements of this Subsection.

STAFF REPORT

JOSEPHINE COUNTY PLANNING OFFICE

TO: Josephine County Rural Planning Commission
AGENDA ITEM: Yademos Estates Subdivision

PREPARED BY: Roger Harada
DATE: April 14, 2008

GENERAL INFORMATION

Owner: Larry Totten, 170 Garnet Lane, Grants Pass, OR 97526

Applicant: Larry Totten, 170 Garnet Lane, Grants Pass, OR 97526

Representatives: Paul Sellke, P.E., Senior Engineer, The Galli Group
Geotechnical Consulting

Requested Action: Approval of the Yademos Estates Subdivision Tentative
Plan for 5 lots

Existing Zoning: Rural Residential (RR-5)

Comprehensive Plan: Residential

Legal Description: T 36, R 6, Sec 28, Tax Lot 1700

Location: Arbor Ridge Drive

Size: Tax Lot 1700 is 26.40 acres

Existing Land Use: Vacant

Zoning & Use Of Area: The subject parcel is zoned Rural Residential 5.00 acre
minimum; all the surrounding properties are zoned Rural
Residential 5.00 acre minimum also.

Zoning History: Between 1973-1981 the property was zoned Suburban
Residential 5 (SR- 5); from 1981 to 1985 the property
was zoned Rural Residential 5 (RR-5); from 1986 to the
present the zoning has been Rural Residential (RR- 5).

Takings Review: None required.

Statutory Time Limit Expires: May 26, 2008

SPECIAL INFORMATION

Assessment: Tax Lot 1700 is not under any special assessment.

Physical Characteristics:	The property is located west off Arbor Ridge Drive. The parcel is vegetated with brush and trees. The majority of the property contains slopes exceeding 15%.
Public Services:	Private fire protection - The nearest service is Rural Metro Fire Protection Service Fire Station #1 located on Williams Highway, approximately 4 miles away. Schools - Three Rivers School District. Police protection - Sheriff's Department.
Transportation:	The property fronts on Arbor Ridge Drive, a County maintained roadway. Development of the subdivision includes the construction of a new restricted residential road (which will be maintained by the subdivision) within the subdivision boundaries.
Sewage Disposal:	Individual subsurface sewage disposal systems.
Water:	Private individual well construction
Irrigation:	Currently none.
Wetlands:	None.
Wildlife Habitat:	The property is within the impacted deer winter range. Therefore, a deer winter range study is not required.
Soils:	The United States Department of Agriculture Soil Conservation Service <i>Soil Survey of Josephine County</i> lists one main soil types on the property: <u>70F soil, Siskiyou Gravelly sandyloam</u>, 35 to 70 percent slopes. This moderately deep, somewhat excessively drained soil is on mountains. Permeability of this Siskiyou soil is moderately rapid. Runoff is medium, and the hazard of water erosion is high. Proper design of road drainage systems and care in the placement of culverts help to control erosion.
Hazards:	The property is located within an erosion and fire hazard area.

REVIEW STANDARDS & CRITERIA

50.050 - TENTATIVE PLAN REVIEW STANDARDS & CRITERIA

In addition to the requirements of Chapter 7 (*General Development Standards*) and Chapter 8 (*Public Facilities Development Standards*), tentative plan approvals for subdivisions, partitions, replats and planned unit development subdivisions shall be reviewed against the following standards and criteria:

A. **Standards.** The following standards shall be reviewed for compliance:

1. All lots or parcels affected by the land division are authorized.
2. The tract or tracts of land included in the tentative plan must be in one ownership or control, or subject to a joint application by all persons possessing recorded interest in the title to the tract;
3. Any development that includes lands that are subject to flooding, wildfire or erosion hazards shall present a plan or plans that satisfy the requirements of Articles 69.1 (*Flood Hazard Overlay*), 76 (*Wildfire Safety Standards*) and 83 (*Erosion Control & Storm Drain Facilities*). The approved provisions of the mitigation plan or plans shall become conditions for the development of the land division, and individual lots with the land division, as applicable.
4. Other development standards contained within this code and all other applicable master plans, rules, resolutions, ordinances, codes, technical manuals and policies of the county or the state or federal governments.
5. The proposed development conforms with the official street map and/or any potential street extensions, and will not prohibit the extension of streets or roads;
6. At a minimum, all lots or parcels shall meet the lot or parcel size requirements for the zone in which they are located and the design requirements found in Article 71, unless a reduction or variance is granted pursuant to this code.
7. The proposed development does not conflict with legally established easements or access within or adjacent to the parcel configuration resulting from the subject property.

B. **Criteria.** The following criteria shall be reviewed for compliance:

1. Existing and planned infrastructure and public facilities and services are adequate to serve the proposed development (pursuant to a requirement contained in the county's Transportation Systems Plan, or any other official document containing county road standards, the review body may control the location and number of vehicular access points, establish new streets, increase right-of way and road width, require curbs, sidewalks and traffic circulation features);

2. The carrying capacity of the subject property, as defined in Section 11.030, is adequate for the proposed density of development;
3. The land division is designed so that it coordinates efficiently with surrounding development patterns and existing and planned utilities, facilities and streets;
4. The land division is designed to adequately mitigate special environmental or social conditions (watershed, wetland, wildlife or plant habitat, or historic or archeology sites, etc.).

ANALYSIS

Review Procedure:

The subdivision is reviewed by the Josephine County Planning Commission because the proposal is to create lots on a parcel with granitic soils and slopes greater than 15% (Section 51.020.A.2 *RLDC*).

Property Development Standards:

The property is zoned Rural Residential 5 acre minimum (RR-5). New lots in the RR-5 zone must meet minimum standards of the *RLDC* for the 5 acre zoning district. As reflected on the tentative plan map, all proposed lots meet or exceed the Rural Residential zoning district minimum parcel size of 5.0 acres.

The minimum average width in the RR-5 zone is 300 feet. Each lot must provide a minimum of 25 feet of roadway frontage and only one flag lot shall be created in the same subdivision or abut any other flaglot. All proposed parcels meet the average width requirement and front onto the newly proposed road. No flaglot configurations are proposed in the subdivision.

PROJECT DESCRIPTION. The subject parcel is approximately 26.40 acres in size. The proposal is to create 5 lots ranging in size between 5.0 and 6.05 acres for single-family residential development. The proposal includes private well construction for the five lots. There is currently one well developed on the subject parcel that produces 5.5 gallons per minute. Individual lot development will require tree and vegetation thinning and removal to meet Article 76 requirements. All of the proposed lots will receive access from the proposed restricted residential road. An analysis of the project is included in the geology and geotechnical report provided to the Commission by the Galli Group.

ISSUES

The main areas of concern relate to erosion control, drainage, fire hazard, and carrying capacity.

DRAINAGE. Due to slope areas exceeding 15% and containing granitic soils, erosion and drainage are of concerns on the subject parcel. Development of roads, driveways, homesites, and wildfire fuels reduction can have significant effects on erosion and drainage methods and facilities. Article 83 of the *RLDC* requires drainage facilities to connect directly to existing

drainage ways with adequate capacity to accept run off from the development. Design and construction of the drainage system must be approved by the County Engineer consistent with the county's Master Storm Drainage Plan. The system must plan for unrestricted flow from drainage through the development to match capacity of the off-site drainage system. The code also requires drainage from individual lots to be managed to prevent excessive flow onto other properties and roads. The Galli Group report of September of 2007 covers stormwater management and also provides an erosion control plan that also has drainage features. Both documents have been reviewed and approved by the County Engineer. Recommended conditions 4 & 14.a address drainage.

EROSION HAZARD AND SLOPES. Article 83 of the RLDC requires an approved erosion control plan prior to any grading or filling on granitic soils or soils with slopes 15% or greater. The plan must be prepared by a registered civil engineer. Also, because this project will disturb more than 1 acre of ground, the applicant must meet the requirements for a National Pollutant Discharge and Elimination System (NPDES) permit. These are federal laws administered through the Oregon Department of Environmental Quality. The NPDES requirements are substantial and prohibit any sediment from leaving the site subject to possible enforcement through significant fines. The GGR also includes a "Steep Slope Evaluation, Geotechnical Design Report and Erosion Control Plan." Both the NPDES requirements and the Galli erosion plan address issues related to the project as a whole. The County Engineer has reviewed and approved the Galli Group plan. Individual erosion control plans will be required at the time each lot develops as implemented through covenants, conditions and restrictions (CC&Rs). Recommended conditions 5, 6, and 14.a address erosion hazard.

FIRE HAZARD. Residential development of individual lots are subject to Article 76, Wildfire and Emergency Safety Standards, at the time of development. The applicant is required to include the Article 76 standards in the CC&Rs to inform future owners of the requirement to obtain approved fire safety plans prior to soil disturbance, structure construction or driveway development. The tentative plan demonstrates proposed driveways and fire safety development plans for all 5 lots in accordance with Article 76. These plans also depict the primary and secondary safety zones being met on all the lots. The plan also includes an additional 50-foot safety zone for a total of 150 feet. Lot 4 meets the primary zone and secondary zone requirements but does not provide the additional 50-foot safety zone along the northeastern property line. Section 76.080.B.3 of the *RLDC* requires an additional 50 feet added to the secondary safety zone on sites where the slope abutting any structure exceeds 20%. All lots except Lot 4 as noted provide this additional 50-foot requirement. Due to the slopes on the subject parcel, staff recommends that Lot 4 be provided easements as needed on adjacent parcels to maintain the required 150-foot fire safety zone. Recommended conditions 13 and 14.c address wildfire safety.

CARRYING CAPACITY. Carrying capacity is defined in Article 11.030 of the RLDC as the ability of land to support the proposed development as determined by an evaluation for sewage disposal suitability, adequacy of quantity and quality of supplies for domestic groundwater, the presence of adequate off-site roads, the suitability of soil and terrain to support on-site roads, the presence or absence of flood, fire or erosion hazards, and the applicability of

other special land use concerns (e.g., watershed protection, protection of wildlife and fishery habitat, the presence of scenic easements, airport flight paths, the availability of emergency services, etc.).

Access. The development will receive initial access from an existing rural residential road shown with a 50-foot right-of-way. Access into the subdivision will be via The Hollies Way, a new restricted residential road with a 25-foot right-of-way. This new road will continue into the subdivision and end in a cul-de-sac. The length of the new road does not exceed 800 feet in length and therefore is not subject to looping or emergency vehicle access requirements of Section 76.040.B of the *RLDC*.

The new restricted residential road provides access into the subdivision off of Arbor Ridge Drive. The proposed street will be built to county standards for a restricted residential road. All lots are shown to have the ability to provide driveway access within the parcel's property limits.

Water. The development is proposed to be served private wells. Currently there is one well developed on the subject parcel. The well report indicates the well was drilled in February of 2005 and provides 5.5 gallons per minute (gpm). Additional well information in the area is provided in the Galli report. The information provides sixteen additional parcel locations in the area (including the Rogue Community College campus area) with well log information. The wells listed provide flows ranging from a low of 0.25 gpm to a high of 90 gpm. Wells located directly to the northwest of the subject parcel (addressed off of Midway Ave.) have wells producing 6, 20, and 34 gpm (2201 Midway Ave.), 2, 3, and 8.5 gpm (2221 Midway Ave.), and 25 gpm (2275 Midway Ave.). However, it is noted in the Galli Report that due to the low pumping rates (0.25 to 2 gpm) in some of the nearby wells, it is possible that some of the individual lots will have to install a potable water storage tank if low well yields are encountered. Given the existing flow rate of 5.5 gpm for the existing well on site, and some low yield wells in the area, there appears the potential for low producing wells. Based upon the well information and the analysis in the Galli report and their staff analysis, they feel there is adequate water in the area to support the 5-lot subdivision either by individual well construction or possible sharing and or the use of water storage tanks. Recommended Conditions 16 and 17 addresses individual or shared well drilling concerns.

Septic. The GGR contains septic site approvals on two lots (Lots 1 & 5). Both of these are for standard systems for the initial system and the repair areas (GGR, at Appendix B). The two septic site evaluations meets the minimum requirement of at least 25% of the lots or a minimum of two lots. Based upon the septic evaluation locations and the subdivision slope map (provided in the Galli report) it appears that the site evaluations have been conducted in an area with less than 15% slopes and in an area with 15% to 40% slopes. The Josephine County Soils information indicates only one soil type on the subject parcel. Therefore, based upon the soil type and the two different septic test site areas, it appears that the septic site evaluations have demonstrated the parcel's ability to support the required septic systems for development of five parcels. Recommended condition 15 imposes the standard subdivision requirement for septic development.

