THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 400 800 Feet

SECTION 16 T.37S. R.6W. W.M.
JOSEPHINE COUNTY
1 " = 400 '

37 06 16

SEE MAP 37S 06W 09

CANCELLED:
104
503
590
591
592
801
802
803
901
1400
1700
1902
1990
2105
2300
2390
2490
2590
2690
1900
1990
1890
100
103
1806
301
1901
2000

NOTE:
OLD ROAD NEVER VACATATED
SURVEY NO. 137-70
VOL.172-P.547, VOL.62 -P.15
VOL.62-P.121
SEE 1938 ROAD SURVEY

SEE MAP 37S 06W 17

SEE MAP 37S 06W 15

SEE MAP 37S 06W 21

1/4 COR.

37 06 16

Septic Site Evaluation Approval

463-24-000316-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: 10/08/2024
Application status: Site Evaluation Approved
Work description: SITE EVALUATION LOT 4

Applicant: VALERIAN HOMES LLC
Address: PO BOX 157
GRANTS PASS OR 97528
Phone: 5419554663
Email: CRAIG@VALERIANHOMES.COM

Owner: VALERIAN HOMES LLC
Address: PO BOX 157
GRANTS PASS OR 97528

Property address: 145 Ridge View Ln, Grants Pass, OR 97527

Parcel: 3706160000200000 - Primary Township: 37 Range: 06 Section: 16

Lot size: 5.07
Zoning: N/A
Accessory Dwelling Unit: No
Water supply: Well
City/County/UGB: N/A

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: N/A
Min dosing tank volume: N/A
Special tank reqmts: Septic tank plus dosing tank or Dosing septic tank required if effluent sewer fall cannot meet minimum standard in OAR 340-71
Media depth: 12 in.
Comments: Show both test pits on construction plan. See site sketch for approved area location.

System Specifications	*Initial System*	*Replacement Area*
System type:	Saprolite	Saprolite
System distribution type:	Serial	Serial
Distribution method:	Serial	Serial

Trench Specifications	*Initial System*	*Replacement Area*
Trench linear feet:	300 linear ft.	300 linear ft.
Max depth:	24 in.	24 in.
Min depth:	24 in.	24 in.

Special Requirements	*Initial System*	*Replacement Area*

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: 10/08/2024

Application status: Site Evaluation Approved

Work description: SITE EVALUATION LOT 4

Drainfield type:	Standard	Standard

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.

