



Certificate of Satisfactory Completion
Installation Permit - Residential - New

463-23-000301-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: 03/12/2024

Work Description: SAND FILTER CONSTRUCTION PERMIT
23 RV RESORT + OFFICE

Applicant: BRIAN MOCKRIDGE
Address: PO BOX 1395
MERLIN OR 97532
Phone: 5418923289
Email: MOCKRIDGE121@GMAIL.COM

Owner: ARTOFF REV LIVING TRUST,
DENNIS R & JANA E
Address: PO BOX 1395
MERLIN OR 97532
Property Address: 5195 Monument Dr, Grants Pass, OR
97526

Parcel: 350625B000090000 - Primary Township: 35 Range: 06 Section: 25

Lot Size: 12.65 Water Supply: Well
Zoning: N/A City/County/UGB: County
Land Use Approval: N/A

Category of Construction: Commercial

	Existing	Proposed
Use of Structure:	N/A	RV Park
Number of Employees:	N/A	1

System Specifications

Type: Recirculating Gravel Filter
Max Peak Design Flow: 2450 gpd. Proposed Flow: 2450 gpd.
Min Septic Tank Volume: 5000 gal. Min Dosing Tank Volume: 2500 gal.
Special Tank Requirements: Additional tankage for Recirculation Tank required

Drain Field Specifications

Drain Field Type: Standard System Distribution Type: Equal
Drainfield Sizing: 50 linear ft. Distribution Method: Equal-Hydrosplitter
Media Type: Rock/Pipe Media Depth: N/A
Trench Length: 817 linear ft. Rock Above Pipe: 2 in.
Total Rock Depth: 12 in. Rock Below Pipe: 6 in.
Max Depth: 23 in. Undisturbed Soil Between Trenches: 8 ft.
Min Depth: 18 in. Capping Fills-Min Depth of Fill Material: N/A

Special Requirements

Groundwater Type: Temporary Groundwater Depth: N/A
Pump to Drainfield Required: Yes Filter Fabric on Top of Drain Media: Yes
Rake Trench Sidewalls: Yes

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Work Description: SAND FILTER CONSTRUCTION PERMIT
23 RV RESORT + OFFICE

Conditions of Approval

1. Recirculating Gravel Filter Design and Construction Rules: OAR 340-071-0302.
2. The owner of a Recirculating Gravel Filter system must maintain a contract with a certified maintenance provider to inspect, adjust and maintain the onsite system. The maintenance provider must submit an annual report and annual evaluation fee.
3. Dry soil installation only (June 1 – October 1 unless otherwise authorized by the agent).
4. The system must be installed by the property owner or a licensed sewage disposal business (installer).
5. Vehicular traffic and livestock must be restricted from the system area.
6. All roof drains must be directed away from the system
7. 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.
8. Meet all required setbacks
9. 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.
10. 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.
11. For product approval information and manufacturer installation requirements see DEQ website at:
<http://www.oregon.gov/deq/Residential/Pages/Onsite.aspx>
12. The pump and alarm must be wired on separate circuits in the control panel. Pump wiring must comply with applicable building, electrical, or other codes. An electrical permit and inspection from the Department of Consumer and Business Services, Building Codes Division, or the municipality with jurisdiction, is required for pump wiring installation.
13. Install the pump and system components in accordance with the approved pump curve and specifications.
14. 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.
15. Effluent filter required at tank outlet.
16. Header pipe from Distribution or Drop Box must be minimum 4-ft length, level, and bedded.
17. Each drainfield trench must be level within a tolerance of plus or minus 1-inch.
18. Maximum length of an individual trench is 150-feet.
19. Equal distribution, all trench bottoms must be at the same elevation. Use Distribution box(es).
20. The hydrosplitter must be located at least 6 inches higher than the piping in the highest disposal trench to ensure that effluent in the top line does not spill back into the hydrosplitter.
21. The discharge assembly from the hydrosplitter must be connected to larger diameter piping to provide for "open channel" flow. The system using a hydrosplitter is to be pressurized only to the hydrosplitter, and is to utilize gravity flow from the hydrosplitter to the disposal trenches.
22. The hydrosplitter must be enclosed in a secure enclosure with a solid, watertight bottom to eliminate the effect of rodents filling the enclosure with soil.
23. A pre-cover inspection of the installed absorption facility (prior to backfill) is required.
24. A site inspection of the sand filter base is required prior to liner placement.
25. A squirt test inspection of the pressurized piping system is required.
26. 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.
27. Photos of the septic system components must be submitted along with the FIRN.

Date Certificate Issued: 03/12/2024

Work Description: SAND FILTER CONSTRUCTION PERMIT
23 RV RESORT + OFFICE

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

Comments: PERFORMED SYSTEM INSPECTION BEFORE CSC ISSUED. ANOTHER AGENT PERFORMED ALL PERMITTING, INSPECTIONS, AND APPROVALS BEFORE THE SQUIRT TEST THAT I PERFORMED ON APPROXIMATELY 2-29-2020. WHEN THE SQUIRT TEST WAS PERFORMED THE DRAINFIELD AND TANKS WERE ALREADY COVERED WITH THE OTHER ON SITE INSPECTOR OVERSEEING THE OPERATION. THE SYSTEM WAS ALLEGEDLY COVERED IN STAGES DURING THE INSTALLATION PROCESS.

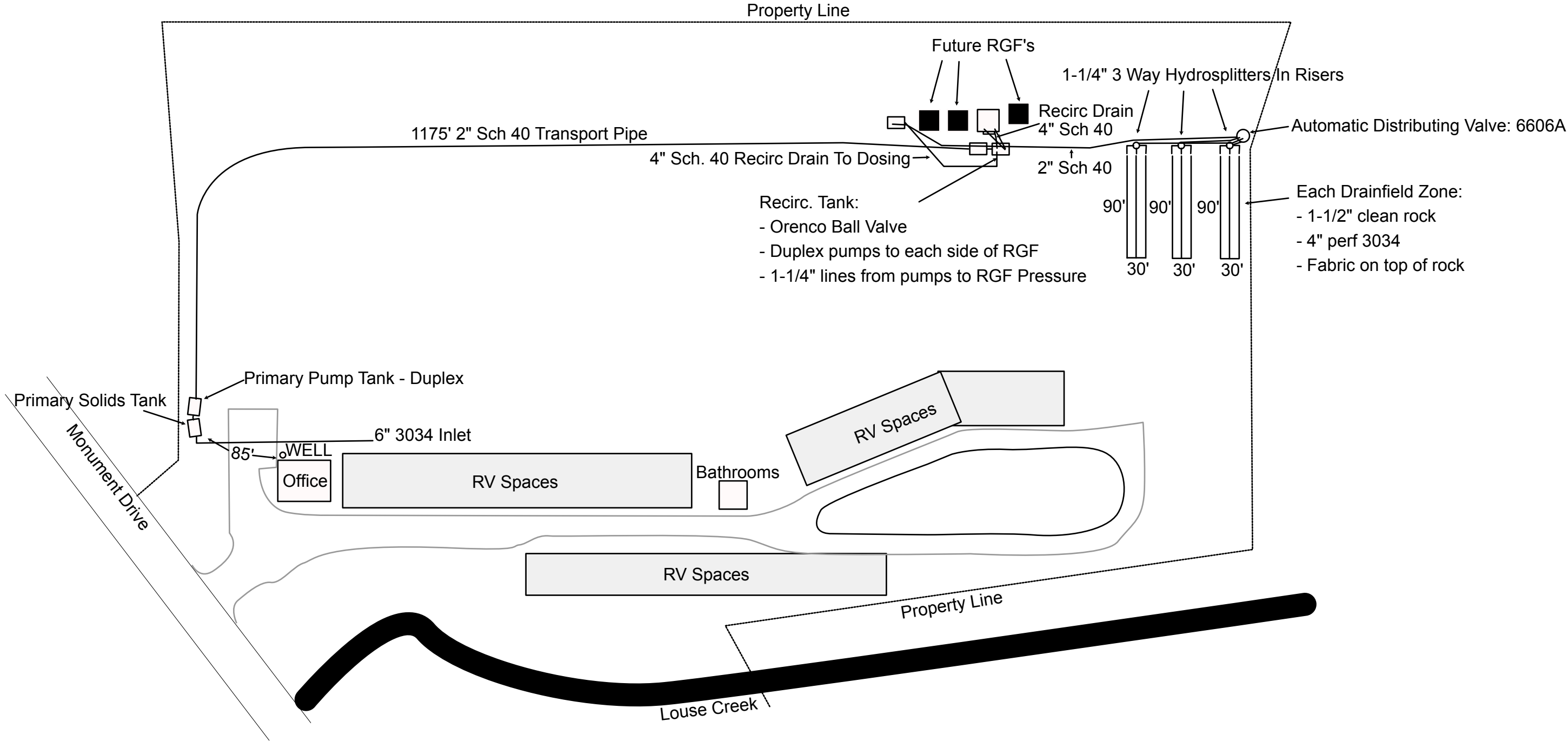
Joshua Daley

Environmental 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.)

Louse Creek RV Park - Phase 1 RV Park Septic System - **Address:** 5195 Monument Drive, Grants Pass, OR 97526



Final Inspection Request and Notice - Septic ID: 463-23-000301-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:

Township: 35

Range: 06

Sect: 25

Name: ARTOFF REV LIVING TRUST, DENNIS R & JANA E

Lot:

Property 5195 MONUMENT DR, GRANTS PASS, OR 97526

Address:

SECTION 2: System Component Specifications:**A. Tanks/Pumps****System Type:**Water tight
verification*

Tanks(1)	Volume: 3000	Compartments: 1	Manufacturer: Willamette Greystone	Date: 2/22/24
Tanks(2)	Volume: 3000	Compartments: 1	Manufacturer: Willamette Greystone	Date: 2/22/24
Pump(s)	HP: 3/4	Model/Manuf. Orenco PF3007	Float(s)Type(1): N/O	Model/Manuf. SJE Rhombus
			Float(s)Type(2): N/O	Model/Manuf. SJE Rhombus

B. Piping

Effluent Sewer (tank to drainfield)	Yes	No	Diameter:	ASTM#/Other:	Length:
Pressure Transport Pipe	Yes X	No	Diameter: 2"	ASTM#/Other: SCH40	Length: 1,175'

C. Secondary Treatment Unit:

Sand Filter**	Yes X	No	Type: Recirculating Gravel Filter	Container Dimensions: 24'x24'
Underdrain pipe	Diameter: 4"	ASTM#/Other: SCH40		Length: 40'
Manifold piping	Diameter: 1"	ASTM#/Other: SCH40		Length:: 300'
Internal Pump	HP: 1/2	Model/Manufacturer Orenco PF5005		
Floats(1)	Type: N/O	Model/Manufacturer SJE Rhombus		
Floats(2)	Type: N/O	Model/Manufacturer SJE Rhombus		
ATT	Yes	No	Model:	
Certified Maint.	Provider Name:			
ration and Maint.	Contract Received?	Yes	No	

D. Drainfield Media

Type	(Gravel, Pipe or alternative?) 4" PERF 3034 with 1-1/2" Drain Rock			
Distribution Box	Yes	No X		
Drop Box	Yes	No X		
Distribution Pipe	Yes X	No	Diameter: 1-1/4	ASTM#/Other: SCH40
				Length: 150'

Comment Each drainfield zone has 1 hydrosplitter to split effluent to each of the zones 3 lines

*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

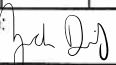
SECTION 3 - As Built Plan

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.