SUMMARY

The Yademoss Estates subdivision plan addresses the geography and the size of the site. The proposal brings a public access, owner maintained road into the property. Based upon the length of the new proposed road, looping or emergency vehicle access is not required by the *RLDC*. The applicants are proposing individual wells for their domestic water source. Issues regarding water quantity and quality have been addressed in the Galli report submitted with the application request. The application has provided evidence of the existing well on the subject parcel and of the existing wells in the area. Vegetation thinning will need to be done on the site in advance of actual development and will be a continuing process due to the CC & R stipulations. Questions about septic have been addressed with approved septic site evaluations for 2 of the proposed 5 lots.

RECOMMENDED CONDITIONS

Staff recommends the following conditions of approval:

1. The final plat shall substantially conform to the approved tentative plan map and accompanying detail sheets. [Section 56.040, RLDC; ORS 92.090(2)(d)]
2. As-built mylars will be submitted to Public Works prior to Final Plat. [Section 80.030.A]
3. A Road Maintenance Agreement for the new road shall be recorded on the Final Plat for abutting owner maintenance of the new Restricted Residential road. [Section 81.200.D]
4. If required by Public Works, a revised, final storm drainage construction drawings (plans and profiles) including calculations with summary sheet showing storm drainage areas, culvert sizing and related storm design shall be prepared by a registered engineer and submitted to Public Works for review and approval. [Section 83.050]
5. If required by Public Works, a revised, final erosion and sediment control plan including calculations with summary sheet showing drainage areas, along with culvert sizes and locations, shall be prepared by a registered engineer and submitted to Public Works for review and approval. [Sections 83.030, 83.040]
6. Because construction activities for the project, including clearing, grading, and excavation, will disturb more than one acre, the applicant shall demonstrate compliance with the requirements of the National Pollutant Discharge Elimination System prior to road construction or Final Plat. [Section 50.050.A.4, RLDC]
7. Prior to Final Plat, the developer shall submit a Geotechnical Report from the responsible engineer certifying the stability of all cut/fill slopes over 4 feet in height. [Section 80.030 RLDC]
8. A 10-foot utility easement shall be dedicated on the Final Plat along all road frontage. All utilities shall be placed underground to the lot line of each lot during the construction of the new road; utility poles shall be relocated or utilities placed underground at the developer's expense. [Sections 81.070, 85.020 & 85.010, RLDC]

9. The Final Plat shall show all easements of record and those proposed to support the development. [Section 56.050.C.8]
10. An approved Road Approach Permit shall be obtained from Public Works for each lot prior to Final Plat. [Section 50.050.A.4]
11. Any signs associated with the use shall be located outside of the public right-of-way and meet necessary setbacks. [Section 74.030.F, RLDC].
12. Driveway access for all lots shall be located within the public road frontage for each lot. Road construction drawings shall include one driveway to each parcel. [Section 81.190, RLDC].
13. Prior to final plat, all parcels shall demonstrate that the required primary safety zone is met. If not met, easements on adjacent parcels shall be provided as needed to insure the primary safety zone is provided on all parcels.
14. The owner shall include within the recorded CC&Rs the following special conditions:
 - a. As a condition for the issuance of development permits for individual lots, and prior to any soil disturbance, site development or grading on such lots, owners shall submit erosion control plans to the Planning Office as required by Article 83 (Erosion Control and Storm Drain Facilities) of the RLDC. Plans must be reviewed and approved by the Planning Director before any development occurs. [Section 83.030, RLDC]
 - b. As a condition for the issuance of development permits for individual lots, and prior to any soil disturbance, site development or grading on such lots, owners shall submit a wildfire safety plan as required by Article 76 of the RLDC. Plans must be reviewed and approved by the Planning Director before any development occurs. [Section 76.030, RLDC]
 - c. The foregoing conditions (a. through d. above, and including this condition), as set forth within the recorded CC&Rs, shall not be modified or deleted without the written consent of the Planning Director. The Planning Director (or designee) shall be a signatory to any such changes.
 - d. The CC&Rs must be recorded simultaneously with the final plat. [Section 55.080, RLDC]
15. All septic drain fields shall be located within the confines of the property lines for each lot. Pursuant to the requirements of the Department of Environmental Quality (DEQ), a sufficient area shall be maintained (unencumbered by driveways, buildings, pavement, etc.) to ensure the ability to install, repair or replace a sewage disposal system on each parcel. These areas must also meet setbacks to buildings, wells and property lines. [Section 50.050.B.2, RLDC]

16. All new wells shall comply with the Water Quality Ordinance. Any new wells drilled shall not be located within 5 feet of a property line. [Section 50.050.A.4 and Article 84 RLDC]
17. Any proposed shared wells which serve 3 or more parcels shall be established as a Community Water System and obtain final sign-off from the Oregon Department of Human Resources- Health Division. [Section 55.090.B and 84.020 RLDC]
18. A final plat map that meets the requirements of Articles 56 and 57 of the RLDC is required. All final plats and required deeds shall be recorded with the county clerk within 90 days from the date the Planning Director signs the plat. Failure to record the required documents within this time limit shall render void all departmental and review body approvals, to include the tentative plan. [Section 56.060.F, RLDC]
19. Prior to final plat approval, the applicant shall furnish a subdivision guarantee report issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises. [Section 56.050.D.1, RLDC]
20. Prior to development of the site for roadway and/ or lot development, the applicant shall submit evidence to the Planning Department that a traffic control plan consistent with ODOT District 8 has been approved or is not required. [Oregon Department of Transportation]
21. Prior to issuance of Development Permits, a raised median at the U.S. 199/ Arbor Ridge Road intersection shall be installed consistent with state standards. [Oregon Department of Transportation]
22. This tentative plan approval is valid for 2 years from the date of approval and may be extended for an additional 2 years one-time only. [Sections 55.130; 50.130 and 41.030, RLDC]

ACTION

The Planning Commission can take one of three actions on the application: [1] Approve the request with or without conditions; [2] Deny the request; or [3] Continue action to a date, time and place certain to receive additional testimony or evidence, or for deliberations only.

ATTACHMENTS

TENTATIVE PLAN MAP Exhibit A
 APPLICATION MATERIALS Exhibit B (Furnished Separately)
 8½" x 11" SOILS, ZONING, AERIAL, USGS, & WETLANDS MAPS Exhibit C

EXHIBIT A

EXHIBIT B
(provided separately)

TENTATIVE PLAN

YADEMOS ESTATES

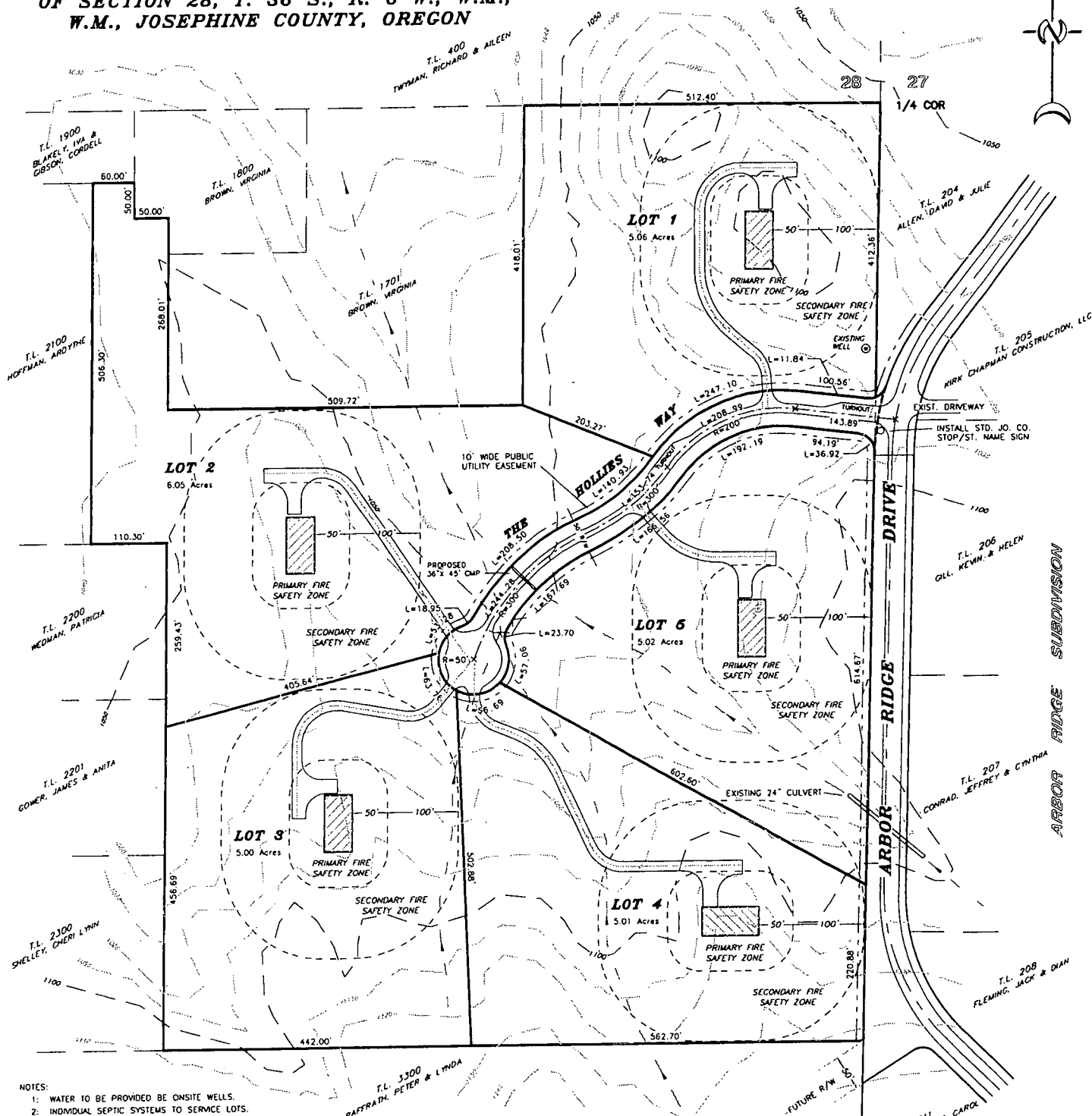
LOCATED IN THE N.E. 1/4 OF THE S.E. 1/4
OF SECTION 28, T. 36 S., R. 6 W., W.M.,
W.M., JOSEPHINE COUNTY, OREGON

PREPARED FOR

LARRY TOTEN
170 GARNET LANE
GRANTS PASS, OR
(541) 479-7037

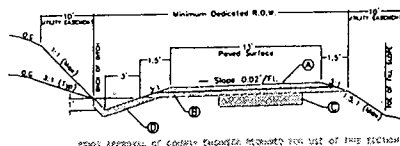
PREPARED BY:

MAX H. HULL SURVEYING
231 N.W. "B" STREET
GRANTS PASS, OR.
(541) 476-2425



- NOTES:
1. WATER TO BE PROVIDED BY ONSITE WELLS.
 2. INDIVIDUAL SEPTIC SYSTEMS TO SERVICE LOTS.

Note:
For all measuring, see Josephine County Ordinance, Section 205.
For Gravel, Spacing, Lane width, Minimum Radius, Stopping Sight Distance,
Minimum Grade, Pavement Shoulder width, Vertical Curves, Lane Width,
and Minimum R/W, See Josephine County Ordinance, Section 206,
Table 1.