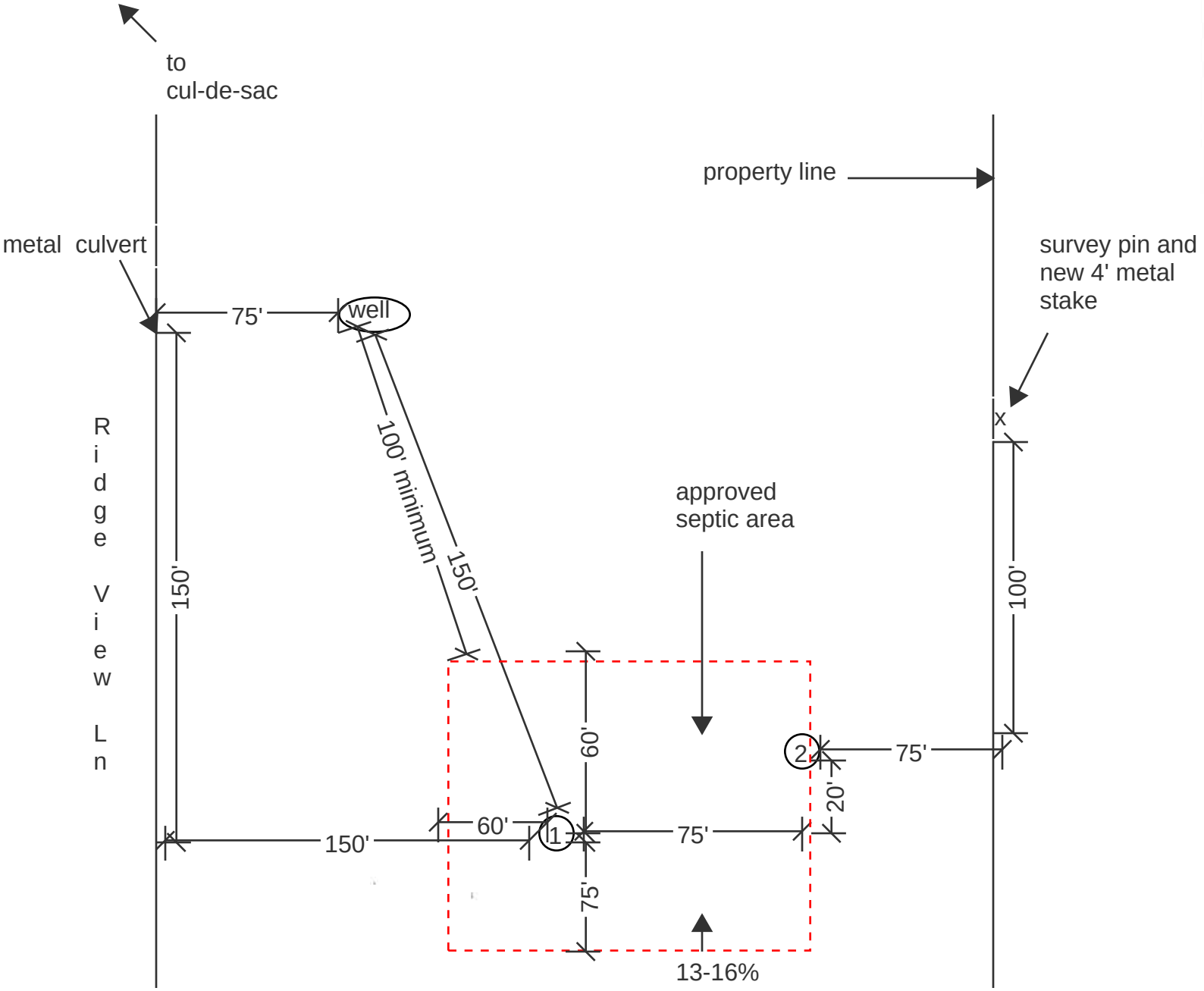
This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to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

10/8/24

463-24-000316-EVAL



N

* NOT TO SCALE

Application #

FIELD WORKSHEET

Name: VALERIAN JAMES **Application No.:** 463-24-010316 **Date:** 10/8/24
RE: SITE EVALUATION REPORT for Parcel #: 37061600002 00000

Commercial Facility: ☐ Yes ☒ No Parcel Size: 5.07

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 SAPROLITE	☒ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☐ Conventional Sand Filter/ATT ☒ Other SAPROLITE
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: 300 total linear feet 100 linear feet per 150 gallons projected daily sewage flow 24 " Max Depth 24 " Min Depth	Absorption facility: 300 total linear feet 100 linear feet per 150 gallons projected daily sewage flow 24 " Max Depth 24 " Min Depth

Additional Conditions of Approval

1. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
2. Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
3. The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building down spouts.
4. 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.

SEPTIC TANK # DOSING TANK OR DOSING SEPTIC TANK REQUIRED IF EFFLUENT SEWER FALL CANNOT MEET STANDARDS IN OAR 340-71

Inspector: MIKE OBERGFELL

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit 1	0-4	gr L	10YR 3/3; sr; f f m roots
	4-23	CL	7.5YR 4/4; wsbk
	23-48	—	Saprolite w/ 5YR 4/4 Fe concentrations
Test Pit 2			SIMILAR
Test Pit 3			
Test Pit 4			
Test Pit 5			
Test Pit 6			

Landscape Notes: BACKSLOPE LANDSCAPE POSITION.
MADRONE, PINE, OAK

Slope: 13-16% Aspect: N Groundwater Type: ☐Permanent ☐ Temporary

Other Site Notes:

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 Stamp
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	

A. Property Owner Information

Valerian Homes, LLC (Name) | P.O. Box 157, Grants Pass, Oregon 97528 (Mailing Address (Street or PO Box, City, State, Zip Code)) | 541-955-4663 (Phone Number)

B. Legal Property Description

37 (Township) | 06 (Range) | 16 (Section) | 2000 (Tax Lot) | (Tax Account Number) | 5.07 (Acreage or Lot Size)

Josephine (County) | Applegate Hills (Subdivision Name) | 4 (Lot) | (Block)

Property Address: 0 RIDGE VIEW (Address) | (City) | (State) | (Zip Code)

Directions to Property: Fish Hatchery to just past the park, Subdivision is on the left

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☐Single Family Residence

Number of Bedrooms

☐Other

Proposed Facility:

☒Single Family Residence

4 Number of Bedrooms

☐Other

Water Supply:

☐Public Name

☐Private 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.