See Attached

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: Zachary Daily	
Licensed Installer:	Yes ☒ No ☐	License#: 196003	Certification#: 38917
Owner/ Certified Installer:	Signature: 	Date: 3/5/24	Phone#: 541-441-8154

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
463-23-000301-PRMT

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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: 11/28/23

Expiration date: 11/27/24

Work description: SAND FILTER CONSTRUCTION PERMIT

Applicant: BRIAN MOCKRIDGE
Address: PO BOX 1395
MERLIN OR 97532
Phone: 5418923289
Email: MOCKRIDGE121@GMAIL.COM
Business License: N/A

Owner: ARTOFF REV LIVING TRUST,
DENNIS R & JANA E
Property address: 5195 Monument Dr, Grants Pass, OR
97526

Address: PO BOX 1395
MERLIN OR 97532

Parcel: 350625B000090000 - Primary **Township:** 35 **Range:** 06 **Section:** 25

Lot size:	12.65	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: Commercial

	Existing	Proposed
Use of structure:	N/A	RV Park
Number of employees:	N/A	1

System Specifications

Type:	Recirculating Gravel Filter	ATT description:	N/A
Max peak design flow:	2450 gpd.	Proposed flow:	2450 gpd.
Min septic tank volume:	5000 gal.	Min dosing tank volume:	2500 gal.
Special tank rqmts:	Additional tankage for Recirculation Tank required		

Drain Field Specifications

Drain field type:	Standard	System distribution Ttype:	Equal
Drainfield sizing:	50 linear ft.	Distribution method:	Equal-Hydrosplitter
Media type:	Rock/Pipe	Media depth:	N/A
Trench length:	817 linear ft.	Rock above pipe:	2 in.
Total rock depth:	12 in.	Rock below pipe:	6 in.
Max depth:	23 in.	Undisturbed soil between trenches:	8 ft.
Min depth:	18 in.	Capping fills-min depth of fill material:	N/A

Special Requirements

Stake out required: Yes

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Date issued: 11/28/23

Expiration date: 11/27/24

Work description: SAND FILTER CONSTRUCTION PERMIT

Groundwater type:	Temporary	Groundwater depth:	N/A
Pump to drainfield reqd:	Yes	Filter fabric on top of drain media:	Yes
Rake trench sidewalls:	Yes		

Conditions of approval

1. Recirculating Gravel Filter Design and Construction Rules: OAR 340-071-0302.
2. The owner of a Recirculating Gravel Filter system must maintain a contract with a certified maintenance provider to inspect, adjust and maintain the onsite system. The maintenance provider must submit an annual report and annual evaluation fee.
3. Dry soil installation only (June 1 – October 1 unless otherwise authorized by the agent).
4. The system must be installed by the property owner or a licensed sewage disposal business (installer).
5. Vehicular traffic and livestock must be restricted from the system area.
6. All roof drains must be directed away from the system
7. 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.
8. Meet all required setbacks
9. 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.
10. 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.
11. For product approval information and manufacturer installation requirements see DEQ website at: <http://www.oregon.gov/deq/Residential/Pages/Onsite.aspx>
12. The pump and alarm must be wired on separate circuits in the control panel. Pump wiring must comply with applicable building, electrical, or other codes. An electrical permit and inspection from the Department of Consumer and Business Services, Building Codes Division, or the municipality with jurisdiction, is required for pump wiring installation.
13. Install the pump and system components in accordance with the approved pump curve and specifications.
14. 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.
15. Effluent filter required at tank outlet.
16. Header pipe from Distribution or Drop Box must be minimum 4-ft length, level, and bedded.
17. Each drainfield trench must be level within a tolerance of plus or minus 1-inch.
18. Maximum length of an individual trench is 150-feet.
19. Equal distribution, all trench bottoms must be at the same elevation. Use Distribution box(es).
20. The hydrosplitter must be located at least 6 inches higher than the piping in the highest disposal trench to ensure that effluent in the top line does not spill back into the hydrosplitter.
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22. The hydrosplitter must be enclosed in a secure enclosure with a solid, watertight bottom to eliminate the effect of rodents filling the enclosure with soil.
23. A pre-cover inspection of the installed absorption facility (prior to backfill) is required.
24. A site inspection of the sand filter base is required prior to liner placement.
25. A squirt test inspection of the pressurized piping system is required.
26. 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.
27. Photos of the septic system components must be submitted along with the FIRN.

Date issued: 11/28/23**Expiration date:** 11/27/24**Work description:** SAND FILTER CONSTRUCTION PERMIT

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

11/28/23

JOSEPHINE COUNTY PLANNING DIVISION - DEVELOPMENT PERMIT

PARCEL: 350625B0000900 + 350626A001900

SITUS: 5195 Monument Dr

ACRES: 16.95

PERMIT
NUMBER: PL-2022-01887

ZONE: CC

SCHOOL
DISTRICT: Three Rivers

APPLICANT:	MOCKRIDGE, BRIAN	APPLICANT PHONE #:	541-892-3289
APPLICANT ADDRESS:	PO BOX 1395 MERLIN, OR 97532		
OWNER:	ARTOFF REV LIVING TRUST, DENNIS R & JANA E		
OWNER ADDRESS:	PO BOX 1395 MERLIN, OR 97532		

SPECIAL REQUIREMENTS

- Airport Overlay - Declaration in File ☒ NA Reason:
- Erosion Hazard - Plan in File ☒ NA Reason:
- Floodway - Approved Engineer's "No_rise" Study in File ☒ NA Reason: outside
- Stream Name _____ Class 1 Stream 50 ft setback required. lower creek
- Floodway Fringe - Base Flood Elevation 112.9 Ft. NA Reason:

EXISTING STRUCTURES	PROPOSAL	SETBACKS
Per Assessor Records: Vacant	Final Approval for phase 1 of a 23 site RV Park to include an 860 sq. ft. Office	Front Setback: 10 ft. Side Setback: 10 ft. Rear Setback: 10 ft. Stream Setback: 50 ft. Height: 35 ft.

ADDITIONAL TERMS:

- See attached Decision dated September 12, 2022, and subject to all conditions of approval.
- Building Safety Note: Fire Safety checklist must be submitted prior to final approval.
- It is the responsibility of the landowner to verify property lines and to maintain the minimum property line setback requirement for the zone.
- Electrical service to be connected to authorized structures/uses only.
- This property is identified on the Statewide Wetlands Inventory. Planning has submitted a Wetland Land Use Notice to Department of State Lands (see attached). DSL will provide a response within 30 days. DSL authorization may be required. You must obtain any necessary state or federal permits before beginning your project. Josephine County is not liable for any delays in the processing of a state or federal permit.
- Note: NFIP requires that new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems; and discharge from the systems in floodwaters and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. At a minimum, an automatic backflow valve should be installed to prevent sewage from backing up into the building during flooding.

continued to page 2

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:	2/07/23
CONTRACTOR NAME:		LICENSE#:	
APPROVED:		DATE:	2-7-23

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

• Note: General Standards for all flood hazard areas; Anchoring all new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure. Construction materials and methods; all new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage, all new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage, and electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

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.

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SIGNATURE: _____

DATE: _____

CONTRACTOR NAME: _____

LICENSE#: _____

APPROVED: _____

DATE: _____

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



Josephine County, Oregon

Community Development – Planning Division
700 NW Dimmick, Suite C / Grants Pass, OR 97526
(541) 474-5421 / Fax (541) 474-5422
E-mail: planning@co.josephine.or.us

PLANNING APPLICATION FORM

Property Address: Monument Dr

Assessor's Map & Tax Lot:

35 - 06 - 25 - B0 Tax Lot(s) 900
~~35 - 06 - 25 - C0~~ Tax Lot(s) ~~1200~~
35 - 06 - 26 - A0 Tax Lot(s) 1900

Zoning: CC

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

860 sqft OFFICE

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:

- ☐ (2) Folded Maps/Site/Tentative Plan to Scale
- ☐ (1) 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)

FINAL APPROVAL OF RV PARK
w/ OFFICE

Property Owner: Brian Mockridge

Address: 200 Bannister Ln, Grants Pass OR 97526

Phone: 541-892-3289

Email: mockridge121@gmail.com

Applicant: Same

Address: _____

Phone: _____

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).

[Signature]
(Signature of Owner or Attorney-in-Fact)

Date

(Signature of Owner or Attorney-in-Fact)

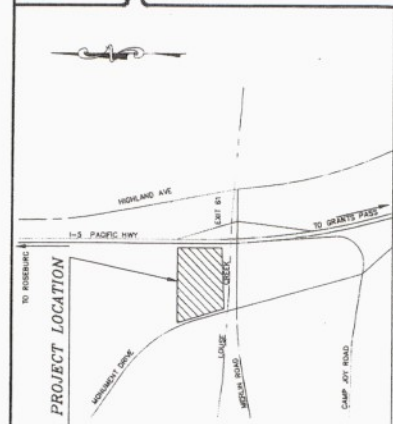
Date

(For Office Use)

RECEIVED
DATE STAMP

Fees Paid: \$300

Initials: JO CO - PLANNING



VICINITY MAP

VE AREA SHOWN THUS: ☐

DRAINFIELD NOTES

4. INSTALL GRABBY INSPIRATOR TROUSERS, EACH OF 5 LEAD FIELD CELLS AT LENGTHS SHOWN
5. INSTALL AUTOMATIC DISTRIBUTING VALVE, MODEL VERBODA, ALTERNATE DOWING TO EACH OF FIVE HYDROSPITER VALVES. SEE SHEET 502 FOR ALTERNATE DISTRIBUTING VALVE TO BE INSTALLED AT AN ELEVATION HIGHER THAN THE HIGHEST HYDROSPITER VALVE
6. INSTALL HYDROSPITER AT EACH CELL 3 PLACES. CONNECTIONS AND OFFICE SIZES VARY TO BE 1" DIA. DETAILS. ALL BRANCHES TO BE 2" DIA. AND DISCHARGE CONNECTIONS TO BE 1" DIA.
7. INSTALL 6" DIA. INSPECTION PORT, ONE PER CELL, MINIMUM