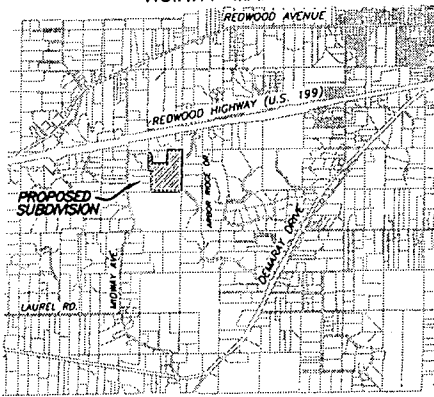
- NOTES:
1. 2" CLASS "B" AC WEARING SURFACE
 2. 3" CRUSHED AGG. BASE ROCK, 1"-0" OR 3/4"-0", PLACED IN TWO LIFTS
 3. SELECT SUBGRADE AGGREGATE, WERE REQUIRED BY ENGINEER
 4. 6" THICK SHALE DITCH LINER, WERE REQUIRED BY ENGINEER
 5. FILL SLOPE: 3:1 > 4" SHOULDER > 1.5:1
 6. CUT SLOPE: 3:1 > 4" SHOULDER > 1:1

- Inspector is to be notified two days before:
1. Clearing is completed
 2. Cross-culverts are ready for placement
 3. Subgrade is completed
 4. Base Rock Course is completed
 5. Levee Course is completed
 6. Paving Operations begin

TYPICAL SECTION
RESTRICTED RURAL ROAD
RESTRICTED RESIDENTIAL

JOSEPHINE COUNTY
TYPICAL SECTION
RESTRICTED RURAL ROAD
RESTRICTED RESIDENTIAL
SCALE: 1" = 100'
FIGURE BURN

VICINITY MAP SCALE: 1" = 3000'



LEGEND

MAP: 36-6-28
TAX LOT: 1700
ZONING: RR-5
SCALE: 1" = 100'
DATED: 08-15-07
CONTOUR INTERVAL = 10'
ELEVATION DATUM PER USGS
"WILDERVILLE" QUADRANGLE
BASIS OF BEARING PER
ARBOR RIDGE SUBDIVISION
SEASONAL DRAINAGE

PROPOSED BUILDING SITE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

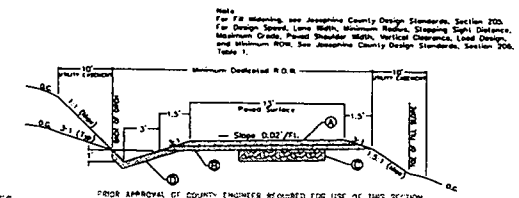
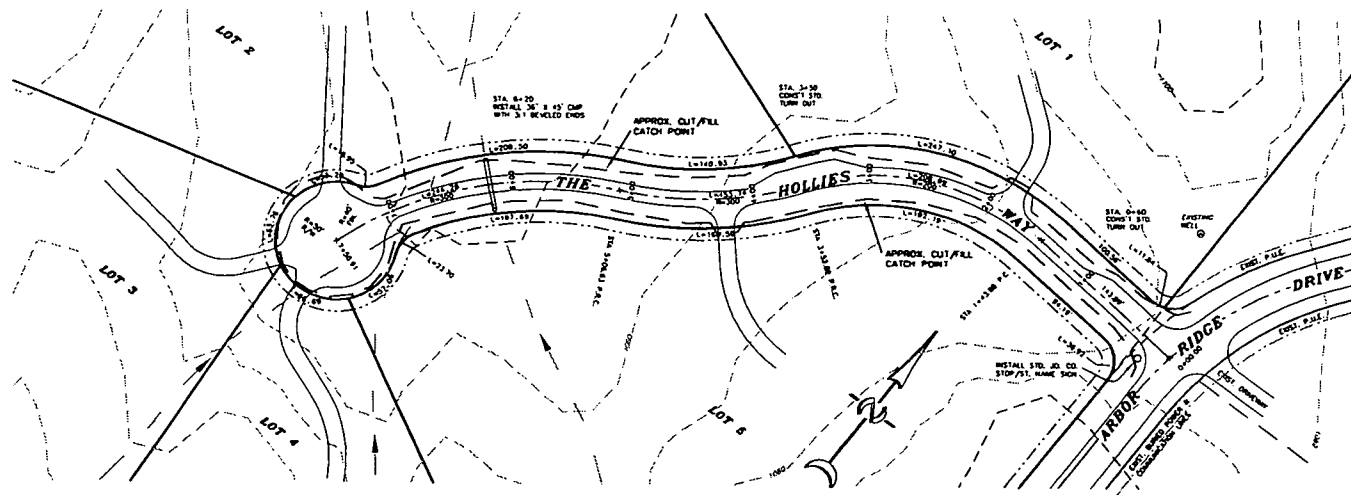
OREGON
JULY 11, 1969
MAX H. HULL
201

REVIEW: JUNE 30, 2009

PROJECT WITHIN DEER
HABITAT IMPACT AREA

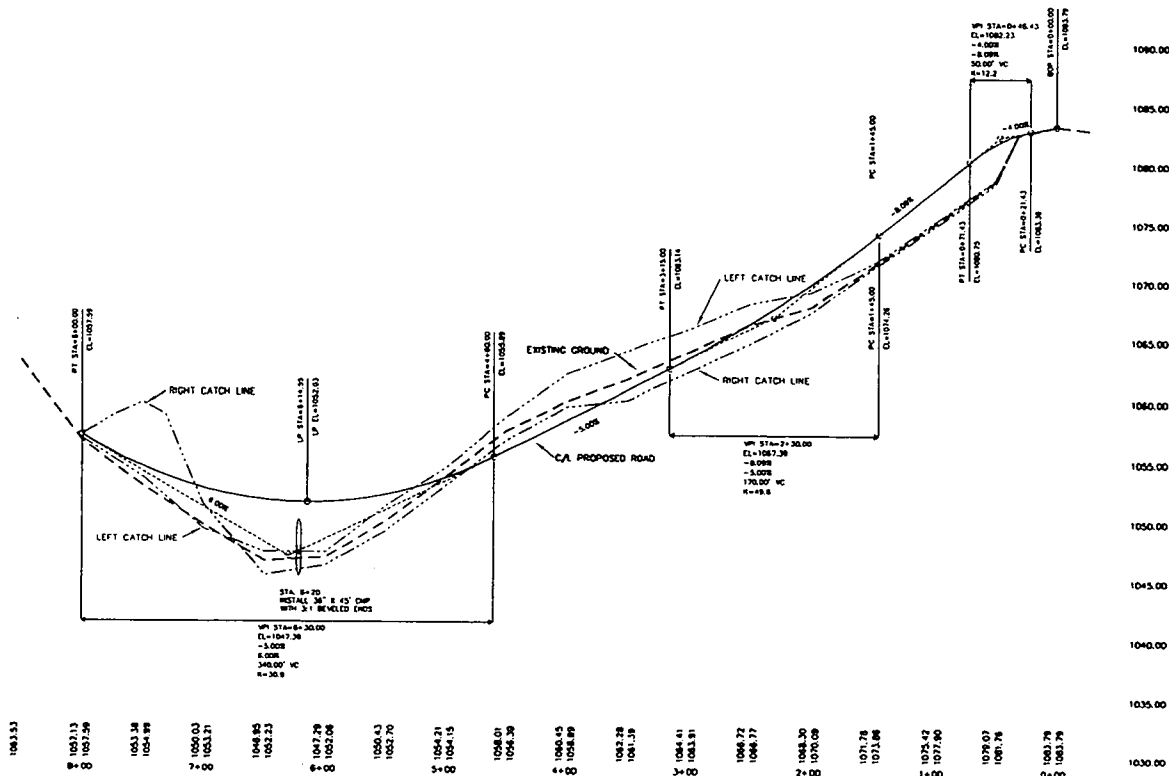
FOR AREAS IN EXCESS
OF 15% SLOPES AND
COMPRISED OF GRANITIC
SOILS, SEE ACCOMPANYING
REPORT.

EXHIBIT A



- NOTES:
- ① 2" CLASS "B" AC WEARING SURFACE
 - ② 7" CRUSHED AGG. BASE ROCK, 1'-0" OR 3/4"-0", PLACED IN TWO LIFTS
 - ③ SELECT SUBGRADE AGGREGATE, WHERE REQUIRED BY ENGINEER
 - ④ 6" THICK SHALE OTCH LINER, WHERE REQUIRED BY ENGINEER
 - ⑤ FILL SLOPE: 3:1 > 4" SHOULDER > 1.5:1
 - ⑥ CUT SLOPE: 3:1 > 4" SHOULDER > 1:1
- Inspector is to be notified two days before:
1. Clearing is completed
 2. Cross-cuts are ready for placement
 3. Subgrade is completed
 4. Base/Track Course is completed
 5. Levelling Course is completed
 6. Paving Operations begin
- | NO. | DATE | INITIAL | REVISIONS |
|-----|------|---------|----------------------|
| 1 | 8/10 | GH | New Standard Drawing |
- TYPICAL SECTION
RESTRICTED RURAL ROAD
RESTRICTED RESIDENTIAL
- | JOSEPHINE COUNTY | |
|------------------------|-------------|
| TYPICAL SECTION | |
| RESTRICTED RURAL ROAD | |
| RESTRICTED RESIDENTIAL | |
| DATE | FIGURE RORR |

EXHIBIT B



LEGEND

MAP: 36-6-28
TAX LOT: 1700
CONTOUR INTERVAL = 10'
ELEVATION DATUM PER USGS
"WILDERVILLE" QUADRANGLE
BASIS OF BEARING PER
ARBOR RIDGE SUBDIVISION

**PRELIMINARY PLAN
& PROFILE**

REGISTERED PROFESSIONAL LAND SURVEYOR JUNE 11, 1988 MAX H. HULL SURV. RE-NEW: JUNE 30, 2009	MAX H. HULL SURVEYING 231 N.W. "B" STREET (341) 276-2425 GRAFTON, MISS. OFFICER PRELIMINARY PLAN AND PROFILE OF THE HOLLIES WAY LOCATED IN YADEMOS ESTATES		
	PREPARED FOR: LARRY FORTEN 170 GARNETT LANE GRAFTON, MISS. 39201	DATE: 08-18-02 REV: 12-11-02 SCALE: HORIZ. 1" = 50' VERT. 1" = 5'	SHEET NO. 17 SHEET 1 of 2
	SHEET 1 of 2		
	SHEET 1 of 2		

PRELIMINARY CROSS SECTIONS

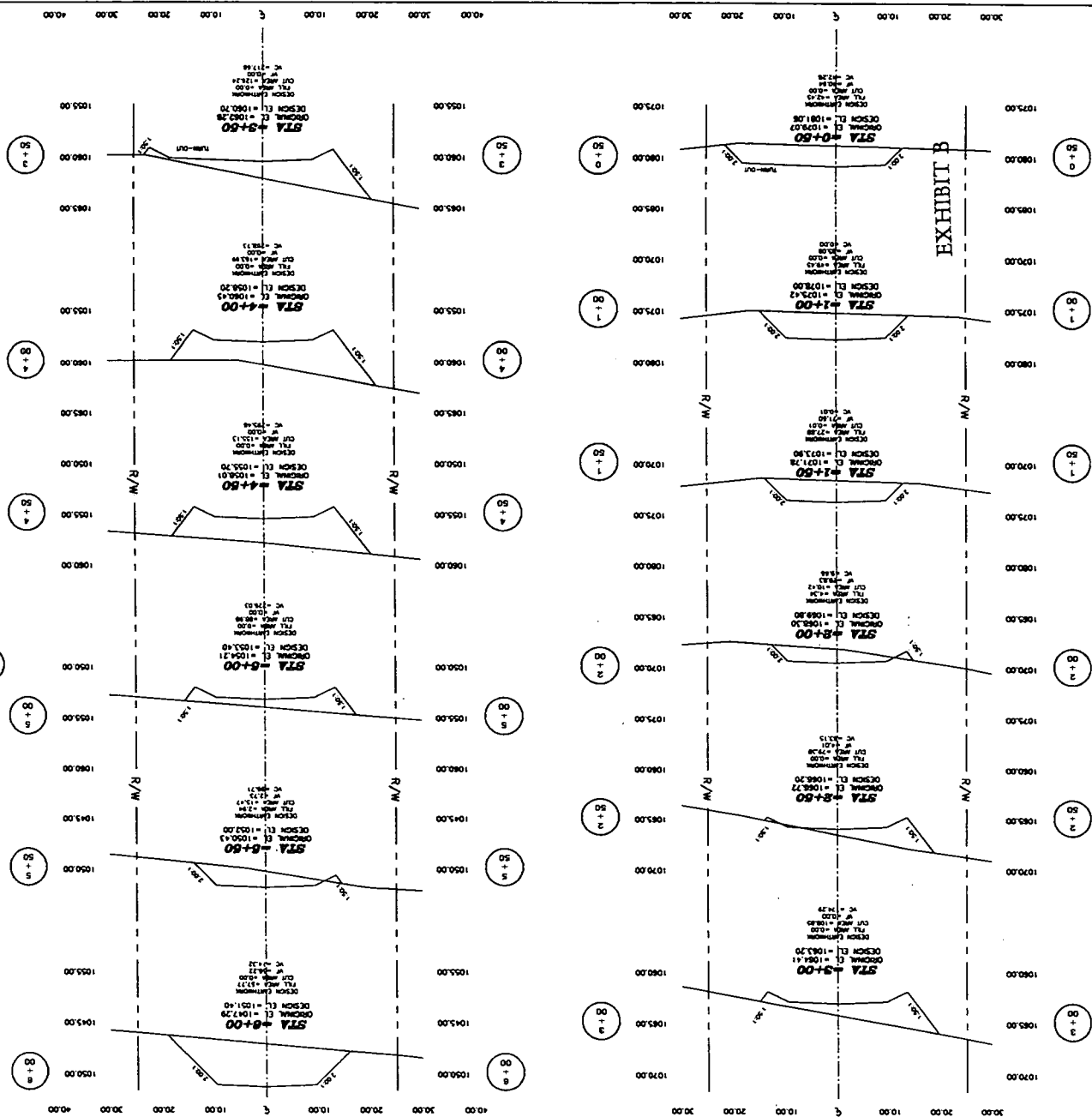
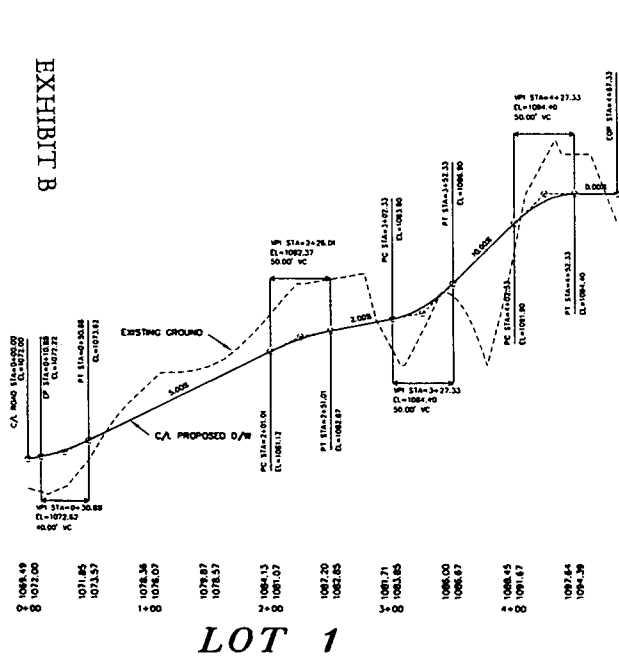
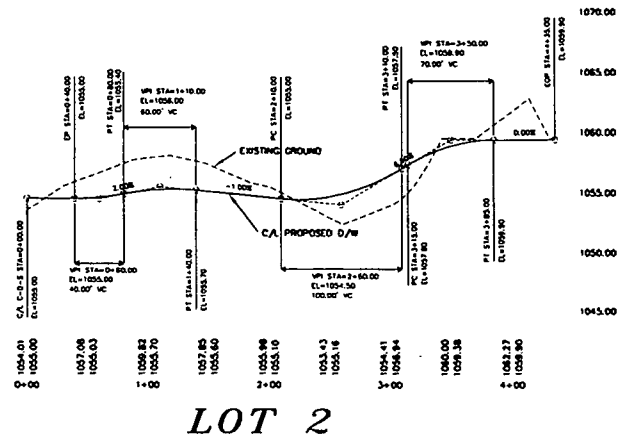