Craig Dent (Signature) | 08/20/2024 (Date)

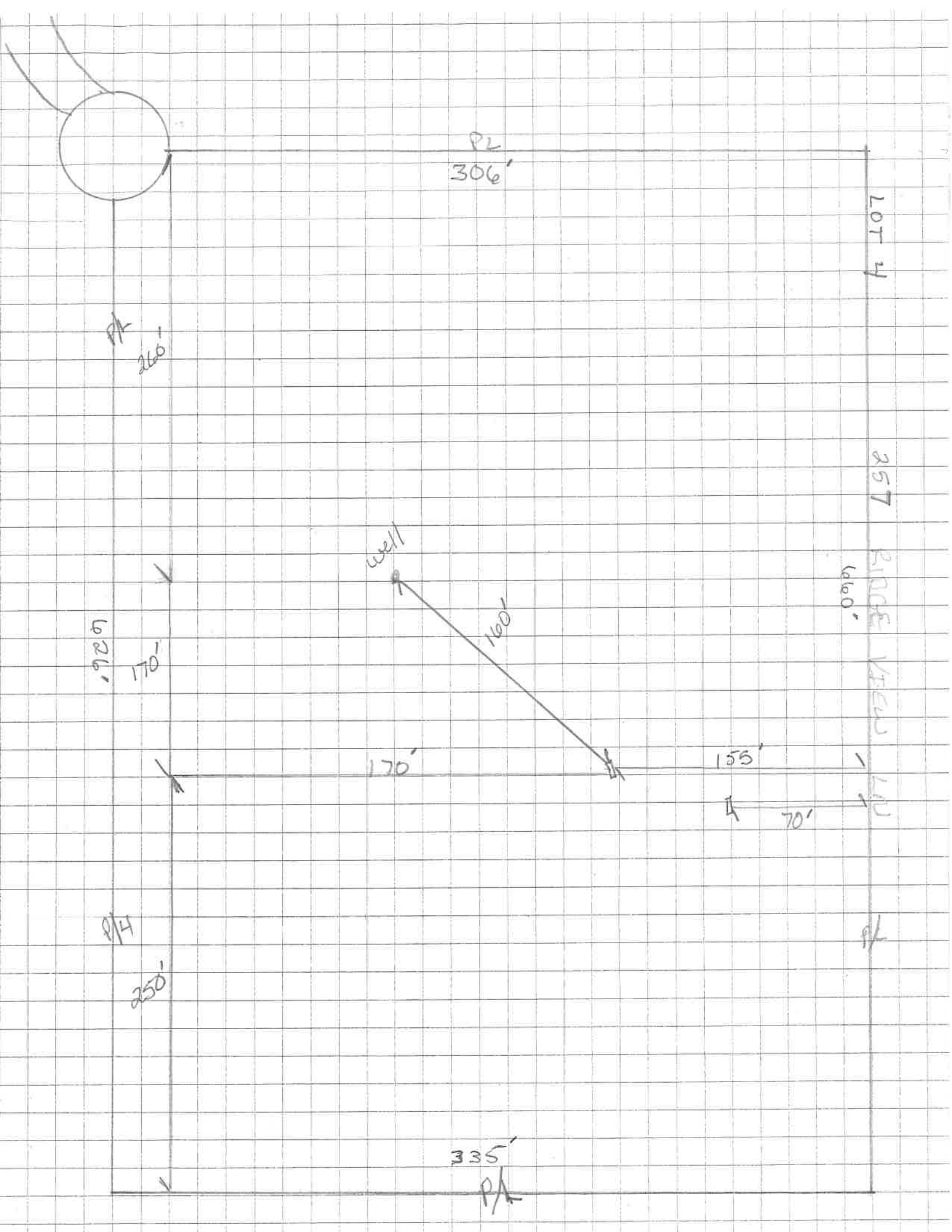
Craig Dent/Valerian Homes, LLC (Applicant's Name – Please Print Legibly) | 541-955-4663 (Applicant's Phone Number) | craig@valerianhomes.com (Applicant's E-mail Address)