DESIGN CRITERIA

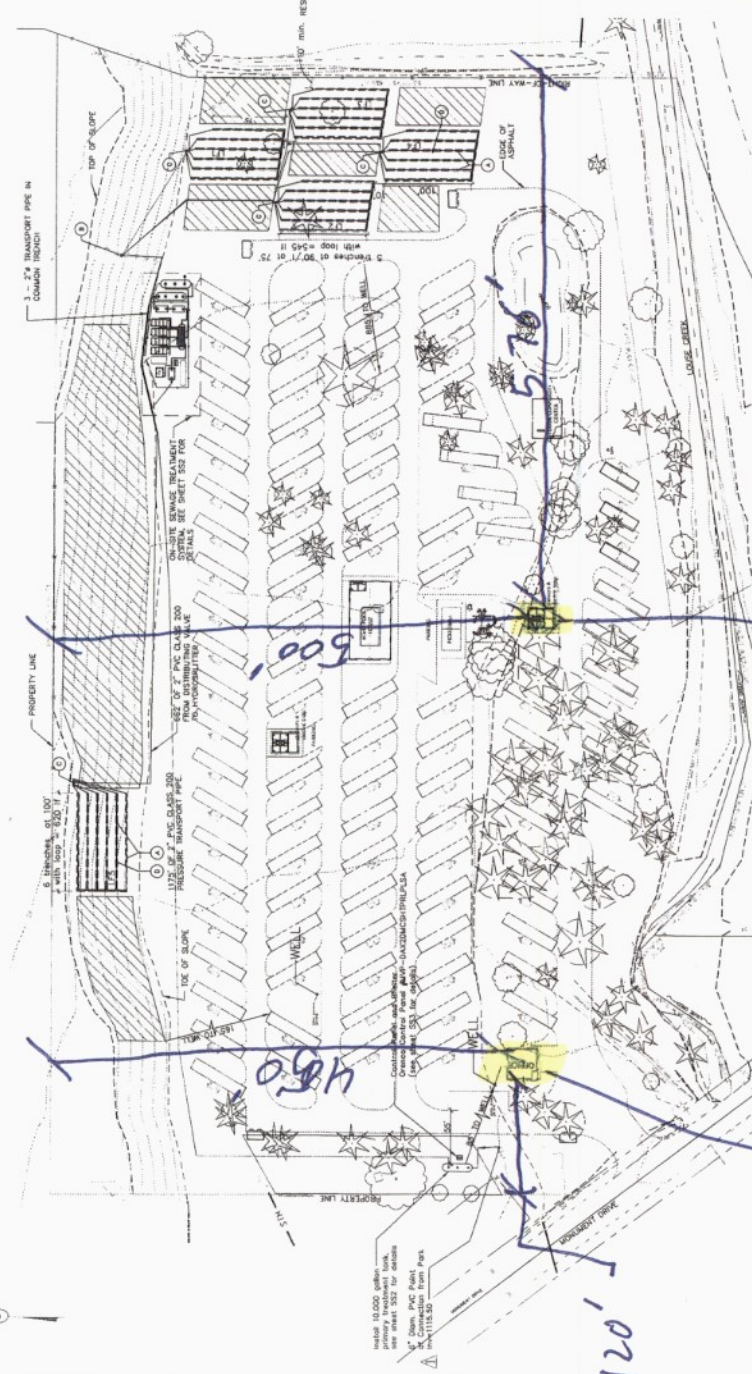
erately - 100 space Recreational Vehicle Park, with individual water and sewer hookups, shower and laundry facilities with a washing machines.

Water Supply - Existing well

Wastewater Disposal - On-site Wastewater Treatment System

10,000,000 Gallon Primary Treatment Tank
10,000,000 Gallon Pre-aeration Tank with attached cleaned bed
2 - 3,000,000 Gallon Fine Bubbles Aeration Tank
2 - 3,000,000 Gallon Clarification Tank
2 - 10,000,000 Gallon Aeration Tank
2 - 10,000,000 Gallon Recirculation-Blend Tank
2 - 10,000,000 Gallon Activated Sludge Treatment Tank
2 - 10,000,000 Gallon Activated Sludge Treatment Tank
2 - 500,000 Gallon Sludge with digester pumping system to landfill - See text sheet for lengths and basin

BRANFELD DESIGN CRITERIA (see DWG site elevation 5/11/22)
(see 11/20/21, 1/14/22)
LOADING RATE = 3.0 GPG/AF (8,000 GPG)/(3,000 G/AF = 2687 LF
OF 12" FIELD TRENCHES REQUIRED TO TREAT 8000 GPD)
TRENCH FIELD (UT) 75' X 40' CELLS HAVE 5 TRENCHES AT 90' AND 1
AT 75' WITH FIELD TRENCH 1' WIDE AT PER CELL
PROPOSED LEACH FIELD HAS 6 TRENCHES AT 100' WITH LOOP = 630 LF
PROPOSED LATERAL LENGTH 120' WITH 120' CELLS = 2800 LF
FIELD DOSE = 126 GALLONS
FIELD DROPS/DAY MAX = (8,000/136) = 642 DROPS



1 SEPTIC SYSTEM SITE PLAN
SCALE: 1"=10'-0"

OFFICE

Restroom
Facility

GENERAL NOTES

- [illegible]

WASTEWATER STRENGTH REQUIREMENTS

THIS SYSTEM WAS DESIGNED TO OPERATE AT WASTEWATER STRENGTHS WITHIN THE PERMITTED EFFLUENT LIMITS AS SHOWN IN THE TABLE BELOW. IF WASTEWATER EFFLUENT STRENGTHS ENTERING THE RECOGULATION TANK BECOME HIGHER THAN SHOWN BELOW, CONTACT THE ENGINEER AND DRINCO SYSTEMS, INC. IMMEDIATELY.

ORGANIC FLUID	AVERAGE (mg/L)	PEAK (mg/L)	MAXIMUM (mg/L)
BLOOD	250	500	360
TEARS	60	60	100
SPIN	100	120	144
UINO	10	15	20

SYSTEM CUPID ICD

ORENCO SYSTEMS, INC.
814 AIRWAY AVENUE
SOUTHERN, OR. 97479
(541)459-4449

DEC 29 2022

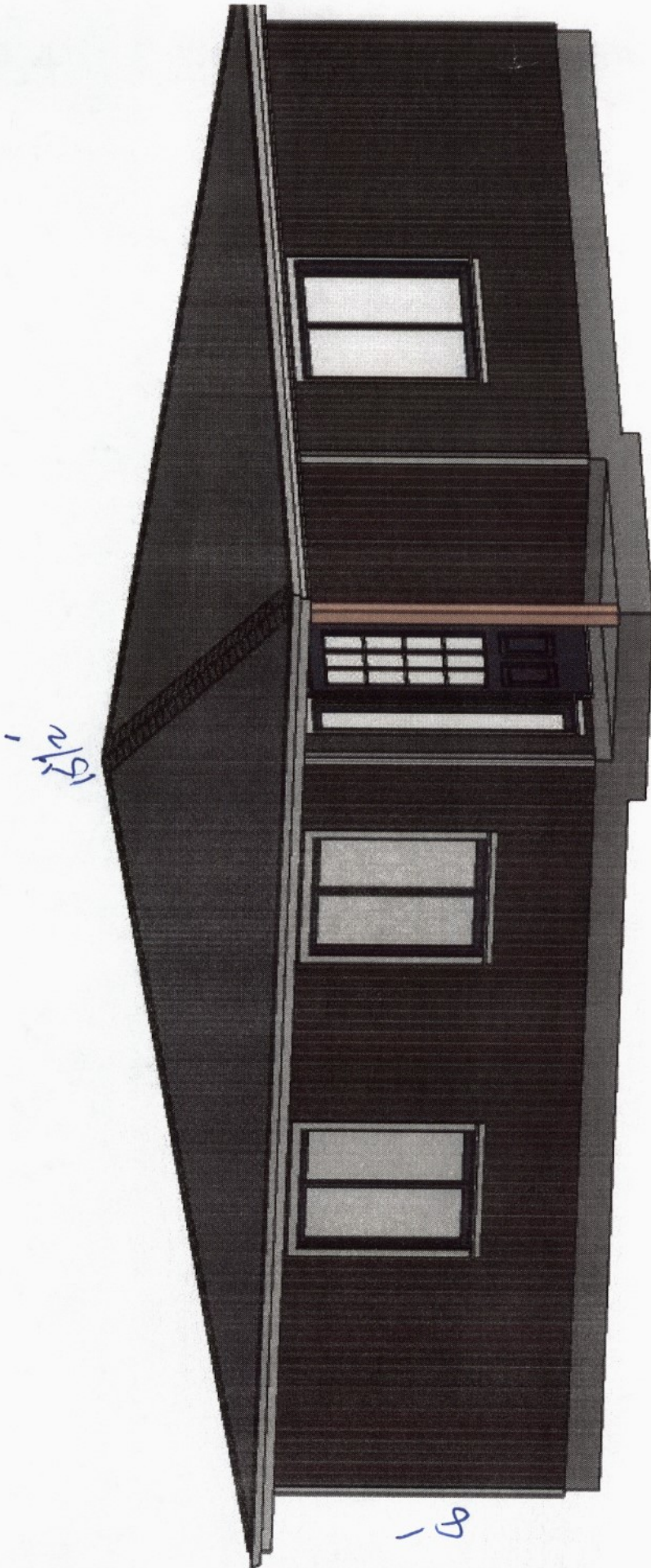
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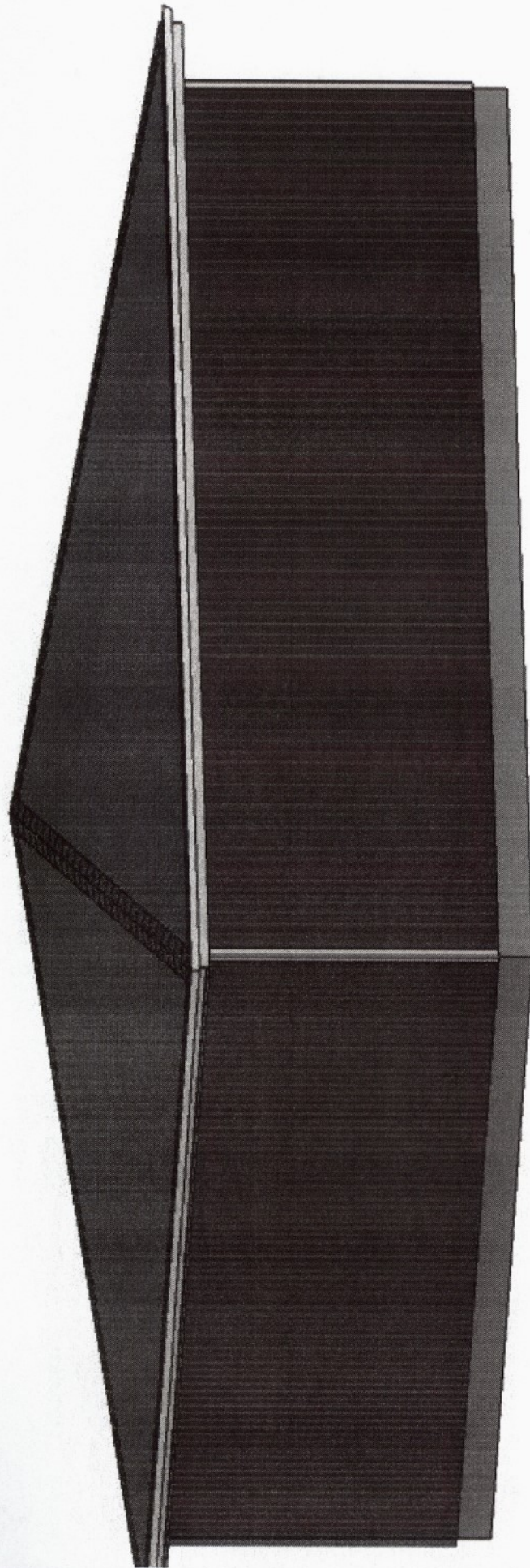
LIVING AREA
860 sq ft