EXHIBIT C

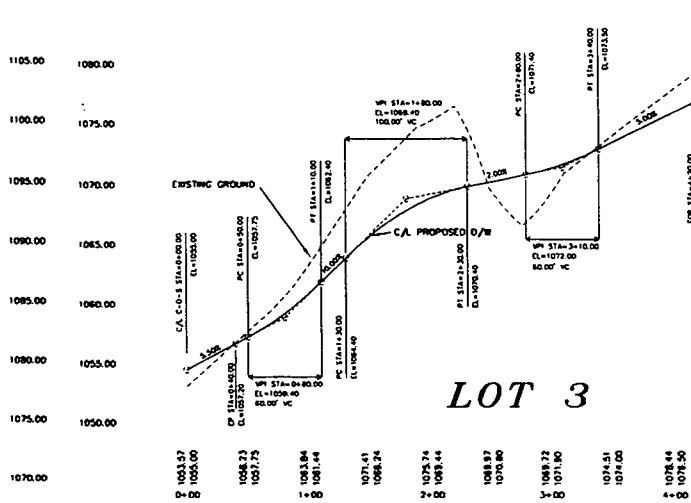
EXHIBIT B



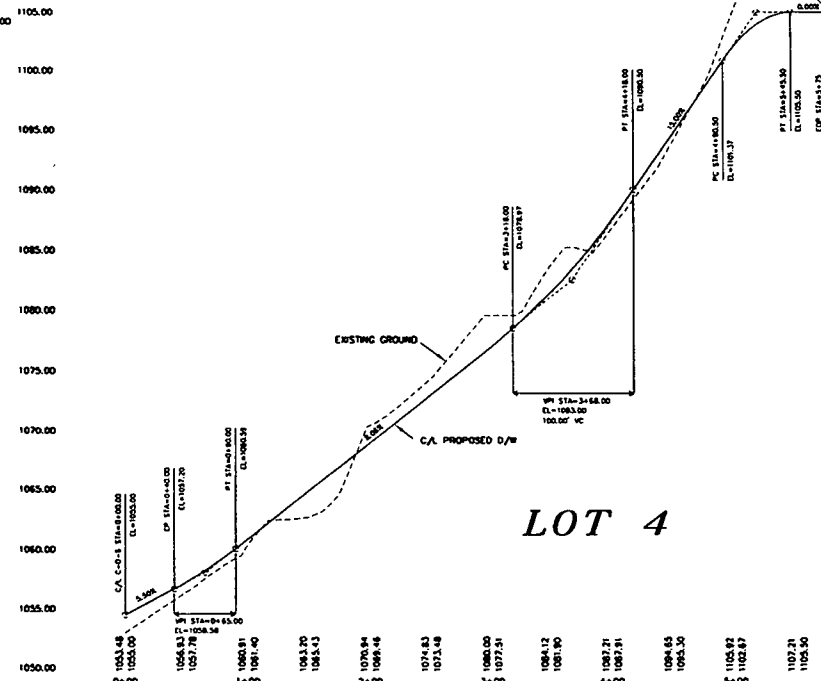
LOT 1



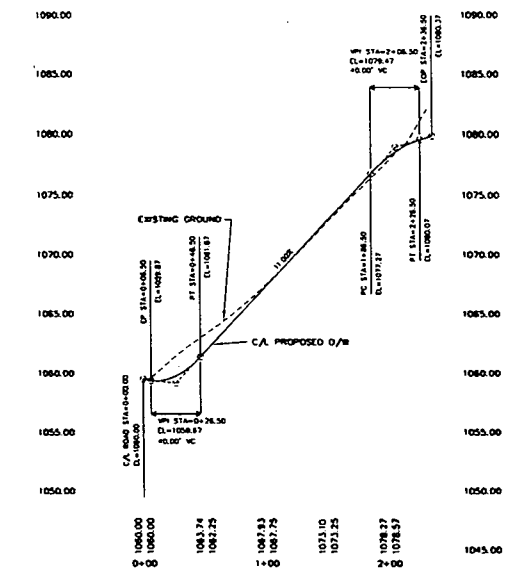
LOT 2



LOT 3



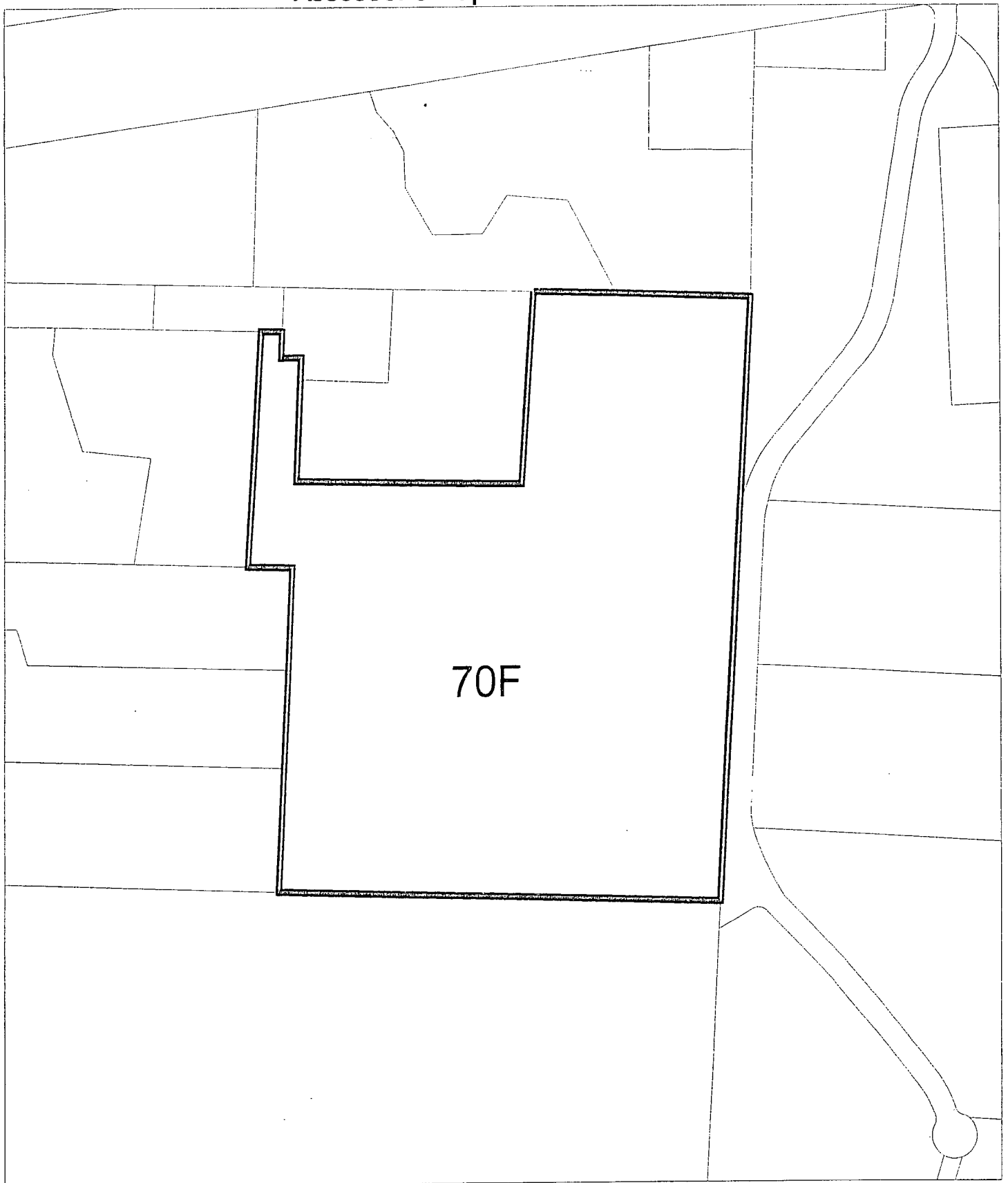
LOT 4



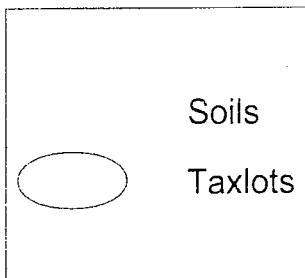
LOT 5

PRELIMINARY DRIVEWAY PROFILES

REGISTERED PROFESSIONAL LAND SURVEYOR		MAX H. HULL SURVEYING 231 N.W. 2ND STREET (541)476-2425 GRANTS PASS, OREGON PLAN AND PROFILE OF PROPOSED DRIVEWAYS LOCATED IN YADEMOS ESTATES SEC. 27, T. 36 N., R. 8 E., S. 34 E.	
DESIGNED BY: JULY 11, 2008 MAX H. HULL JULY 11, 2008	PREPARED FOR: LARRY YOTTER 170 GUNNETH LANE GRANTS PASS, OR	DATE: 05-19-07 SCALE: 1"=50' REPL: 1"=3'	DRAWN BY: JFL CHECKED BY: MFL
REVIEW: JUNE 30, 2008		SHEET 2 OF 2	



Legend



300 0 300 600 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.