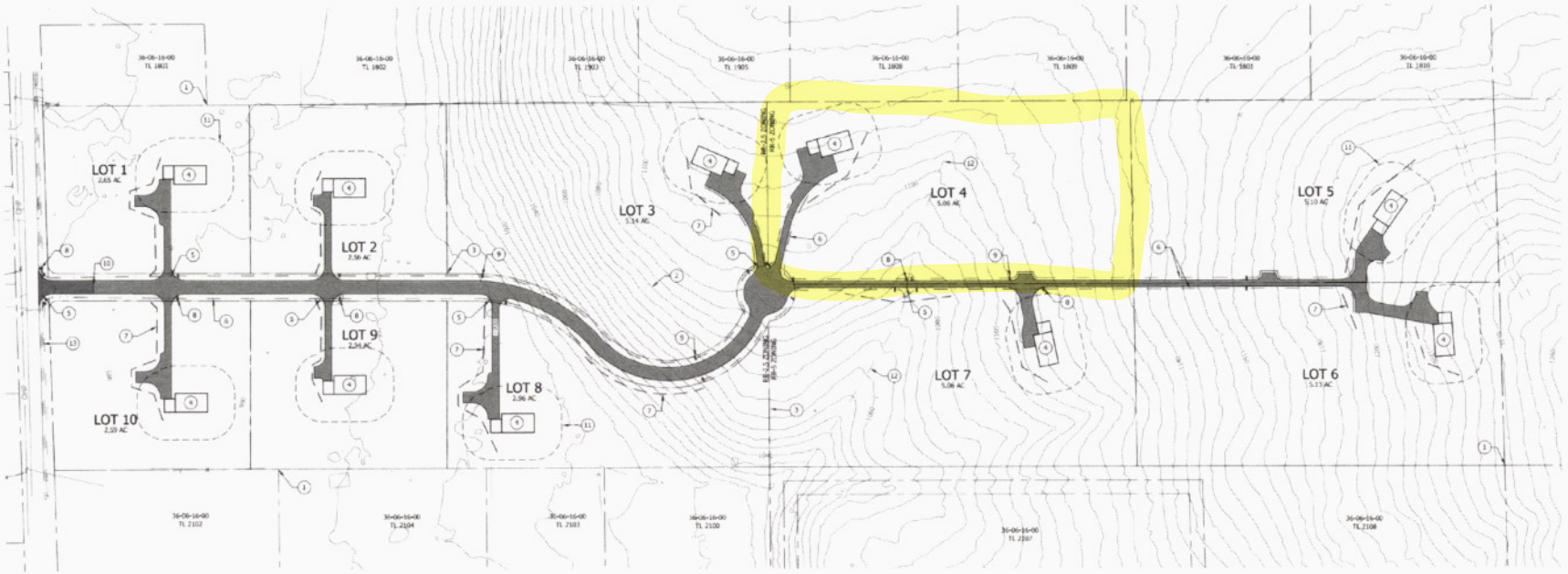
P.O Box 157, Grants Pass, Oregon 97528 (Applicant's Mailing Address)

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

☐Authorization Attached

Installer's Name


P/L
306'
LOT 4
P/L
260'
257 RIDGE VIEW LN
460'
well
160'
170'
P/L
170'
155'
70'
P/L
250'
335'
P/L



KEYED NOTES: (#)

1. EXISTING PROPERTY LINE (TYPICAL)
2. EXISTING TOPOGRAPHY (5' CONTOURS FROM 2012 LIDAR DATA)
3. PROPOSED PROPERTY LINE/RIGHT-OF-WAY LINE
4. APPROXIMATE LOCATION OF PROPOSED HOMESITE (FOR REFERENCE ONLY)
5. PROPOSED MINIMUM 18" CMP CULVERT AT APPROXIMATE LOCATION SHOWN- MODIFY/ADD CULVERT LOCATIONS TO ACCOMMODATE TERRAIN/DRAINAGE PATTERNS (TYPICAL)
6. PROPOSED DRAINAGE DITCH (INSTALL ADDITIONAL DITCHES/CULVERTS AS NECESSARY)
7. INSTALL SEDIMENT FENCING BELOW CONSTRUCTION AREA PER DSD#RD1040 (STRAW WATTLES CAN BE USED AS AN OPTION IN SUMMER MONTHS) (TYPICAL)
8. INSTALL INLET PROTECTION FOR NEW/EXISTING CULVERTS PER DSD#RD1015 (TYPICAL)
9. INSTALL CHECK DAMS AS NECESSARY ALONG DITCH PER DSD#RD1005 (TYPICAL)
10. INSTALL GRAVEL CONSTRUCTION ENTRANCE PER DSD#RD1000 (100' LENGTH)
11. 50' PRIMARY SAFETY ZONE (TYPICAL)
12. EXISTING NATURAL DRAINAGE CHANNEL (TYPICAL)
13. EXISTING ROADSIDE DRAINAGE DITCH (TYPICAL)