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DEC 29 2022

JO CO - PLANNING

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Artoff Rev. Living Trust, Dennis R & Jana E				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Monument Drive				Company NAIC Number:	
City Grants Pass		State Oregon		ZIP Code 97526	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Township 35 South, Range 6 West, Section 27(A0), Tax Lot 1900					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential: RV Park Office</u>					
A5. Latitude/Longitude: Lat. <u>42.497481</u> Long. <u>-123.367433</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? ☒ Yes ☐ No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Josephine County 415590			B2. County Name Josephine County		B3. State Oregon
B4. Map/Panel Number 41033C0501E	B5. Suffix E	B6. FIRM Index Date 12-03-2009	B7. FIRM Panel Effective/ Revised Date 12-03-2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 1125.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Monument Drive			Policy Number:
City Grants Pass	State Oregon	ZIP Code 97526	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Surveyor (PLS) Established Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|---------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>1126.0</u> | ☒ feet | ☐ meters |
| b) Top of the next higher floor | <u>N/A</u> | ☐ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | ☐ feet | ☐ meters |
| d) Attached garage (top of slab) | <u>N/A</u> | ☐ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>1126.0</u> | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>1121.6</u> | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>1125.0</u> | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including
structural support | <u>1125.0</u> | ☒ feet | ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☐ Check here if attachments.

Certifier's Name
Melvin J. Galli, III, P.E.

License Number
84454PE

Title
Project Engineer

Company Name
The Galli Group

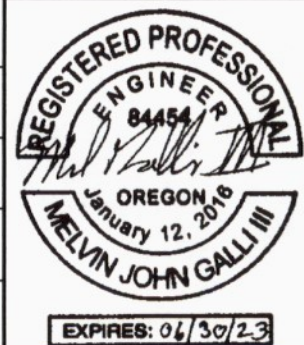
Address
612 NW Third Street

City
Grants Pass

State
Oregon

ZIP Code
97526

Signature Mel Galli III Date 01-30-2023 Telephone (541) 955-1611 Ext.



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

The proposed office structure shall be constructed with raised-slab-on-grade floor. The data listed in Sections A7, A8 and C2.a-h is based on the proposed plan by the owner/design team, and the No-Rise Flood Analysis Report (dated 03/22/2022) by The Galli Group. Finished floor and all electrical and mechanical items shall be located at least 12 inches above the BFE (B9). It should be understood that the elevations listed in Section C2 are minimum estimates and can be raised if necessary.

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FEB 03 2023

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
Monument Drive

Policy Number:

City
Grants Pass

State
Oregon

ZIP Code
97526

Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

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☐ Check here if attachments. FEB 02 2022

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Monument Drive			Policy Number:	
City Grants Pass	State Oregon	ZIP Code 97526	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters. G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____ G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____ G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
Comments (including type of equipment and location, per C2(e), if applicable)				

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FEB 03 2023☐ Check here if attachments

BUILDING PHOTOGRAPHS**ELEVATION CERTIFICATE**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
Monument Drive

Policy Number:

City
Grants PassState
OregonZIP Code
97526

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two

Photo Two Caption

Clear Photo Two

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1000

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Monument Drive			Policy Number:
City Grants Pass	State Oregon	ZIP Code 97526	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four

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FEB 03 2023

JOCO-PLANNING

LOUSE CREEK RV PARK

Application Submittal



223 NE "B" Street
Grants Pass, OR 97526
541-244-2617
www.gerlitzengineering.com

Date Prepared:
5/19/22

Prepared For:
Josephine County Comm.
Development Dept.
700 NW Dimmick
Grants Pass, OR 97526

RECEIVED
Prepared By:
Justin Gerlitz, PE
MAY 23 2022

JO CO. PLANNING
Owner:
Artoff Rev Living Trust
C/O Dennis & Jana
PO Box 1395
Merlin, OR 97532

Applicant:
Brian Mockridge
PO Box 1395
Merlin, OR 97532

Project Address:
Monument Drive
Grants Pass, OR 97526

Tax Map:
35-06-25-B0/TL 900; 35-06-
26-A0/TL 1900; 35-06-25-
C0/TL 1200

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JAN 23 2022
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GENERAL EROSION CONTROL NOTES CONT

- [illegible]

GRADING AND FILL GENERAL NOTES

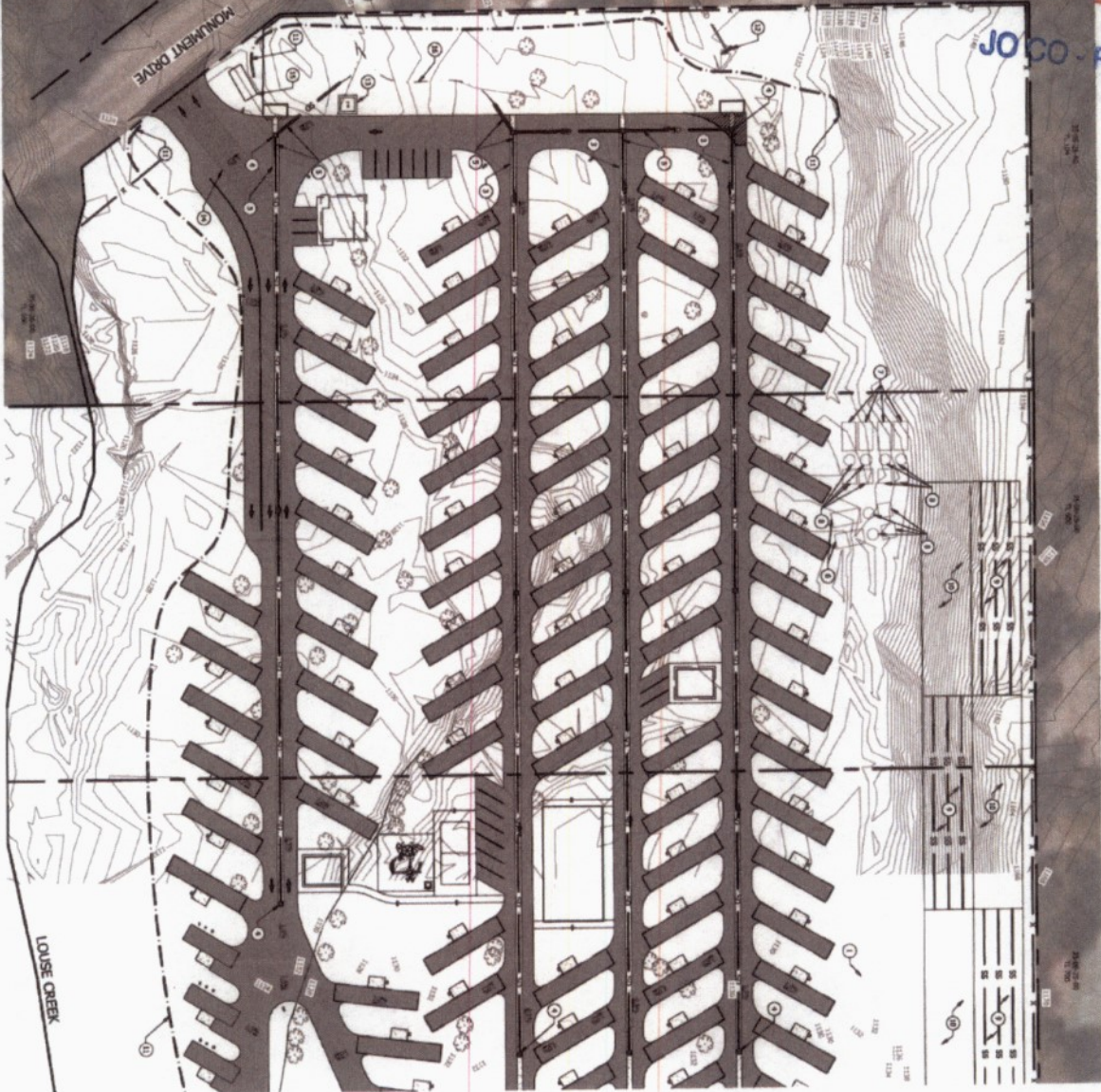
-
- The image displays a collection of 12 technical drawings of various structures, arranged in a 3x4 grid. Each drawing includes detailed architectural or engineering specifications, dimensions, and associated text.
- Top Row (Left to Right):**
 - House (1):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (1) 10' x 10' x 10'".
 - House (2):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (2) 10' x 10' x 10'".
 - House (3):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (3) 10' x 10' x 10'".
 - House (4):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (4) 10' x 10' x 10'".
 - Middle Row (Left to Right):**
 - House (5):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (5) 10' x 10' x 10'".
 - House (6):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (6) 10' x 10' x 10'".
 - House (7):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (7) 10' x 10' x 10'".
 - House (8):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (8) 10' x 10' x 10'".
 - Bottom Row (Left to Right):**
 - House (9):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (9) 10' x 10' x 10'".
 - House (10):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (10) 10' x 10' x 10'".
 - House (11):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (11) 10' x 10' x 10'".
 - House (12):** A small house with a gabled roof. Dimensions: 10' x 10' x 10'. Text: "HOUSE (12) 10' x 10' x 10'".