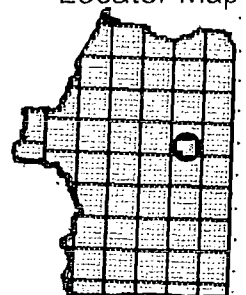


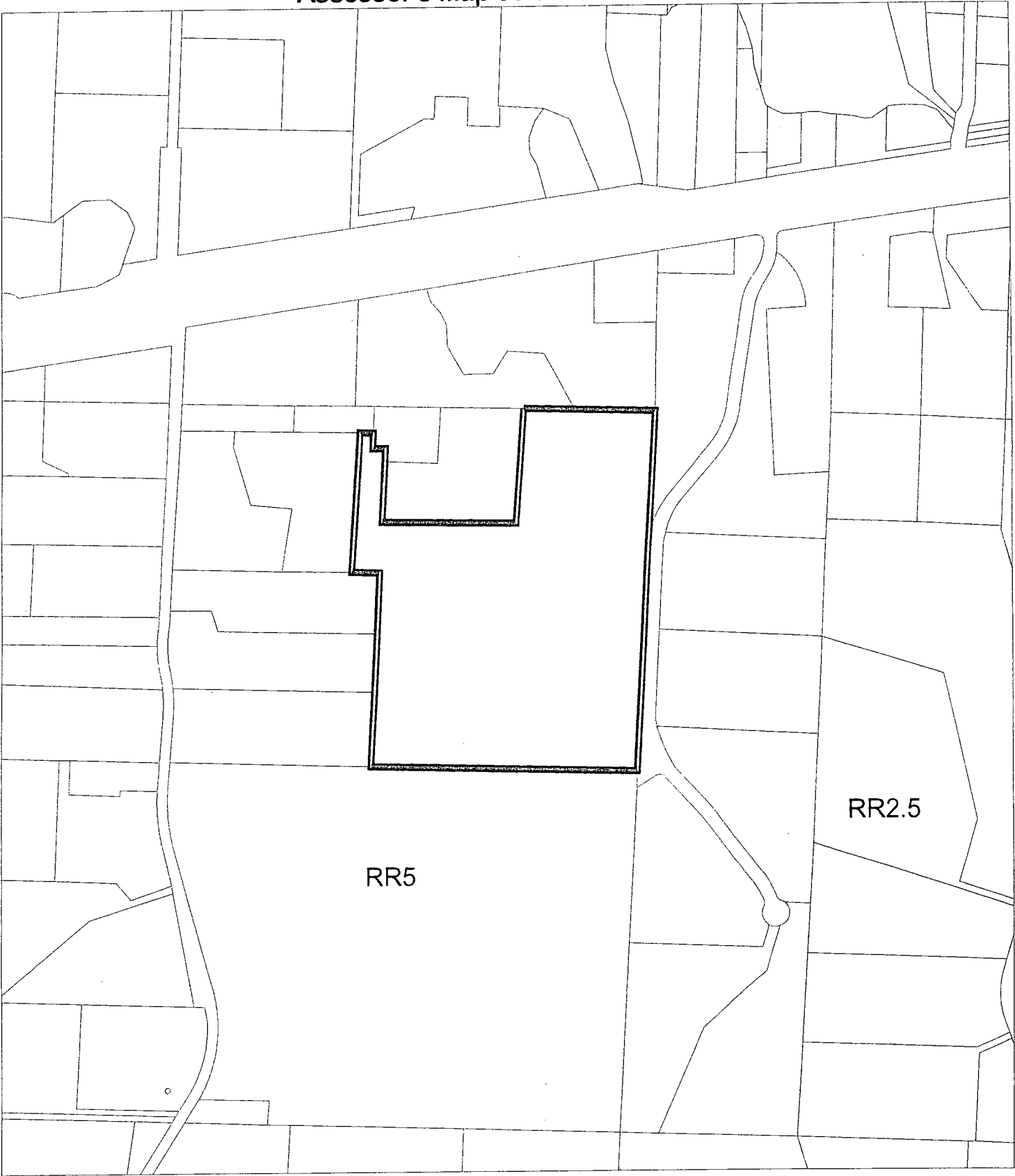
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EXHIBIT C-1

Locator Map





Legend

○ Taxlots

Zone

RR2.5-Rural Residential 2.5 Acre

RR5-Rural Residential 5 Acre



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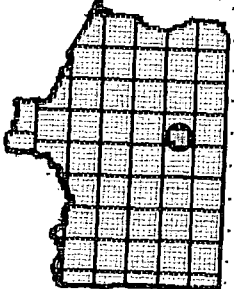


Scale
1:6000



EXHIBIT C-2

Locator Map



Assessor's Map 36-06-28 tl 1700



Legend



Taxlots

2005 Airphotos

400 0 400 800 Feet



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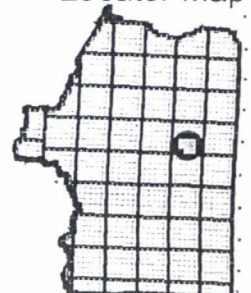


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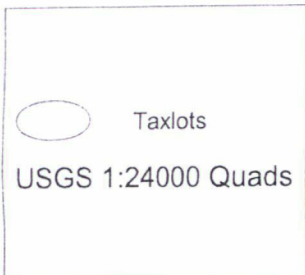
EXHIBIT C-3

Locator Map





Legend



400 0 400 800 Feet

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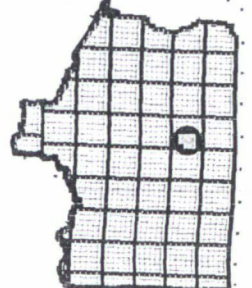


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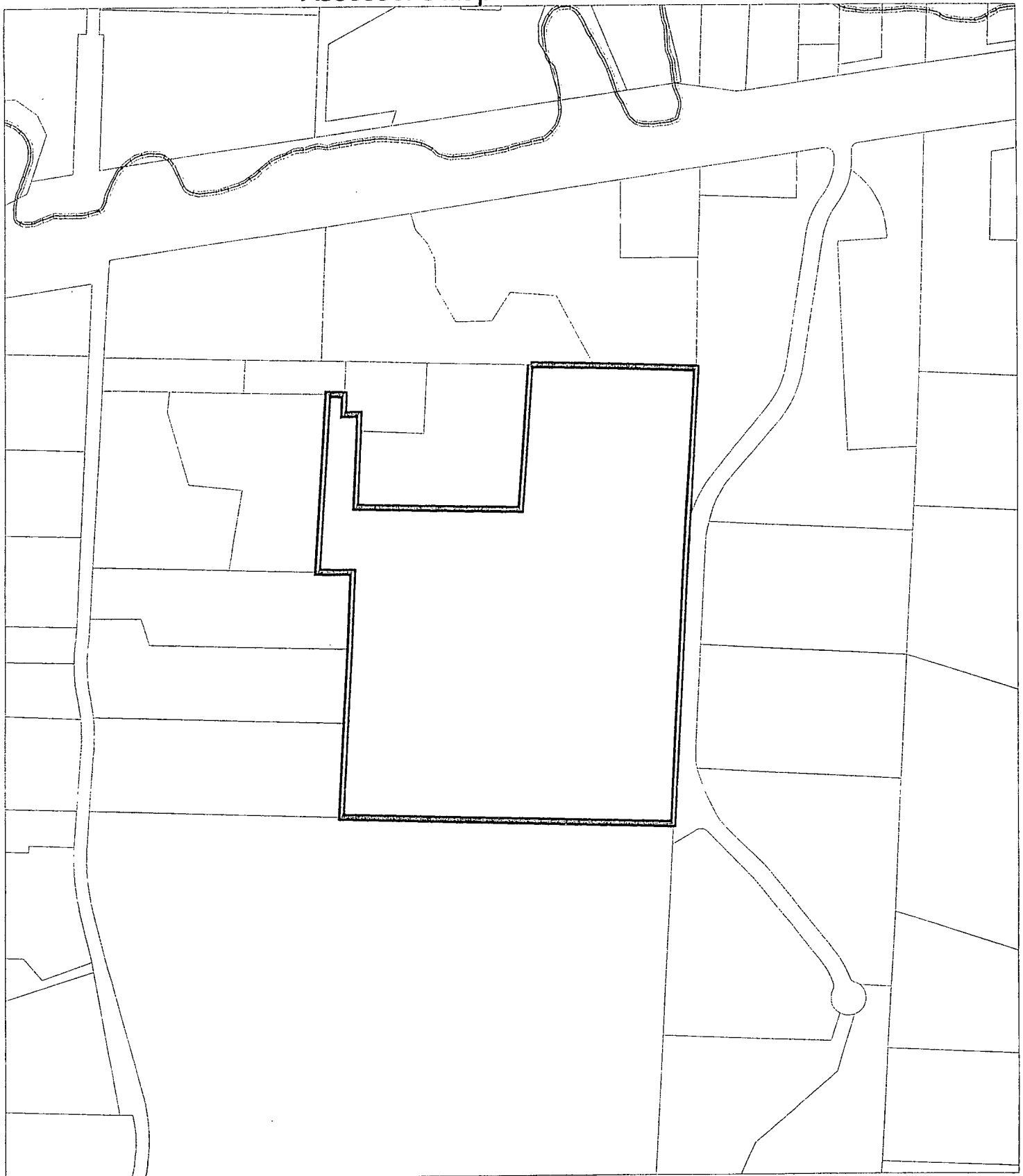
EXHIBIT C-4



Locator Map



Assessor's Map 36-06-28 tl 1700



Legend



Taxlots

Water (line)



Class 1



Class 2



Wetlands (Line)

400 0 400 800 Feet



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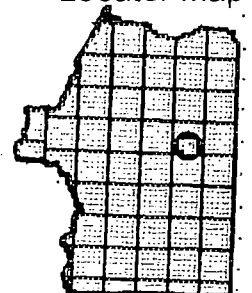


Scale
1:4800

EXHIBIT C-5



Locator Map





Josephine County, Oregon

Board of Commissioners: Dave Toler • Dwight F Ellis • Jim Raffenburg

PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526

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

E-MAIL - planning@co.josephine.or.us

AGENCY TRANSMITTAL

TO: Assessor's Office
Building & Safety
DEQ
DEQ (Medford)
Public Works, Nora Schwartz

Water Resources, Kathy Smith
State Fire Marshal, Charlie Chase
Rural Metro Fire
Josephine SWCD
ODOT, Tom Guevara

WILL
NEED
S.E.
No
Comment
PB
3-25-08

DATE: March 21, 2008

RE: Yademos Estates Subdivision

APPLICANT: Larry E Totten

LOCATION: Midway Avenue

MAR 20 2008

LEGAL: 36-06-28, TL 1700

ZONE: Rural Residential 5 (RR-5)

REQUEST: If approved, this request will allow, with conditions, tentative approval of a request for Yademos Estates Subdivision, creating 5 lots with a Restricted Residential Road (The Hollies Way), in the Rural Residential 5-Acre zone.

CRITERIA: The criteria (listed by citation and caption only) applicable to the request are: Rural Land Development Code: Article 50 - Basic Provisions; Section 50.050 - Tentative Plan Review Standards and Criteria.

IF YOU HAVE COMMENTS OR CONCERNS, PLEASE RESPOND TO
ROGER HARADA ON OR BEFORE

March 28, 2008

This Land Use Application will be heard by the Planning Commission on April 14, 2008.

THANK YOU!

PLANNING DEPARTMENT

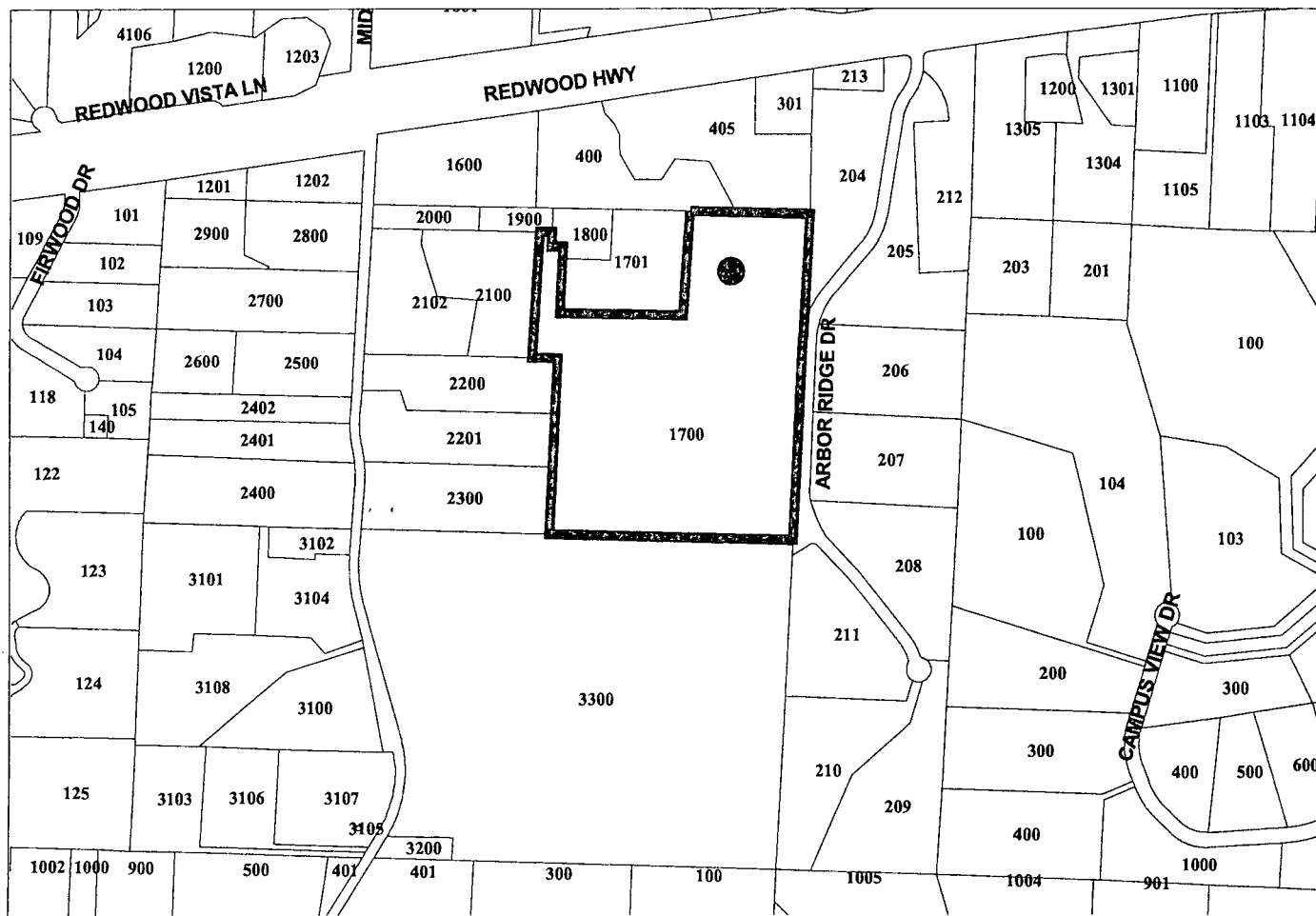
510 NW 4TH STREET/GRANTS PASS, OR 97526

PHONE: 474-5421, Extension 5420 FAX: 474-5422

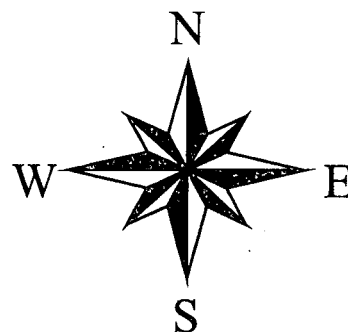
* OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues & Thurs) Closed on Wed *