FIRE SAFETY ZONES:

A FIRE SAFETY ZONE IS A FUEL BREAK DESIGNED TO SLOW THE SPEED AND INTENSITY OF A FIRE TO OR FROM A STRUCTURE, AND TO CREATE AN AREA IN WHICH FIRE SUPPRESSION OPERATIONS MAY MORE SAFELY AND EFFECTIVELY OCCUR. THES FIRE SAFETY ZONE SHALL BE MAINTAINED AROUND THE PRIMARY STRUCTURE AS FURTHER DESCRIBED BELOW.

PRIMARY SAFETY ZONE:

1. THE PRIMARY SAFETY ZONE SHALL BE DEVELOPED FOR A DISTANCE OF 50' IN ALL DIRECTIONS FROM THE PRIMARY STRUCTURE AS MEASURED ALONG THE GROUND FROM THE FARTHEST EXTENSION OF THE STRUCTURE TO INCLUDE ATTACHED CARPORTS, DECKS, AND EAVES.
2. GROUND COVER WITHIN THE PRIMARY SAFETY ZONE SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
   - 2.1. AN AREA OF ASPHALT, BARE SOIL, CONCRETE, ROCK, OR OTHER NON-FLAMMABLE MATERIAL.
   - 2.2. AN AREA OF DEAD GRASS CUT TO 4" OR LESS IN HEIGHT, LEAVES, NEEDLES, TWIGS, AND OTHER SIMILAR FLAMMABLE MATERIALS, PROVIDED SUCH MATERIALS DO NOT CREATE A CONTINUOUS FUEL BED AND ARE AT LEAST 4' AWAY FROM STRUCTURES.
   - 2.3. AN AREA OF LOW GROWING VEGETATION SPECIES SUCH AS GREEN GRASS, IVY, OR OTHER SIMILAR SPECIES, PROVIDED IT IS MAINTAINED IN A GREEN CONDITION AND SUBSTANTIALLY FREE OF DEAD PLANT MATERIALS.
3. OTHER VEGETATION WITHIN THE PRIMARY SAFETY ZONE SHALL CONSIST OF SINGLE PLANT SPECIMENS OR ISOLATED GROUPINGS OF NATIVE TREES AND SHRUBS AND/OR FIRE RESISTANT ORNAMENTAL TREES, SHRUBS, AND OTHER PLANTS PROVIDED THEY ARE:
   - 3.1. MAINTAINED IN A GREEN CONDITION
   - 3.2. SUBSTANTIALLY FREE OF DEAD PLANT MATERIAL
   - 3.3. PRUNED AND MAINTAINED SO THAT TREE CROWNS ARE SEPARATED BY A DISTANCE OF 15' AND LIMBS BELOW 8' IN HEIGHT ARE REMOVED.
   - 3.4. PRUNED AND MAINTAINED SO THAT NO TREE LIMBS TOUCH A STRUCTURE, OVERHANG A ROOF, OR ARE WITHIN 15' OF A CHIMNEY OR STOVEPIPE.
   - 3.5. LIVE FRUIT TREES ARE NOT REQUIRED TO MEET THE PRUNING REQUIREMENTS OF SUBSECTION 3.3 & 3.4 ABOVE.
4. OPEN FIREWOOD STORAGE SHALL NOT OCCUR WITHIN 30' OF STRUCTURES.