[illegible]

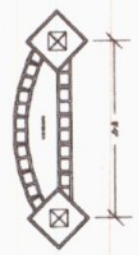
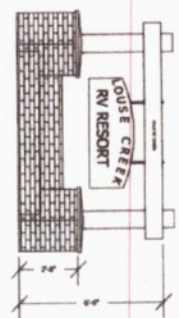
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MAY 28 2022

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- KEYED NOTES:**
1. EXISTING SERVICE DRIVEWAY (TYPICAL)
 2. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 3. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 4. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 5. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 6. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 7. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 8. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
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 10. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 11. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 12. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 13. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 14. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 15. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)
 16. EXISTING SERVICE DRIVEWAY (TYPICAL) (TO BE REMOVED & RECONSTRUCTED)



C1.1

NO.	DATE	BY	DESCRIPTION
1	06/01/2022	J. COOPER	PRELIMINARY
2	06/01/2022	J. COOPER	30% SD

LOUSE CREEK RV PARK

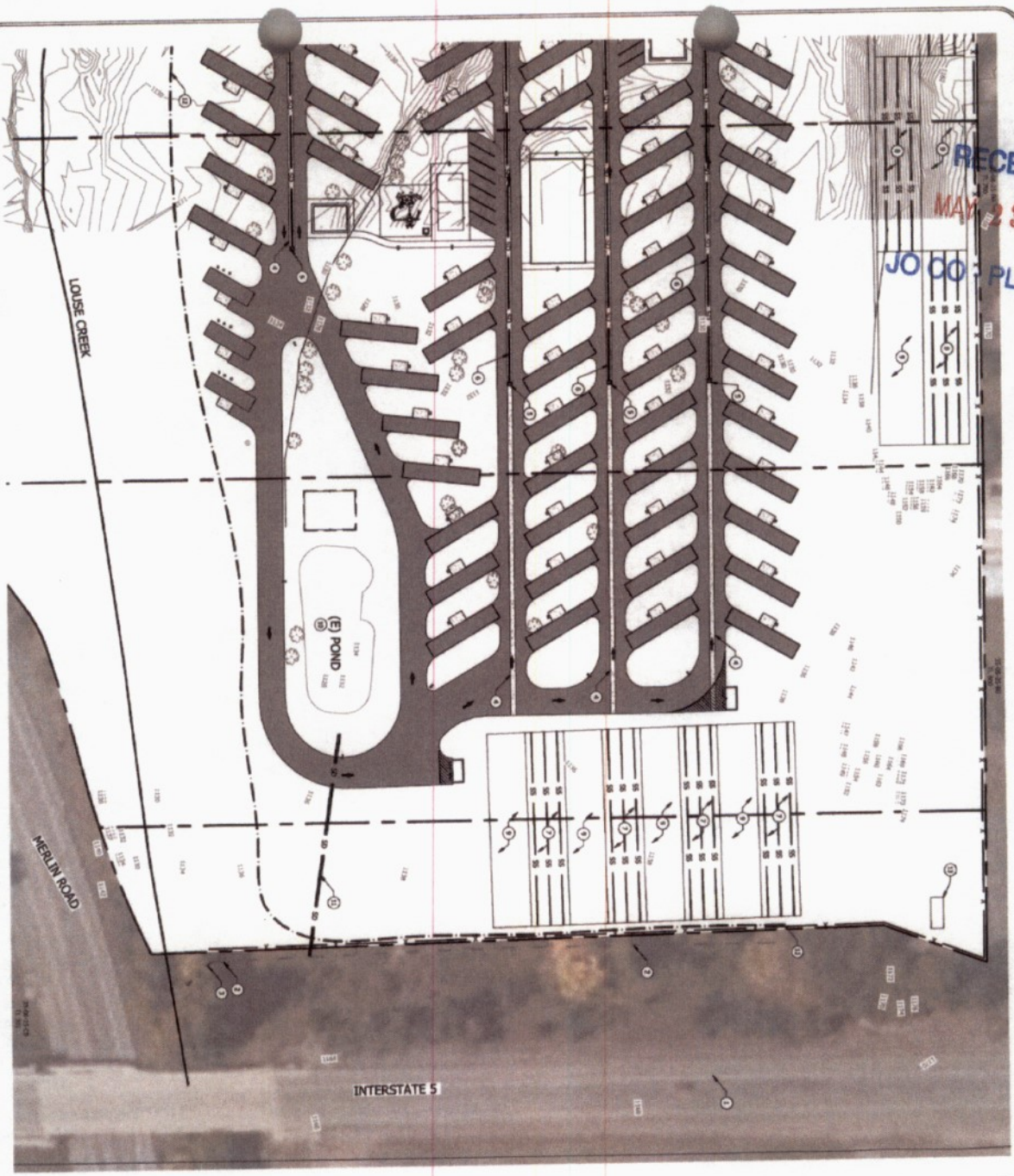
MONUMENT DRIVE, GRANTS PASS, OREGON
35-06-25-B0 TL 900; 35-06-26-A0 TL 1900; 35-06-25-C0 TL 1200

Professional Engineer
J. COOPER
State of Oregon
License No. 12345

30% SD

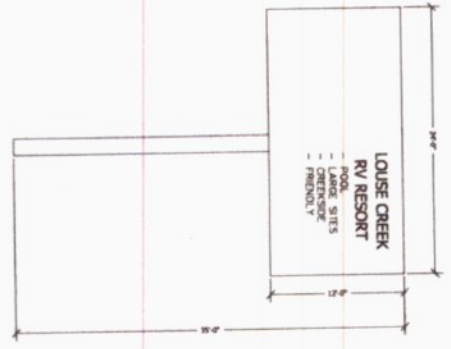
PRELIMINARY

RECEIVED
MAY 23 2022
JO CO PLANNING



KEYED NOTES:

1. EXISTING STORM DRAINAGE FACILITIES
2. EXISTING STORM PUMP AND PUMP STATION FACILITIES TO LAMP
3. EXISTING STORM PUMP AND PUMP STATION FACILITIES TO LAMP
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11. EXISTING STORM PUMP AND PUMP STATION FACILITIES TO LAMP
12. EXISTING STORM PUMP AND PUMP STATION FACILITIES TO LAMP
13. EXISTING STORM PUMP AND PUMP STATION FACILITIES TO LAMP
14. EXISTING STORM PUMP AND PUMP STATION FACILITIES TO LAMP
15. EXISTING STORM PUMP AND PUMP STATION FACILITIES TO LAMP



1
C1.3
PROPOSED SIGN
SCALE 1" = 10'



C1.2

EAST UTILITY/
GRADING/ESC PLAN

LOUISE CREEK RV PARK

MONUMENT DRIVE, GRANTS PASS, OREGON

35-06-25-B0 TL 900; 35-06-26-A0 TL 1900; 35-06-25-CD TL 1200

GEC

GRADING ENGINEERING CONSULTANTS

201 W. 1st Street
Grants Pass, Oregon 97526
Phone: (531) 235-1234
Fax: (531) 235-1235
www.gecinc.com

PRELIMINARY

DATE: 05-23-22

30% SD

Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Responsible Jurisdiction

*

☐ City of ☒ County of

Municipality *

Josephine

Date *

2/7/2023

Staff Contact

First Name *

Tami

Last Name *

Smith

Phone *

5414745424

Email *

tsmith@josephinecounty.gov

Applicant

First Name *

Brian

Last Name *

Mockridge

Applicant Organization Name

(if applicable)

Mailing Address *

Street Address

200 Bannister Lane

Address Line 2

City

Grants Pass

Postal / Zip Code

97526

State

OR

Country

USA

Phone

541-892-3289

Email (?)

mockridge121@gmail.com

Is the Property Owner name and address the same as the Applicant? *

☐ No ☒ Yes

Activity Location

Township * (?)

35S

Range * (?)

06W

Section * (?)

25

Quarter-quarter Section (?)

B0

Tax Lot(s) *

900

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

35S

Range * (?)

06W

Section * (?)

26

Quarter-quarter Section (?)

A0

Tax Lot(s) *

1900

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

5195 Monument Dr

Address Line 2

City

Grants Pass

Postal / Zip Code

97526

State

OR

Country

USA

County*

Josephine

Adjacent Waterbody

Proposed Activity

Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #* (?)

350625B000900

Zoning

CC

Proposed

- ☒ Building Permit (new structures)
- ☐ Grading Permit
- ☒ Site Plan Approval
- ☐ Other (please describe)

- ☐ Conditional use Permit
- ☐ Planned Unit Development
- ☐ Subdivision

Applicant's Project Description and Planner's Comments: *

Final approval of Phase 1 for RV Park to include a 533 sq. ft. Restroom in RV park & 860 sq. ft. Office

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

20230207100811.pdf

901.69KB

20230207100659.pdf

842.51KB

Additional Attachments

Date

2/7/2023



Community Development
Planning Division
(541) 474-5421
700 NW Dimmick Street, Suite C
Grants Pass, OR 97526
www.josephinecounty.gov

Test No. _____
Date _____

RECEIVED

12-05-22

PRELIMINARY REPORT MAJOR/MINOR PUMP TEST DEC 29 2022

Conducted By: All Well + Pump Service LLC Phone: 541-582-4357 JO CO - PLANNING
Mailing Address: P.O. Box 1778 Rogue River, OR 97537
Conducted for: BRIAN MUCKRIDGE
Mailing Address: _____
Legal Description: Twn 35 Range 6W Sec 26 Qtr Sec _____ TL 1900
Development Proposed: LOUSE CREEK RV PARK

Test Date: 11-30-22 Time: 5:00 AM
Pumped Well: _____
Depth: 300' Well Yield: 60 gpm Pump Set At: 260' Type & Size Pump: Submersible 5hp - 45"
Maximum Pump Capacity at: _____ Set Depth: _____ Proposed Pumping Rate: _____
Methods of Measuring Pump Discharge: Blue-White Flow Meter

Method of Controlling Pump Discharge: Ball Valve
Method of Measuring Water Level in Pumped Well: Powers Electric Static Meter

Observation Wells: **NOTE:** Observation wells should remain unused long enough to attain true static water levels.

Owner's Name: LOUSE CREEK RV PARK
#1 Location of Well: Twn 35 Range 6W Sec 26 Qtr Sec _____ TL 1900
Depth of Well: 320'
Distance & Direction from Pumped Well: 140' EAST
Owner's Name: Byers Investment
#2 Location of Well: Twn 35 Range 6 Sec 26 Qtr Sec _____ TL 200
Depth of Well: _____
Distance & Direction from Pumped Well: 463.5' South West

Method of Measuring Water Level in Observation Wells: Powers Electric Static Meter

Attach a scale drawn map showing the pumped well, observation wells and any other regulated or unregulated wells within 500' of the pumped well and note if permission to use granted or denied.



Community Development
Planning Division
(541) 474-5421
700 NW Dimmick Street, Suite C
Grants Pass, OR 97526
www.josephinecounty.gov

Test No. _____
Date _____

12-05-22

CERTIFICATE OF COMPLIANCE

(Ordinance 90-22)

DEC 29 2022

JO CO - PLANNING

MAJOR/MINOR PUMP TEST FOR LOUSE CREEK RV PARK
Legal Description: Twn 35 Range 6W Sec 26 Qtr Sec _____ TL 1900
Applicant's Name: BRIAN Mockridge
Mailing Address: _____

Pumped Well 35 6W 26 1900 SWL 0' DD/T 124.75'
map & tax lot PR 60 gpm T/80% 48 min.