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

SUBDIVISION



SUBJECT PROPERTY
MIDWAY AVENUE
250' BUFFER ZONE
LOWER APPLGATE CAC



ALLEN FAMILY TRUST ALLEN, DAVI
122 ARBOR RIDGE DR
GRANTS PASS OR 97527

NELSON, DONALD D & NELSON, MAR
131 ARBOR RIDGE DR
GRANTS PASS OR 97527

TWYMAN, RICHARD G TRUSTEE & TV
4247 REDWOOD HWY
GRANTS PASS OR 97527-9278

CALVARY CHURCH OF GRANTS PASS
2193 MIDWAY AVE
GRANTS PASS OR 97527-7150

BLAKELY, IVA N & GIBSON, CORDELI
2221 MIDWAY AVE
GRANTS PASS OR 97527-9132

BROWN, VIRGINIA
2275 MIDWAY AVE
GRANTS PASS OR 97527-9132

TOTTEN, LARRY E
170 GARNET LN
GRANTS PASS OR 97526-9616

VASGIRD, ADAM E & VASGIRD TRUST
2299 MIDWAY AVE
GRANTS PASS OR 97527-9132

HOFFMAN, ARDYTHE M
2255 MIDWAY AVE
GRANTS PASS OR 97527-9132

GILL, KEVIN D & GILL, HELEN M
215 ARBOR RIDGE DR
GRANTS PASS OR 97527

WEDMAN LOVING TRUST WEDMAN,
2413 MIDWAY AVE
GRANTS PASS OR 97527-7105

GOWER FAMILY TRUST GOWER, JAN
2503 FAIRDELL DR
SAN JOSE CA 95125

CONRAD TRUST CONRAD, JEFFREY L
11 HIDALGO
IRVINE CA 92620

SHELLEY, CHERI LYNN
2497 MIDWAY AVE
GRANTS PASS OR 97527-7105

FLEMING TRUST, JACK W & DIAN B I
463 ARBOR RIDGE DR
GRANTS PASS OR 97527

PAFFRATH, PETER J & PAFFRATH, LYI
215 CASTILIAN WAY
SAN MATEO CA 94402-2306

THOMAS, HAROLD L & THOMAS, CAR
1244 NW COOKE
GRANTS PASS OR 97526

PLANNING DEPARTMENT
510 NW 4TH ST
GRANTS PASS OR 97526-2020

Max Hull
231 NW B Street
Grants Pass OR 97526

John Taft
Lower Applegate CAC
848 Bull Creek Road
Grants Pass OR 97527

Paul Sellke, PE
The Galli Group
612 NW 3rd Street
Grants Pass OR 97526



Josephine County, Oregon

Board of Commissioners: Dave Toler • Dwight F Ellis • Jim Raffenburg

PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526

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

E-MAIL - planning@co.josephine.or.us

March 21, 2008

NOTICE OF PUBLIC HEARING Josephine County Planning Commission

The Josephine County Planning Commission will conduct a public hearing on the land use request described below. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, Public Hearings, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the Planning Office (the basic hearing format is described below). A copy of the application, all documents and evidence relied upon by the applicant and the applicable criteria for a decision may be inspected at the Planning Office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

REQUEST & HEARING INFORMATION

OWNER: Larry E Totten

APPLICANT: Larry E Totten

NATURE OF REQUEST: For a tentative plan approval of Yademos Estates Subdivision, creating 5 lots with a Restricted Residential Road (The Hollies Way), in the Rural Residential 5-Acre zone.

LOCATION: Midway Avenue

ASSESSOR'S LEGAL: 36-06-28, TL 1700

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request are: *Rural Land Development Code*: Article 50 - Basic Provisions; Section 50.050 - Tentative Plan Review Standards and Criteria.

PLACE: Anne Basker Auditorium Annex of the Courthouse, 604 NW 6th Street

DATE & TIME: Monday, April 14, 2008 - 7:00 p.m.
--

HEARING: The hearing will be conducted according to Article 31, Public Hearings, of the RLDC. The hearing will use the following format: [1] the Chair of the Commission will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7]

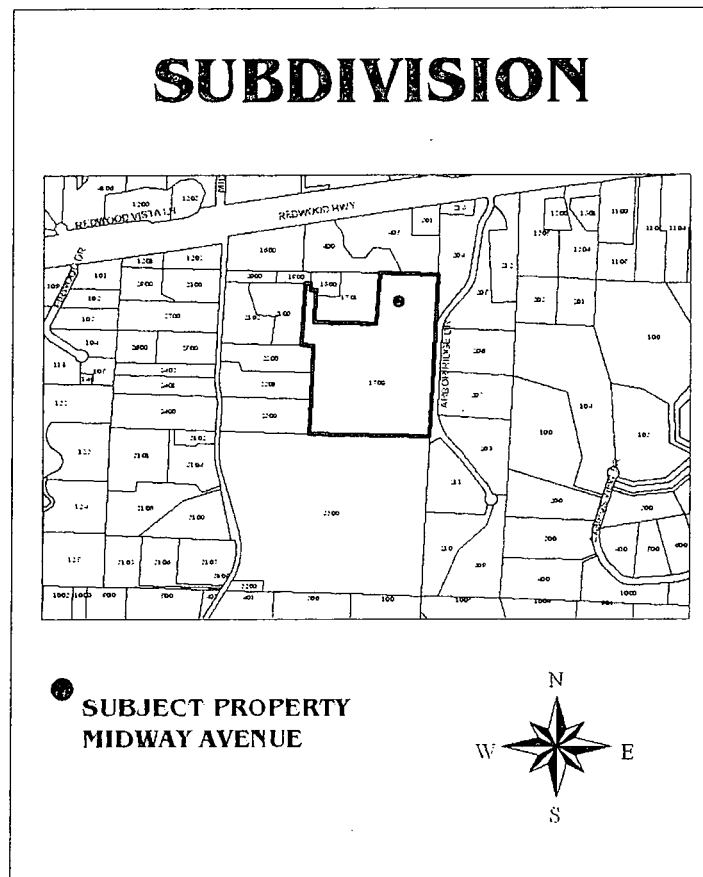
*OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues & Thurs) Closed Wed *

opponents, if allowed, may offer surrebuttal; [8] if requested by the Commission, the planner will summarize the request, criteria and evidence; [9] the Commission may question participants and/or involved county staff (*participants may question staff with the Commission's permission*); [10] the Commission will close the hearing for deliberation and decision.

CONTACT PERSON: The planner handling the file is Roger Harada, (541) 474-5421, Ext. 5420.

APPEAL ISSUES: Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Commission to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing. The Commission's decision may be appealed to the Board of County Commissioners within 10 days from the date notice of the Commission's decision is mailed.

NOTICE: If you are a mortgagee, lienholder, vendor or seller, state law requires that you *promptly* forward this notice to the purchaser of the property. (ORS 215.513).





Josephine County, Oregon

Board of Commissioners: Jim Riddle, Dwight F. Ellis & Jim Raffenburg

PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526

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

E-MAIL - planning@co.josephine.or.us

AGENCY TRANSMITTAL

TO: Nora Schwartz, Public Works
Building & Safety
 Charlie Chase, State Fire Marshal
 DEQ
 ODOT
State Water Resources

RECEIVED

DEC 29 2005

State of Oregon - D.E. 6
Western Region - Grants Pass

DATE: 12-29-05

CONTENT: PRE-APPLICATION: 5-Sub w/ Road

36-6-28, 1700 - Totten

IF YOU HAVE COMMENTS OR CONCERNS, PLEASE CONTACT Nora Glasser

BY: 1-9-06

Thank You!

PLANNING DEPARTMENT

510 NW 4TH STREET

GRANTS PASS, OR 97526

PHONE: 474-5421, Extension 5420

FAX: 474-5422

AppNo: 3840

FILE NOTES



Josephine County, Oregon

Board of Commissioners: Jim Raffenberg, Dwight Ellis, Jim Riddle

THE PLANNING OFFICE

Michael Snider, Director
510 NW 4th Street / Grants Pass, OR 97526
(541) 474-5421 / FAX (541) 474-5422
E-MAIL - planning@co.josephine.or.us

OFFICE HOURS

8-12 & 1-3 (Mon & Fri)
8-12 (Tues, Wed & Thurs)

SUBDIVISION APPLICATION

PRE-APPLICATION FEE: \$ 400-

DATE PAID: 12/20/05

APPLICATION FEE: \$ _____

DATE PAID: _____

PROPERTY & APPLICATION INFORMATION

ASSESSOR'S LEGAL DESCRIPTION:

TWN 36 RNG 06 SEC 28 QTR _____ TAX LOT(S) 1700

TWN _____ RNG _____ SEC _____ QTR _____ TAX LOT(S) _____

PROPERTY ADDRESS: Westridge Way

ZONING: RR 5 PARCEL SIZE: 1) 5.06 2) 6.05 3) 5.00 4) 5.01

NUMBER OF LOTS/PARCELS: 5 5) 5.02 acres

OWNERSHIP & APPLICANT INFORMATION

OWNER'S NAME: LARRY TOTTEN TEL: 460-3389

MAILING ADDRESS: 170 Grant Lane, Grants Pass, OR 97526

APPLICANT'S NAME: Max H. Hall TEL: 476-2425

MAILING ADDRESS: 231 NW 'B' Street, Grants Pass, OR 97526

REPRESENTATIVE: _____ TEL: _____

MAILING ADDRESS: _____

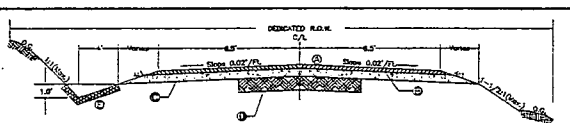
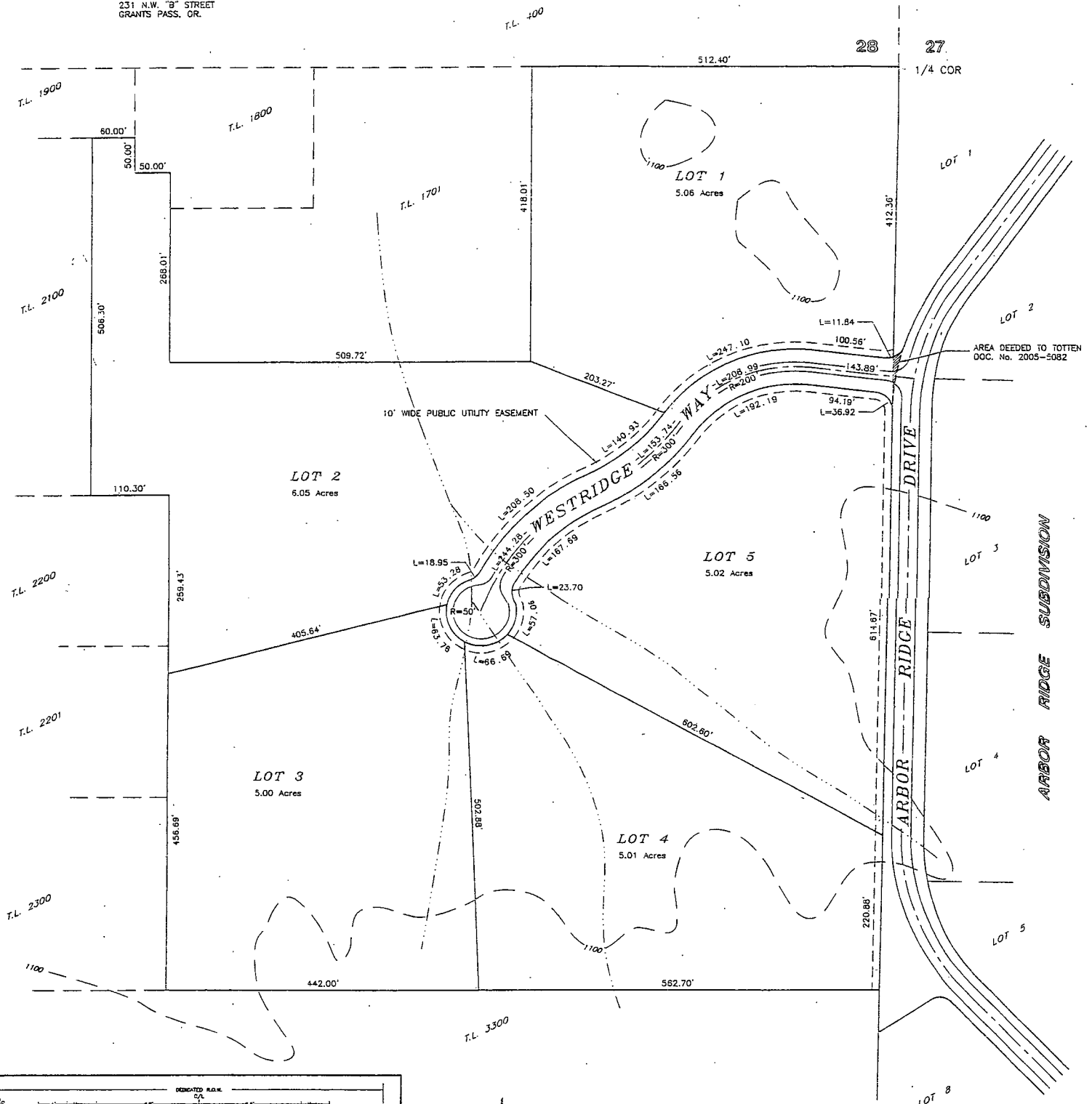
PREPARED FOR:

LARRY TOTTON
170 GARNETT LANE
GRANTS PASS, OR

PREPARED BY:

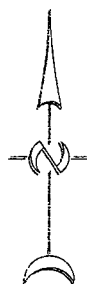
MAX H. HULL SURVEYING
231 N.W. "B" STREET
GRANTS PASS, OR

PREAPPLICATION OF
WESTRIDGE SUBDIVISION
LOCATED IN THE N.E. 1/4 OF THE S.E. 1/4
OF SECTION 28, T. 36 S., R. 6 W., W.M.,
W.M., JOSEPHINE COUNTY, OREGON



- NOTES:
- ① ② ③ SEE ALTERNATIVES
 - ④ SELECT SUBGRADE - WHEN REQUIRED
 - ⑤ 6" THICK SHALE DITCH LINER, WHERE REQUIRED

- ALTERNATIVES:
- ① 2" CLASS "B" A.C.
 - ② 1" CLASS "B" A.C.
 - ③ 3/4" CLASS "B" A.C.
 - ④ 7" SHALE
 - ⑤ CHIP SEAL CRS-2 1/2" - 1/4"
 - ⑥ 3/4" CLASS "B" A.C.
 - ⑦ 3/4" CLASS "B" A.C.
 - ⑧ 1" CLASS "B" A.C.
 - ⑨ 1" CLASS "B" A.C.
 - ⑩ 1" CLASS "B" A.C.



LEGEND

MAP: 36-6-28
TAX LOT: 1700
SCALE: 1" = 100'
SEASONAL DRAINAGE WAYS
DATED: 12-16-05

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Josephine County, Oregon

Board of Commissioners: Dwight F. Ellis, Jim Raffenburg, Jim Riddle

PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526

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

E-MAIL - planning@co.josephine.or.us

To: 911
Colin May, City of Grants Pass
City of Cave Junction
Postmaster

DATE: December 22, 2005

FROM: Lora Glover (474-5421, Extension 5420)

RE: **PROPOSED SUBDIVISION AND NEW STREET NAME(S):**

LEGAL: 36-06-28, Tax Lot 1700

SUBDIVISION NAME WESTRIDGE

ROAD NAME WESTRIDGE WAY

TYPE OF ROAD: RESTRICTED RURAL RESIDENTIAL

If you have any questions or concerns about the above proposed names, please contact me as soon as possible.

Thank You.

Property Information

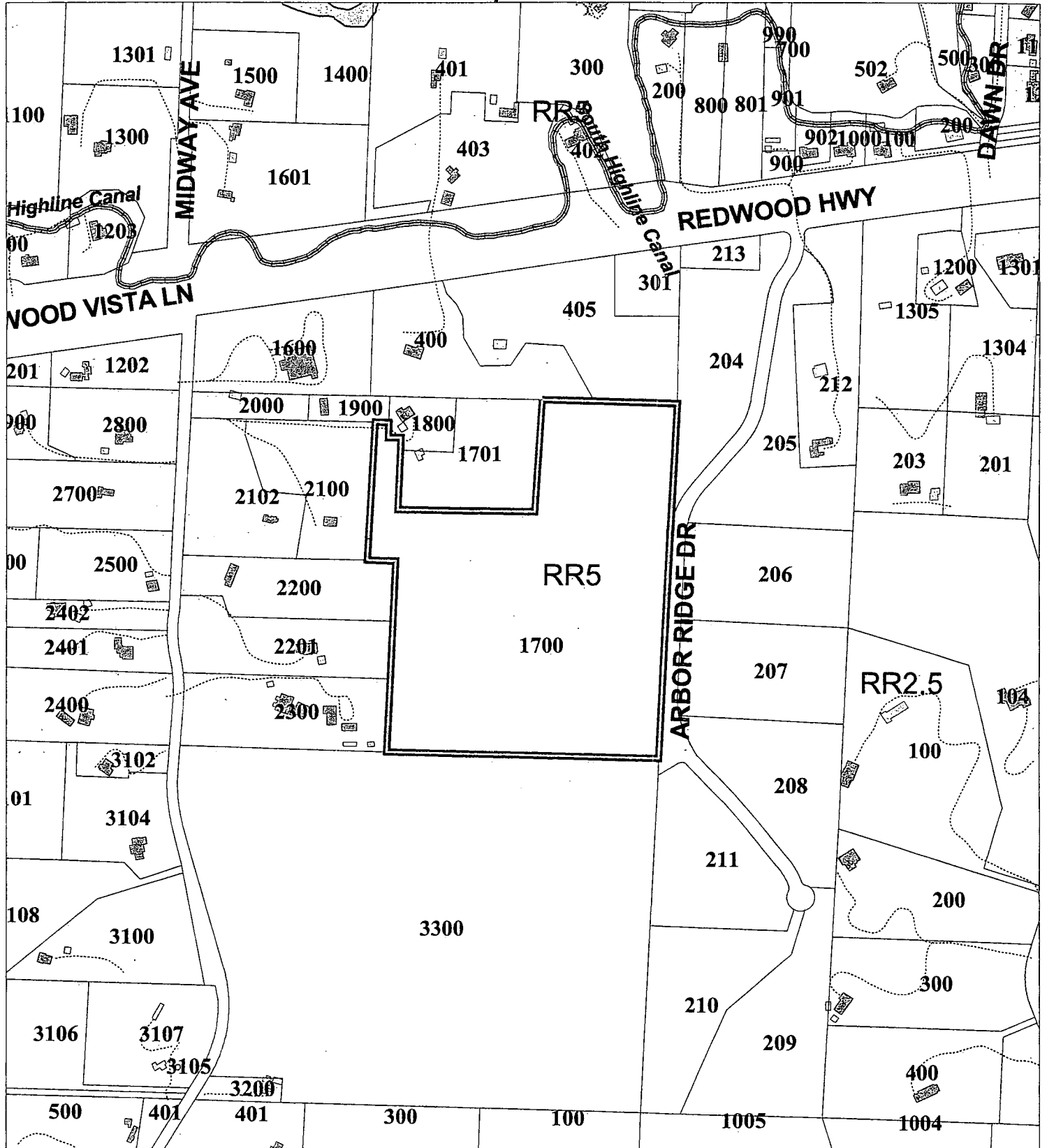


North Latitude
42 24 33.7

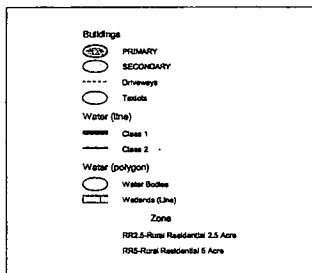
West Longitude
123 24 27.9

MAP NUMBER	36062800001700
OWNER NAME	TOTTEN, LARRY E
SITUS	MIDWAY AVE
OWNER ADDRESS	170 GARNET LN
CITY	GRANTS PASS
STATE	OR
ZIP	97526-9616
ZONE	RR5
ACRES	26.4
PROPERTY FLAGS	Granitic Soils, Slopes > 15%
IMPROVEMENTS	

Assessor's Map 36-06-28 tl 1700



Legend



500 0 500 1000 Feet

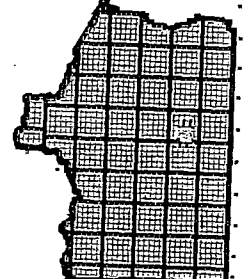
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Scale
1:6000



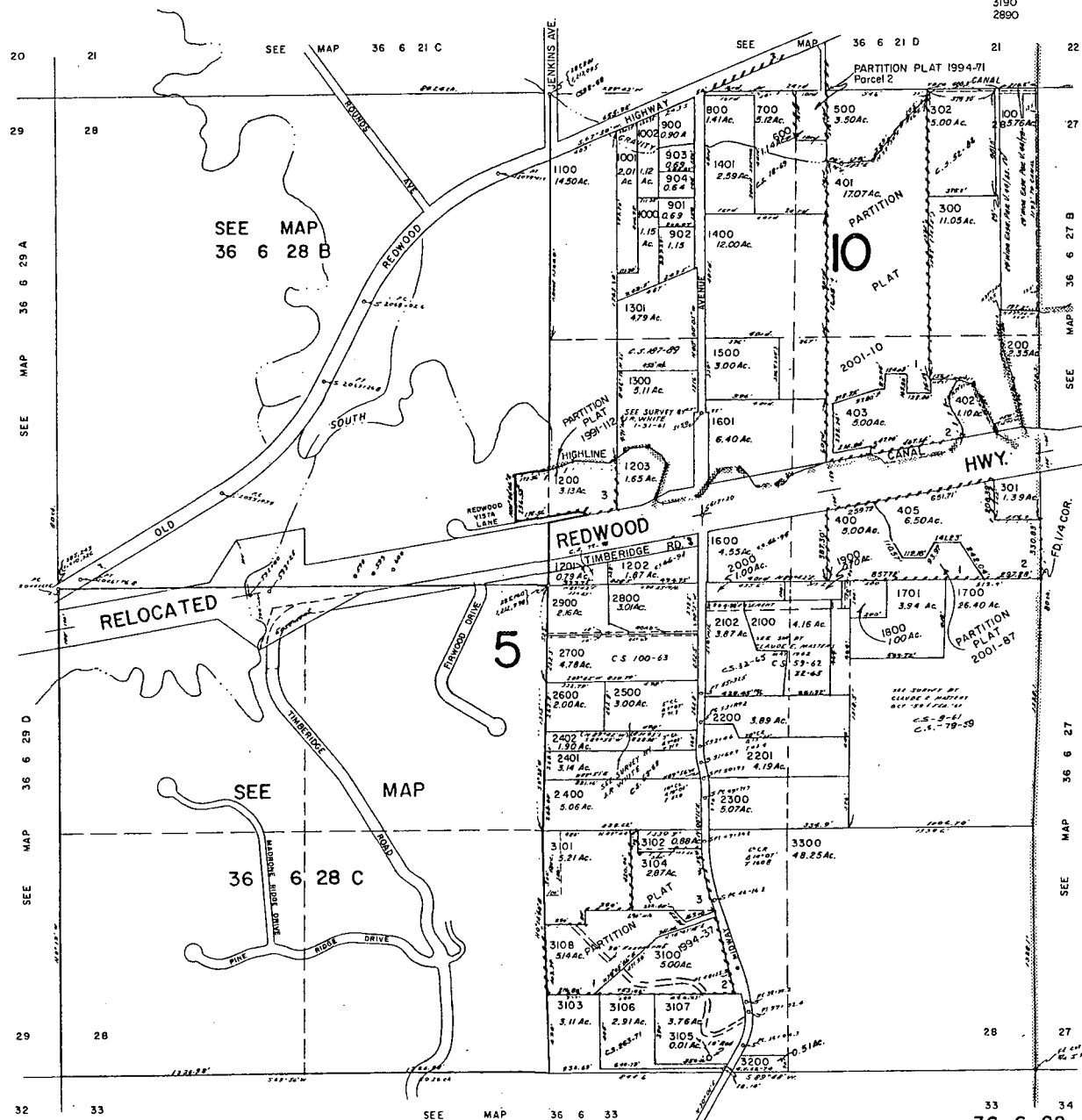
Locator Map



1st 400'

CANCELLED T.L.