SECONDARY SAFETY ZONE:

5. A SECONDARY SAFETY ZONE SHALL BE ESTABLISHED AROUND THE PRIMARY SAFETY ZONE FOR AN ADDITIONAL 50' IN ALL DIRECTIONS.
6. ON SITES WHERE THE SLOPE ABUTTING ANY STRUCTURE EXCEEDS 20%, THE SECONDARY SAFETY ZONE SHALL EXTEND AN ADDITIONAL 50' IN ALL DIRECTIONS.
7. TREES WITHIN THE SECONDARY SAFETY ZONE SHALL BE PRUNED AND MAINTAINED SO THAT TRUNKS ARE SEPARATED BY A DISTANCE OF 15' AND ANY BRANCHES BELOW 8' IN HEIGHT ARE REMOVED.
8. LIVE FRUIT TREES SHALL NOT BE REQUIRED TO MEET THESE SPACING AND LIMBING REQUIREMENTS.
9. SMALL TREES, BRUSH GROWING UNDERNEATH THE REMAINING TREES, AND DEAD VEGETATION AND OTHER DEBRIS SHALL BE REMOVED.

DRIVEWAY CONSTRUCTION:

1. DRIVEWAYS SHALL BE DEVELOPED TO WITHIN 50' OF ALL HABITABLE STRUCTURES AND 150' OF NON-HABITABLE STRUCTURES.
2. THE DRIVEWAY SHALL BE SURFACED WITH A BASE COURSE OF 0"-6" PIT RUN ROCK AND A LEVELING COURSE OF 2"-1" OF 3/4"-0" ANGULAR GRAVEL (MINIMUM COUNTY STANDARD). THIS SECTION SHALL BE INCREASED IF POOR SOIL CONDITIONS ARE ENCOUNTERED.
3. DRIVEWAYS SHALL HAVE A MINIMUM 12' WIDTH AND INSIDE CURVE RADIUS OF 48'. ALL AREAS WITHIN CURVES THAT HAVE A CENTERLINE RADIUS OF LESS THAN 150' SHALL NOT EXCEED A 15% GRADE AND THE DRIVEWAY SURFACE SHALL BE WIDENED TO 14' TO ENSURE EMERGENCY EQUIPMENT ACCESS.
4. THE AREA ABOVE THE ENTIRE LENGTH AND WIDTH OF THE DRIVEWAY SHALL BE CLEARED AND KEPT CLEAR OF ALL OBSTRUCTIONS FOR A MINIMUM VERTICAL DISTANCE OF 13.5'.
5. A STRIP AT LEAST 2' WIDE ALONG BOTH SIDES OF THE DRIVEWAY (SHOULDER) SHALL BE ESTABLISHED TO THE SECONDARY SAFETY ZONE STANDARDS WITH VEGETATION NOT EXCEEDING 6" IN HEIGHT (SEE FIRE SAFETY ZONE NOTES).
6. DRIVEWAYS IN EXCESS OF 600' SHALL HAVE 12'x25' LONG VEHICLE TURNOUTS AT A MAX. SPACING OF EVERY 400'. ADDITIONAL TURNOUTS SHALL BE REQUIRED WHERE DRIVER VISIBILITY IS REDUCED DUE TO EXISTING CONDITIONS.
7. SEE GRADING/FILL GENERAL NOTES FOR ADDITIONAL INFORMATION.

0 100 200
SCALE: 1" = 100'

GEC
GERLITZ ENGINEERING CONSULTANTS
323 NE "B" Street
Grants Pass, Oregon 97526
Office: 541-244-2617
www.gerlitzengineering.com

PRELIMINARY

EXPIRES: 06-30-23

Project No: GP-429-21
Drawn By: JTRG/KLB/ESH
Checked By: JTRG
Issue Date: 8/25/22

30% SD

APPLEGATE HILLS SUBDIVISION

FISH HATCHERY ROAD, GRANTS PASS, OREGON

Revisions:
No. Date By Description
1 - - -

Title:
ESC, FIRE SAFETY & DRAINAGE PLAN

Sheet No:
C1.1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 400 800 Feet

SECTION 16 T.37S. R.6W. W.M.
JOSEPHINE COUNTY
1 " = 400 '

37 06 16

SEE MAP 37S 06W 09

CANCELLED:
104
503
590
591
592
801
802
803
901
1400
1700
1902
1990
2105
2300
2390
2490
2590
2690
1900
1990
1890
100
103
1806
301
1901

NOTE:
OLD ROAD NEVER VACATATED
SURVEY NO. 137-70
VOL.172-P.547, VOL.62 -P.15
VOL.62-P.121
SEE 1938 ROAD SURVEY

SEE MAP 37S 06W 17

SEE MAP 37S 06W 15

SEE MAP 37S 06W 21

1/4 COR.

37 06 16