Observation Well #1 LOUSE CREEK RV PARK SWL 6' DD/T 12'
name of owner T/80 30 min. D/PW 140'
address
35 6W 26 1900
map and tax lot

Observation Well #2 Byers Investment SWL 14 DD/T 2
name of owner T/80 No Change D/PW 463.5'
3600 MERLIN RD
address
35-6-26 TL 200
map and tax lot

Observation Well #3 _____ SWL _____ DD/T _____
name of owner T/80 _____ D/PW _____
address
map and tax lot

"This test was conducted under my direct supervision and the information reported is true to the best of my knowledge and belief."

All Well & Pump Service LLC STEVE PERGIN
name of company conducted by

REMARKS:

SWL = Static Water Level PR = Pumping Rate
DD/T = Drawdown over Time T/80% = Time to 80% Recovery
D/PW = Distance from Pumped Well

"Based on the information received this Certificate of Compliance is issued."

Planning Director



Pump Test Report

P.O. Box 1778, Rogue River, OR 97537
541-582-HELP (4357)

Email: steve@allwellandpump.com

Date of Test **RECEIVED**

12/5/2022 **DEC 29 2022**

JO CO - PLANNING

Stactic Level

L143878 L143467 3600 Merlin/Galice Rd

Time	GPM	MAIN Observation Observation		
		Pump	Well #1	Well #2
7:30	0	98.5	*	*
7:45	60	101		
8:00	60	104	8.5	12
8:15	60	105		
8:30	60	105		
8:45	60	106		
9:00	60	106.5	9.5	12
9:15	60	107		
9:30	60	108		
9:45	60	108.5		
10:00	60	111	10	12
11:00	60	114.5	10	12
12:00	60	117.5	10.5	12
1:00	60	120.75	11	12
2:00	60	122	11.5	12
3:00	60	123.25	12	12
4:00	60	124	12	12
5:00	60	124.75	12	12
Recovery Time	5:15	72.5		
	5:30	41		
	5:45	27		
	6:00	18.5	8.5	12
	0			
	0			
	0			

* Observation Wells Static Level Taken Hourly

Test Results are Guaranteed on Date of Test Only, Wells Can Change During the Year



P.O. Box 1778, Rogue River, OR 97537

541-582-HELP (4357)

Email: steve@allwellandpump.com

Pump Test Report

Date of Test

12/5/2022

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DEC 29 2022

JO CO - PLANNING

Static Level

L143878 L143467 3600 Merlin/Galice Rd

	Time	GPM	MAIN Pump	Observation Well #1	Observation Well #2
Start Time:	4am	0	0	*6	*14
	5:00	64	0	6	12
	5:01	64	8		
	5:02	64	14		
	5:03	64	20		
	5:04	64	26		
	5:05	64	32		
	5:06	64	38		
	5:07	64	44		
	5:08	62	50		
	5:09	62	56		
	5:10	62	62		
	5:12	62	67		
	5:14	60	68		
	5:16	60	69		
	5:18	60	71		
	5:20	60	73		
	5:30	60	77.5		
	5:45	60	84		
	6:00	60	87	6	12
	6:15	60	91		
	6:30	60	91.75		
	6:45	60	94		
	7:00	60	96	7.5	12
	7:15	60	98		

* Observation Wells Static Level Taken Hourly

Test Results are Guaranteed on Date of Test Only, Wells Can Change During the Year



PUBLIC HEALTH DIVISION
Drinking Water Services

Kate Brown, Governor

Oregon
Health
Authority

2080 Laura Street
Springfield, OR 97477
Mobile Phone: 541-231-9077
Phone Duty: 971-673-0405
www.healthoregon.org/dws

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DEC 29 2022

JO CO - PLANNING

December 16, 2022

Brian Mockridge
Louse Creek RV Park
PO Box 1395
Merlin, OR 97532

**Re: Well/Water System (PR#164-2022)
Louse Creek RV Park (PWS ID#95695)
Conditional Approval**

Dear Brian Mockridge:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the well and water system for Louse Creek RV Park. The DWS has received drawings, product information and a plan review fee of \$825.

This review is for the new public water system associated Louse Creek RV Park. Based on submitted information, this will be a groundwater system supplying a 100 connection RV park. The RV park will be located north of Grants Pass, Oregon.

The project shall adhere to all applicable DWS Oregon Administrative Rules (OAR). The submitted plan review material has been reviewed and the following items were noted as specific conditions of final approval:

General-

- Per OAR 333-061-0050(1)(e), only materials designed for potable water service and meeting NSF Standard 61: Drinking Water System Components - Health Effects or equivalent shall be used in those elements of the water system which are in contact with potable water.

Well-

- Per OAR 333-061-0050(2)(a), the wells construction shall meet the applicable portions of subsection (A) through (N).

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DEC 29 2022

Water treatment facilities (other than disinfection)-

- Per OAR 333-061-0050(4), if the water system will be using water treatments or if water treatment is determined to be needed, it shall be designed and installed per applicable subsections (a) through (d).

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Facilities for disinfection and disinfectant residual maintenance-

- Per OAR 333-061-0050(5), if water disinfection treatment is determined to be needed, it shall be designed and installed per applicable subsections (a) through (l).

Finished water storage-

- Per OAR 333-061-0050(6), finished water storage shall be designed and installed per all applicable subsections (a) through (b).

Pumping facilities-

- Per OAR 333-061-0050(7), pumping facilities shall be designed and installed per all applicable subsections (a) through (e).

Distribution systems-

- Per OAR 333-061-0050(8), the distribution system shall be designed and installed per all applicable subsections (a) through (l). The crossings of sanitary sewer lines and water lines shall be designed and installed per OAR 333-061-0050(9).

Disinfection of facilities-

- Per OAR 333-061-0050(10), all water facilities with surfaces exposed to the potable water for the public water system shall be disinfected per applicable subsections (a) through (i).

Capacity Requirements for Public Water Systems-

- Per OAR 333-061-0061, the public water system shall demonstrate the technical, managerial, and financial capability necessary to plan for, achieve, and maintain compliance with all applicable drinking water standards.

Cross Connection Control Requirements-

- Per OAR 333-061-0070, any necessary cross connection control shall be designed and installed per applicable subsections (1) through (10).

A DWS Hydrogeologist has review the submitted well log and provide the following comments for consideration:

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DEC 29 2022

"The well was drilled to a depth of 300 feet in September 2021. A 10-inch borehole extends to a depth of 19 feet, a 6-inch borehole extends from 19-300 feet in depth. A 6-inch casing was placed to a depth of 19 feet and is sealed to that same depth. The casing seal consists of 13 sacks of bentonite chips, 8.67 sacks were calculated as required. A 4-inch schedule 40 liner extends to a depth of 300 feet and is perforated from 260-300 feet in depth. The well is considered to act as an open hole below the casing"

10.00 - PLANNING

"The well construction is considered to meet minimum standards in terms of casing depth, casing seal depth, sealant volume, and annular spacing. Note: Sanitary setbacks could not be verified, no initial monitoring results were provided."

"The well is located in what is surficially mapped as Quaternary alluvium. The well appears to produce from granitic rocks of the Grants Pass Pluton. The aquifer is considered to be confined based on the rise and static water level (1.6 feet) compared the initial water bearing zone depth (105 feet) and the apparent competent material (reported as brown white and gray granite) overlying the water bearing zone."

"Based on the initial water bearing zone depth GWUDI currently is not a concern. However, if water quality concerns are present at a later date, the source may be reevaluated."

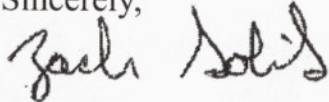
Until we receive verification that the conditions have been met and final approval has been issued, the water system is not approved for use. For waterline installations, note that engineer must inspect/be prepared to sign off before burying lines. Upon completion of the project, the engineer must verify in writing that construction was completed according to the submitted plans. If substantial changes are made, a set of as-built drawings must be submitted. Documentation demonstrating how the above conditions were met should reference Plan Review #164-2022 and can be emailed to me at zachariah.cunningham-golik@dhsosha.state.or.us.

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If you have any questions, please feel free to call me at 541-231-9077.

DEC 29 2022

Sincerely,



Zach Golik, PE
Regional Engineer
Drinking Water Services

JO CO - PLANNING

CC: Julie Wray, DWS Portland
Kent Downs, DWS Springfield
Justin Fimbres, Josephine County Health Department

Tami Smith

From: Eric Heesacker
Sent: Thursday, January 26, 2023 2:42 PM
To: Tami Smith; Brian Mockridge
Subject: RV Park Approach on Monument

Hi Tami,

I think I misinterpreted your question about the TEMP Construction Road Approach Permit Public Works has issued for Brian's RV Park up there on Monument.

You may use that TEMP Approach Permit for BOTH addressing – AND – issuance of their development permit. We have done this on a couple of construction sites before, and as long as we have agreement that the TEMP approach is paved, and made permanent, BEFORE RV PARK USE, you do have Public Works clearance to issue a Development Permit based on that TEMP Approach Permit we have signed.

I'm sorry for any confusion on anyone's part here – my fault.

Both of you – PLEASE – get back to me with any questions!

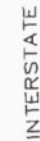


Eric Heesacker
Transportation Planner
Public Works Department
201 River Heights Way, Grants Pass, OR 97527
Phone: (541) 474-5460 ext. 4407
Email: eheesacker@josephinecounty.gov

PUBLIC RECORDS LAW DISCLOSURE

This email is a public record of Josephine County and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to retention.

HIGHWAY NO. 5



APPLICATION FOR PERMIT TO CONSTRUCT ROAD APPROACH

JOSEPHINE COUNTY PUBLIC WORKS
201 River Heights Way • Grants Pass OR 97527
Tel: (541) 474-5460 Fax: (541) 474-5475

Prepared by:	SK	District No:	2
Zone:	CC	Violations:	
Owner	Contact	Pickup	Mail
Fax:			
Email:	mockridgel21@gmail.com		
Land Use Log:	Yes	No	Scanned

Application Date:	1/24/2023	Permit No:	23010
Situs (St Address):	Monument Dr, TL 1900		
Location of Access:	Monument		
T	35	R	06
S	26.A0	TL	1900
Parcel No:			
Stated Purpose:	Temporary Construction Approach		
NEW	EXISTING	SHARED	

Contractor **Hacker Construction - Chris Hacker** Office No. **541-821-2761**
Street Address **1536 Pinecrest Dr hacker4construction@gmail.com** Cell No. **see above**
City / St / Zip **Grants Pass, OR 97526** Fax No. _____

This permit is granted subject to the terms and conditions stated below and in the **GENERAL PROVISIONS**; violation of said terms or conditions will constitute sufficient cause for cancellation of this permit. No work other than that specifically mentioned herein is hereby authorized.
ANY WORK STARTED ON THE CONSTRUCTION OF ANY PORTION OF THE APPROACH DESCRIBED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THE PROVISIONS OF THIS PERMIT.