2101
3000
1290
3190
2890



36 6 28
& INDEX



Oregon

Theodore R. Kulongoski, Governor

36-6-28, 1700

Department of Transportation

Region 3, District 8

200 Antelope Road

White City, OR 97503

Phone: (541) 774-6355

Fax: (541) 774-6349

John.N.Vial@odot.state.or.us

March 24, 2005

Josephine County Planning Office
Mike Snider, Planning Director
510 NW 4th St.
Grants Pass, OR 97526-2020



RE: ODOT's Redwood Highway (US 199) safety concerns in the Arbor Ridge Road vicinity.

Dear Mr. Snider:

The purpose of this correspondence is to present current and future access management and safety and operations concerns the Oregon Department of Transportation (ODOT) has for the Redwood Highway (US 199) in the vicinity of Arbor Ridge Road. As I am sure the county is aware, this area was the location of a recent fatal crash.

We have been informed by your staff that property developers are looking into expanding the existing 8-unit subdivision that was approved by the county for Arbor Ridge. Due to the significant crash history on Redwood Highway, ODOT maintains significant concerns for all development occurring along this corridor which contributes to left-turn traffic movements.

When the original Arbor Ridge subdivision was reviewed by ODOT staff, our engineers based that review, and the potential safety mitigation measures, on an 8-unit subdivision. A development larger than 8 units would have warranted a left-turn lane constructed on Redwood Highway. Therefore, if additional units are added to the existing Arbor Ridge development, we request Josephine County require the construction of a left turn refuge, or a raised median to prevent all left turn movements from, or too, Arbor Ridge Road.

We know you share our concerns with ensuring Redwood Highway remains a safe facility for all users and we thank you for your efforts. If you have comments, questions, or require additional information regarding this correspondence, please contact me at (541) 774-6355. Thank you.

Sincerely,

John Vial,
District 8 Manager

Cc: Rolf Pitts, Josephine County Public Works
Jim Huber, City of Grants Pass Community Development Director



Josephine County, Oregon

Board of Commissioners: Jim Brock ■ Harold Haugen ■ Jim Riddle

THE PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526

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

E-MAIL - planning@co.josephine.or.us

AGENCY TRANSMITTAL

TO: ☐ Rolf Pitts, Public Works
Building & Safety
☐ Charlie Chase, State Fire Marshal
☐ DEQ
ODOT
State Water Resources

RECEIVED

DEC 29 2005

State of Oregon - D.E. Q.
Western Region - Grants Pass

DATE: 12-28-04

CONTENT: PRE-APPLICATION: Sub w/ Road

IF YOU HAVE COMMENTS OR CONCERNS, PLEASE CONTACT Lera

BY: 1-10-05

PLANNING DEPARTMENT

510 NW 4TH STREET

GRANTS PASS, OR 97526

PHONE: 474-5421 X ~~527~~ 5420

FAX: 474-5422

AppNo: 2863

GRANTS PASS OR 97526

Date Findings Mailed: _____ Appeal Filed: _____

FILE NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, and the page is completely blank except for the lines themselves.

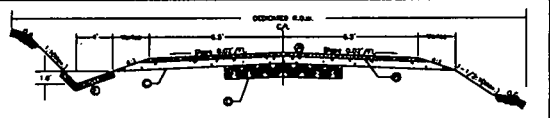
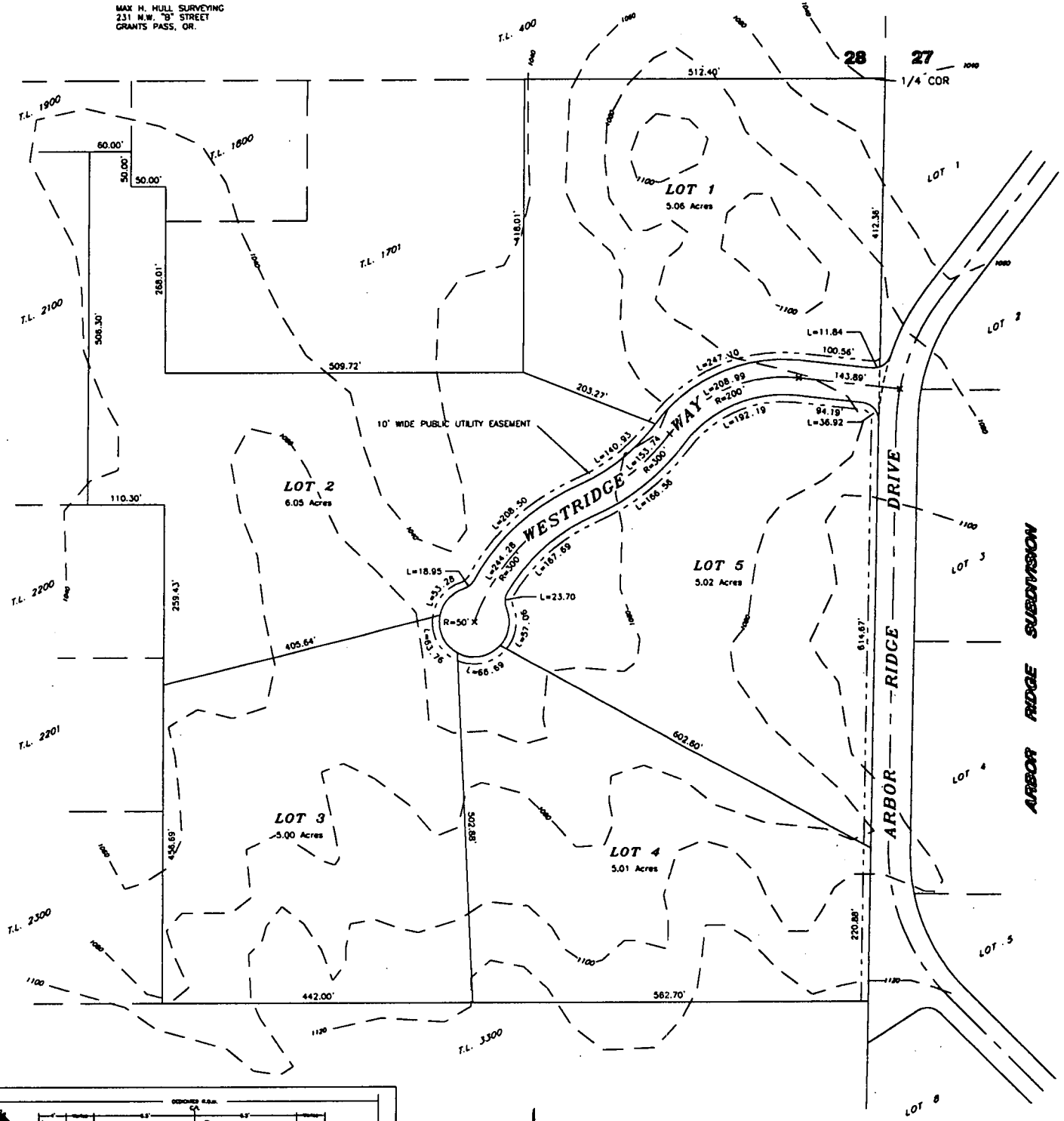
PREPARED FOR:

LARRY TOTTON
170 GARNETT LANE
GRANTS PASS, OR.

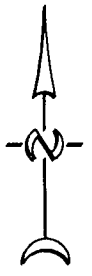
PREPARED BY:

MAX H. HULL SURVEYING
231 N.W. "B" STREET
GRANTS PASS, OR.

TENTATIVE PLAN OF
WESTRIDGE SUBDIVISION
LOCATED IN THE N.E. 1/4 OF THE S.E. 1/4
OF SECTION 28, T. 36 S., R. 6 W., W.M.,
W.M., JOSEPHINE COUNTY, OREGON



- NOTES:
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 - 6" THICK SHALE DITCH LINER, WHERE REQUIRED
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 - CHP SEAL CRS-2 1/2" - 1/4"
 - 5/8" "C" A.C. - 1/2" 0.8 gal./sq. yd. A.T.B.
 - 8" SHALE
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 - 3/4" "C" A.C. - 1/2" 0.8 gal./sq. yd. A.T.B.
 - 6" 1-1/2" "C" A.C.



LEGEND
MAP: 36-6-27
TAX LOT: 1700
SCALE: 1" = 100'
DATED: 12-07-04

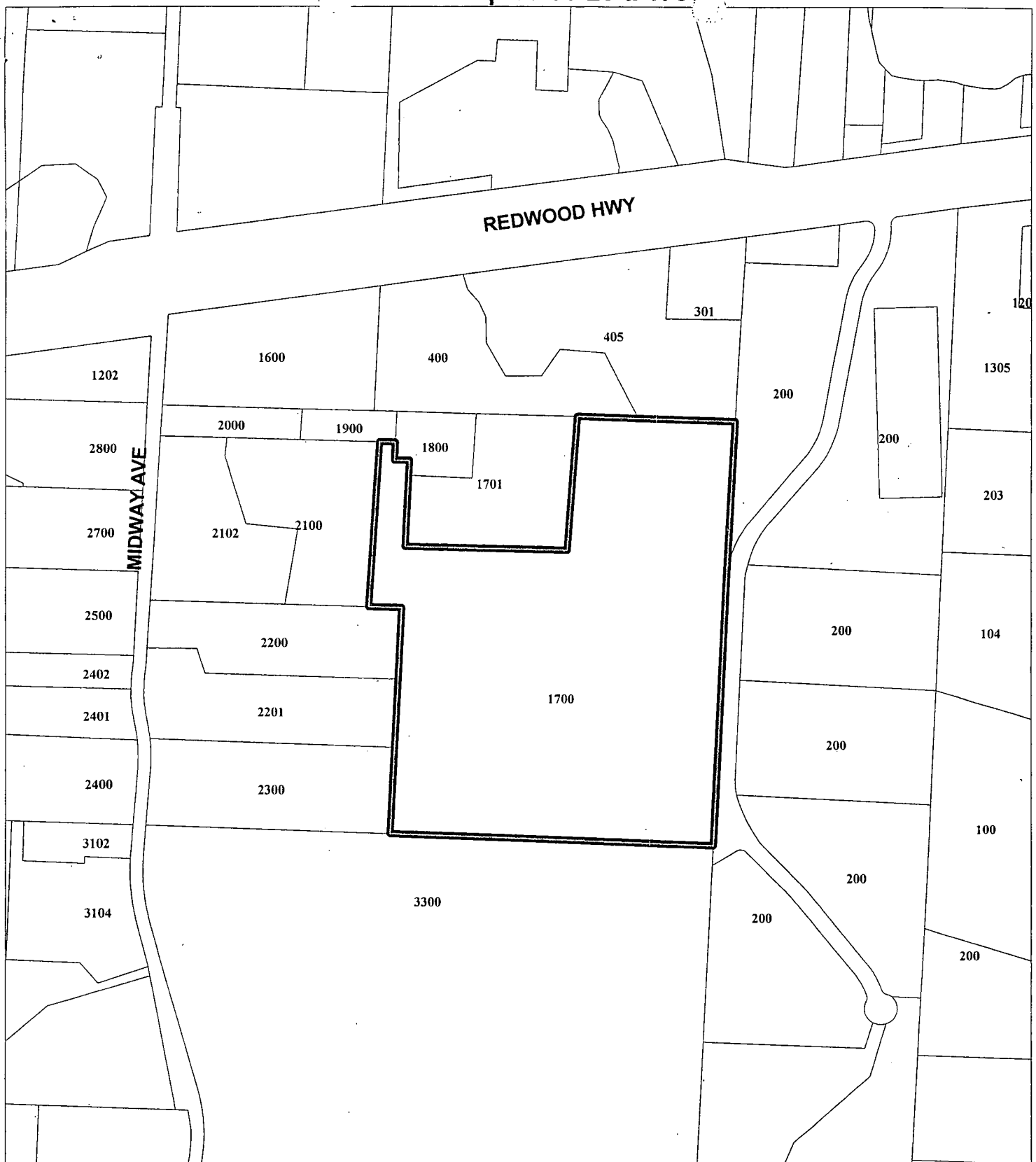
TYPICAL SECTION
COUNTY RURAL ROAD
RESTRICTED RESIDENTIAL

JOSEPHINE COUNTY
TYPICAL SECTION
COUNTY RURAL ROAD
RESTRICTED RESIDENTIAL

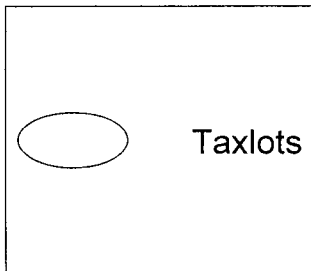
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 1988
MAX H. HULL
901
RENEW: JUNE 30, 2005

Assessor's Map 36-06-28 tl 1700



Legend



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Scale
1:5086



Locator Map