Property Owner **Brian Mockridge** Phone **541-892-3289** Contact _____ Phone _____
Mailing Address **PO Box 1395** Mailing Address _____
City **Merlin** St **OR** Zip **97532** City _____ St _____ Zip _____

TYPE OF ROAD:

☒ County-maintained ☐ Local access road
☐ Owner-maintained ☐ Circuit Court Decree

TYPE OF APPROACH:

☐ Residential ☒ Commercial / Industrial*
☐ Home Occupation* ***Requires Site Plan**
☐ Ag Use

Approach: ☒ Existing ☐ New Width: _____
Culvert: ☐ Existing ☐ Required ☐ Material: ☐ CMP / Concrete

Surface: ☐ Paved ☐ Unpaved
Diameter: N/A Length: N/A ☐ Beveled

This permit shall be void unless work herein described shall have been completed, inspected and approved before 1/24/2024.

SUBMITTED BY:

X [Signature] 1/24/23
Applicant Date

I have received a copy of the General Provisions:
X BLM
Applicant's initials

"CONDITIONS FOR APPROVAL" ISSUED BY:

[Signature] 1/24/2023
Public Works Date

INSTALLATION INSPECTION:

BY: [Signature] 1/26/2023

LOCATION OF APPROACH:

Address Monument Dr, TL 1900

Latitude (N) 42° 29' 49"

Longitude (W) 123° 22' 03"

PERMIT VALID THROUGH

DATE: TEMPORARY!

Comments: FINAL APPROACH SHOULD BE A COMMERCIAL LEFT RIGHT MILEPOST APPROACH.

WAIVER

FOR ROAD APPROACH PERMIT

The installation of the driveway/road approach providing ingress to and egress from the above-reference location to said road does not require an approach permit. Construction of this driveway approach shall comply with Josephine County standards and is the sole responsibility of the property owner. Inspection and approval by Josephine County Public Works is not required.

Public Works Authorized Representative

Date

Josephine County, Oregon
COMMUNITY DEVELOPMENT DIRECTOR'S DECISION
Site Plan Review

SECTION 1. APPLICATION INFORMATION

- 1.1 Owners: Dennis R. Artoff and Jana E. Artoff, Trustees of The Dennis R. and Jana E. Artoff Trust and Brian L. Mockridge and Corey A. Westlake & Jill D. Westlake
- 1.2 Applicant: Brian Mockridge
- 1.3 Representative: Justin Gerlitz, Gerlitz Engineering
- 1.4 Location: Monument Dr./35-06-26-A0, TL 1900 & 35-06-25-B0, TL 900
- 1.5 Zoning: Community Commercial (CC)
- 1.6 Description of Request: Site Plan Review for a new RV Park to include 95 spaces with full hook-up sites (electrical, water, sewer, & cable communications), 2 restroom facilities, a business office/storage, signage, community center, outdoor swimming pool, pickleball court, playground, 20 additional parking spaces. Access is off Monument Drive. The site plan map is attached as **Exhibit A**.
- 1.7 Noticing Information: Pre-decision notice of the proposed RV Park, in conformance with the requirements of ORS 197.763 and Chapter 19.32 of the *Josephine County Code (JCC)*, was mailed on August 3, 2022. Staff received no public comments on the proposal. The notice list is attached as **Exhibit B**.
- 1.8 Decision: **APPROVED WITH CONDITIONS**

SECTION 2. EVIDENCE

- 2.1 The evidence received for this request is contained in the Director's file, along with all other documentation and evidence received and reviewed as part of this action. Other documentation may include aerial photographs, zoning maps, soil books, water studies, resource maps and inventories, facility plans, reports or comments from other agencies and other like materials. These materials, in addition to the Director's file, are made a part of these findings by reference.

SECTION 3. CAC NOTIFICATION AND RESPONSE

- 3.1 The property involved in this request is not located within the boundaries of an active Citizens Advisory Committee (CAC).

SECTION 4. APPLICABLE REVIEW STANDARDS AND CRITERIA AND FINDINGS OF FACT

4.1 Section 19.42.050.A – Site Review Standards:

1. The development shall comply with standards contained within this title and all other applicable master plans, rules, resolutions, ordinances, codes, technical manuals and policies of the County or the state or federal governments;

Staff Finding: The applicant has submitted a Site Plan Review application in compliance with the provisions of the JCC and all other applicable plans, rules, resolutions, ordinances, codes, technical manuals and policies of the county, state, and federal governments. The property is zoned Community Commercial (CC). The CC zone allows for the placement of a RV Park under Section 19.101B.020.C of the JCC as a Permitted Use. The application is subject to Chapter 19.42 – Site Plan Review and Chapter 19.98 – Camping, Campgrounds, RV Parks, Lodges and Retreat Centers. Final authorization is obtained by the issuance of a Development Permit under Chapter 19.41 of the JCC.

2. The development shall comply with the Josephine County Transportation System Plan, including the official street map;

Staff Finding: The property fronts Monument Drive, a County maintained road. Prior to issuance of Development Permit, applicant is required to obtain an approved Commercial Road Approach Permit from Public Works.

3. The development shall comply with the standards for construction of required infrastructure and public facilities; and

Staff Finding: The applicant is proposing a standard 2500-gallon septic system to serve up to 23 RV Spaces, the office, and one restroom facility for the first phase. Applicant has submitted an approved Commercial Site Evaluation from On-Site Septic (#463-21-000324). The second phase will consist of a full WPCF commercial system with pre-treatment to support the overall development. As conditioned below applicant will need a site approval for the disposal system for the second phase from Oregon Department of Environmental Quality (DEQ). No additional infrastructure or public facilities are required

4. Development shall comply with the access standards contained in JCC 19.11.030.

Staff Finding: As mentioned above and as conditioned below, prior to issuance of development permit, the applicant shall submit a current approved Commercial Road Approach Permit from Public Works. The Director finds that with the approved approach permit, the development will have adequate access.

4.2 Section 19.42.050.B – Site Review Criteria:

1. All criteria made applicable by the provisions of Chapter 19.44 JCC (Variances), Chapter 19.69 JCC (Overlays), Division VII (General Development Standards),

Division VIII (Public Facility Standards), and Division IX of this title (Special Use Standards);

Staff Finding: *Per the proposed site plan, the Director finds this criterion is satisfied with conditions.*

The property is located in the airport overlay zone and applicant shall record an Airport Overlay acknowledgment as conditioned below.

*The development includes lands that are located in the floodway hazard area. The proposed RV Park shall comply with the requirements found in Chapter 19.69A of the JCC. Applicant is subject to all conditions in the Flood Tech Plan Review & Decision attached as **Exhibit G**.*

2. The location, size, design and operating characteristics of the proposed use will not result in significant impacts on the neighborhood ("significant (adverse) impact" is defined in JCC [19.11.210](#));

Staff Finding: *No public comments related to this application were received. The Director finds that with the conditions of approval listed in this decision, the proposed development coordinates with the surrounding development patterns and will not result in significant impact on the neighborhood.*

3. The use will not exceed the carrying capacity of the land as defined in JCC [19.11.050](#);

"Carrying capacity" means the ability of land to support proposed development as determined by an evaluation of suitability for sewage disposal, the adequacy of the domestic groundwater supply (quantity and quality), 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.)."

Septic: *As mentioned in Section 4.1 above the applicant will install a standard septic system to serve the proposed first phase of the RV Park and is subject to DEQ requirements in the second phase of the RV Park.*

Water: *The existing well serve as potable water for the development. A well quantity report shows the existing well produces 62 gpm. The applicant has also completed a water quality test as required by Section 19.84.070.A. The water system will include (2) 2,000 gallon holding tanks, pressure tanks, a variable speed pump, UV treatment system and water distribution piping throughout the resort. The applicant must complete a major pump test, prior to issuance of development permit as required by Section 19.84.020.D.*

The Oregon Health Authority Drinking Water Services indicates that the proposed RV Park will be creating a public drinking water system. Applicant is required to

submit information pertaining to the development of the water system that will be used to serve the public to the Department of Water Services (**Exhibit C**). The applicant shall submit an approval by the Oregon Health Division – Drinking Water Program for the use of the wells as conditioned below.

The Josephine County Health Department requires copy of approved plans from the Building Safety Department to be submitted the Environmental Health Department and source of water must be submitted to the Oregon Drinking Water Program. The water sampling of that source shall be regulated by the Josephine County Environmental Health Department and an annual license shall be required (**Exhibit D**).

Access: As mentioned above in Section 4.1, the parcel takes access off Monument Drive. The applicant is required to obtain a Commercial Road Approach Permit to Monument Drive from Public Works.

Staff Finding: The Director finds that with the conditions of approval listed in this decision, the use will not exceed the carrying capacity of the land.

4. Existing and proposed infrastructure and public facilities 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;

Staff Finding: The County Public Works department has reviewed the application and conditions have been met.

5. The development is designed so that it coordinates efficiently with surrounding development patterns and existing and planned utilities, facilities and streets in the vicinity;

Staff Finding: Per the applicant, the proposed development is conveniently located between Interstate 5, Merlin Road and Monument Drive. It is surrounded by commercial zones/uses to the west and south and east, and industrial zones/uses to the North. The entire project will be screened with a 6' fence, except along the creek where significant riparian vegetation will act as a natural buffer. Traffic impacts will be minimal as compared to the surrounding traffic impacts.

6. 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 Chapter [19.69A](#) JCC (Flood Hazard Overlay), Chapter [19.76](#) JCC (Wildfire and Emergency Safety Standards), and Chapter [19.83](#) (Erosion Control and Storm Drain Facilities). The approved provisions of the mitigation plan or plans shall become conditions of development for the site. [Amended by Planning Director, 10-28-16; 2005 RLDC § 42.050.]

Staff Finding: As conditioned below, the applicant shall submit a wildfire mitigation plan to address Chapter 19.76 – Wildfires and Emergency Safety Standards. Per current vegetation mitigation standards, the applicant would be required to

maintain a 50-foot primary fire safety zone around the development. Access driveways are required to be maintained with an all-weather surface (gravel) capable of supporting 50,000 pounds. Prior to the issuance of a development permit, the applicant shall submit proof of fire protection accompanied by a statement from the fire service provider that the development meets fire and life safety standards. Property does contain flood and applicant has submitted a no-rise flood analysis from The Galli Group. As mentioned above the applicant is subject to all conditions in the Flood Tech Plan Review & Decision attached as **Exhibit G**. A portion of the property does contain granitic soils and applicant has submitted an erosion and sediment control plan from Gerlitz Engineering (Chapter 19.83). The property does not contain steep slopes.

- 4.3 **Section 19.42.060 – Site Plan Map Requirements:** The site plan map is prepared to scale and contains all required drawings, mathematical data and property information as required by items A through V of this section.

Staff Finding: The Director finds the site plan map contains all applicable items contained in this section.

- 4.4 **19.101B.040 – Property Development Standards:** All uses authorized by this chapter are subject to certain additional permit, process and property development standards that are contained elsewhere in this title. The property development standards that apply to this proposal in this section are (1) Minimum lot size; (3) Special Development Requirements; (5) Access and transportation; (7) Airport overlay; (10) Fences, walls and screens; (11) Flood hazard overlay; (15) Signs; (16) Solid Waste; (17) Stream setbacks; and (20) Water Standards.

Staff Finding: The application meets all of the property development standards of this subsection as conditioned below. The applicant has complied, or will be required to comply, with the following prior to the issuance of a development permit.

- (1) The lot size will meet the minimum requirements after the final plat for the property line vacation has been recorded as conditioned below.
- (3)
 - a) As mentioned above applicant has submitted approval form On-site septic for phase 1 and applicant will be required to submit approval from DEQ and the for a commercial sewage disposal system for phase 2.
 - b) Applicant has indicated that the RV park will require more than 1,600 gallons per day of groundwater. As mentioned above the applicant shall submit a major pump test, prior to issuance of development permit as required by Section 19.84.020.D. Furthermore, applicant is proposing a public drinking water system, and the facility will need to go through a plan review process and approval by the Oregon Health Division as conditioned below.
 - d) Transportation Facilities. New commercial uses shall not cause the use of transportation facilities to exceed capacities as specified in the County's transportation plan. In addition, a traffic assessment by a qualified Oregon registered engineer shall be required for any new or expanded commercial use that generates more than 25 peak hour trips that are reasonably expected to impact the Louse Creek freeway interchange. Trip generation calculations shall be based on the most recent edition of the Institute of Transportation Engineer's Trip

Generation Manual. The traffic assessment shall determine the consistency of the use with the identified function, capacity and performance standards of the Louse Creek freeway interchange. The use may be limited or altered by conditions in the permit approval so that consistency is achieved or denied if consistency cannot be achieved. Applicant submitted a traffic assessment from an Oregon registered engineer which states that RV Park is not projected to impact the I-5 intersection with more than 25 peak hour trips.

- (5) Access will be via Monument Drive and applicant shall obtain a Commercial Road Approach Permit from Public Works as conditioned below.
- (7) The proposed RV Park is in the airport overlay zone and as conditioned below shall submit a recorded Airport Overlay Acknowledgment and is subject to requirements in Chapter 19.69D and Chapter 19.101E, JCC.
- (10) The applicant is required to place a site obscuring fence around perimeter and is proposing a 6' fence around the property perimeter, except along the creek as it has a natural buffer. Proposed fencing is subject to all conditions in the Flood Tech Plan Review & Decision attached as **Exhibit G**. Future fences, walls and screens are subject to the standards listed in Chapter 19.73 and require permits as applicable.
- (11) The development includes lands that are located in the floodway hazard area and as mentioned above the proposed RV Park is subject to all conditions in the Flood Tech Plan Review & Decision attached as **Exhibit G**.
- (15) Applicant proposes to place 1 sign at the entrance of the RV Park and is subject to a development permit as conditioned below. The second sign will be placed is a freeway sign located adjacent to Interstate 5 and shall be permitted with ODOT. All proposed signs are subject to sign standards of Chapter 19.74 and require permits. Any future signs may require a new site plan review for approval.
- (16) Per the site plan, two masonry trash enclosure's will be placed at the northwest and southwest corner of the RV park towards the exit. Storage of waste will be setback from property lines a minimum of 30 feet.
- (17) Per the Statewide Wetlands Inventory, the proposed park layout appears to avoid impacts to jurisdictional wetlands or waters, therefore a state permit will not be required. Although, an onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if site has wetlands or other waters that may be regulated. Furthermore, subject a state permit shall be required within the riparian setback of 50' (Chapter 19.72, JCC). (**Exhibit F**)
- (20) As mentioned above the applicant must complete a major pump test, prior to issuance of development permit as required by Section 19.84.020.D. The applicant has submitted a water quantity and quality test.

4.5 Chapter 19.76 – Wildfire and Emergency Safety Standards:

Section 19.76.020.B - Any land development that requires review and approval pursuant to the provisions of Chapter 19.42 JCC (Site Plan Review) or chapter 19.45 JCC

(Conditional Use Permit) shall be required to develop wildfire mitigation plans that assure safety of the development. The Review Body shall apply the standards contained in this chapter to assure that its purposes are met.

Staff Finding: *Site Plan Review is subject to applicable Wildfire and Emergency Safety Standards under this Chapter as conditioned below.*

4.6 Section 19.98.020 – Siting Standards:

Campgrounds, recreational vehicle parks, lodges, and retreat centers shall demonstrate that the development meets all of the following special siting requirements:

- A. The development shall not be located within or adjacent to any area identified in the comprehensive plan for Josephine County as a natural area or potential research natural area where the development would result in damage or overuse of the natural area;

Staff Finding: *The Director finds this standard to be satisfied. Goal 7 of the Josephine County Comprehensive Plan is to preserve valuable limited resource, unique natural areas and historic features. There are no known riparian, significant archaeological sites, historic resources, nest site or rookeries. The applicant will be required to abide by riparian setback limitations.*

- B. The development shall not be located in or adjacent to an area of known valuable mineral deposits where the development would restrict development of the mineral resource, unless the area has been withdrawn from mineral entry;

Staff Finding: *The property is not located in or adjacent to an area of known valuable mineral deposits.*

- C. The development site is not suited for continued resource management, and that the proposed development is compatible with adjacent resource uses;

Staff Finding: *The property is zoned Community Commercial (CC). Recreational Vehicle Parks are a Permitted Use per Section 19.101B.020.C of the JCC.*

- D. The development meets the public recreation needs and tourism needs identified by the Josephine County comprehensive plan;

Staff Finding: *The development meets public recreation needs and tourism needs identified by the Josephine County Comprehensive Plan. The proposed RV Park provides opportunities for economic development and expanded tourism within Josephine County.*

- E. The development abuts a maintained state or County road. The proposal may abut a federal road where the applicant has proof of a long-term access agreement for the proposed use from the appropriate federal agency;

Staff Finding: *The proposed development abuts Monument Drive, a County maintained road.*

- F. Camping stays in an approved campgrounds and transient camps cannot exceed 30 days in any consecutive six-month period.

Staff Finding: As a site plan review approval, the applicant is required to abide by this standard; no stay shall exceed a total of 30 days stay during any consecutive six-month period. The applicant shall keep adequate records to show compliance with this requirement. Failure to comply shall result in the revocation of the Site Plan Review Permit.

4.7 Section 19.98.040 – Utilities and services for recreational developments:

- A. Campgrounds involving overnight use shall be developed as "dry camps", or shall include a water system meeting state water quality standards:

1. If groundwater is to be used as a source of supply, withdrawal for the campground shall not result in a depletion of groundwater storage, interfere with springs, or result in a cone of depression which interferes with previously existing agricultural or residential wells.

Staff Finding: As mentioned above, the existing well will serve as potable water for the development. A well quantity report shows the existing well produces 62 gpm. As mentioned above the applicant must complete a major pump test, prior to issuance of development permit as required by Section 19.84.020.D. The applicant has also completed a water quality test as required by Section 19.84.070. Prior to the issuance of a development permit. The applicant shall submit an approval from the Oregon Health Division – Drinking Water Program for the use of the well (Exhibit C).

- B. The proposed recreational development shall meet all state and local building, health, sanitary, and environmental health standards and shall be licensed as appropriate.

Staff Finding: The proposed recreational development will meet all state and local building, health, sanitary, and environmental health standards and shall be licensed as appropriate. As conditioned below, the applicant shall acquire the appropriate authorizations, permits and inspections from outside agencies as applicable to the development.

SECTION 5. DECISION AND CONDITIONS OF APPROVAL

- 5.1 Based on the evidence and the findings of fact entered herein, the Director approves the request for the Recreational Vehicle Park as described in Paragraph 1.6. This approval is subject to performance of the following conditions:

The RV Park plan shall be approved by the Josephine County Building Safety Department. The approved Site Plan (Exhibit "A") and specifications for the campground shall be submitted to the Building Safety Department for review prior to beginning of construction. RV Park shall comply with all applicable local, state, and federal laws as required by the Building Safety Department (**Exhibit E**).

1. The final action for Phase 1 is the issuance of a Development Permit (\$300) authorizing the development of a 23 site Recreational Vehicle Park, office, and 1 restroom facility. The following items shall be completed prior to the issuance of the Development Permit.

- A. The applicant shall complete the Property Line Vacation by recording the Final Plat.
- B. The applicant must complete a major pump test, prior to issuance of development permit as required by Section 19.84.020.D.
- C. The applicant shall apply for a new address assignment.
- D. The applicant shall submit proof of approved commercial Access Permit from Public Works. (Section 19.42.050.A JCC)
- E. The applicant shall provide a copy of the recorded Airport Overlay Acknowledgment. (Chapter 19.69A & 19.101E, JCC)
- F. The Applicant shall submit an approval by the Oregon Health Division-Drinking Water Program for the use of the well and the public water system. (Section 19.84.020.D & 19.98.040.A.1 JCC)
- G. The applicant shall submit an application and fee of \$150.00 for a Development Permit for the sign at the entrance and is subject to requirements in Chapter 19.74.
- H. The applicant shall submit applications and fees \$600.00 (\$300 each) for Development Permits for the office, 1 restroom facility, and Fencing (\$150.00). The proposed buildings and fencing are subject to all conditions in the Flood Tech Plan Review & Decision attached as **Exhibit G**. * Note there is a multiple permit discount if all permits are submitted together.
- I. The applicant shall submit a wildfire mitigation plan demonstrating adherence to the requirements in Chapter 19.76 JCC, including proof of fire protection. The wildfire mitigation plan shall be accompanied by a statement from the fire service provider that the development meets fire and life safety standards and provides adequate directional signage and emergency vehicle access to the development.
- J. Phase 1 of RV Park is subject to all conditions (3-14) below.

2. The final action for Phase 2 is the issuance of a Development Permit (\$300) authorizing the development of an additional 72 sites, restroom facility, community center, swimming pool, playground, and pickleball in the Recreational Vehicle Park. The following items shall be completed prior to the issuance of the Development Permit.

- A. The applicant must submit proof of installation and approval for a subsurface sewage disposal system from Oregon Department of Environmental Quality (DEQ).

- B. The applicant shall submit applications and fees for Development Permits for 1 restroom facility, community center, and swimming pool. (\$300.00 each). Furthermore, submit an application and fee for a development permit for a playground (\$150.00), as it is in the flood and is subject to all conditions in the Flood Tech Plan Review & Decision attached as **Exhibit G**.
* Note there is a multiple permit discount if all permits are submitted together.
- C. The applicant shall submit a wildfire mitigation plan demonstrating adherence to the requirements in Chapter 19.76 JCC, including proof of fire protection. The wildfire mitigation plan shall be accompanied by a statement from the fire service provider that the development meets fire and life safety standards and provides adequate directional signage and emergency vehicle access to the development.
- D. Phase 2 of RV Park is subject to all conditions (3-14) below.
3. The proposed recreational development shall meet all state and local building, health, sanitary and environmental health standards and shall maintain all required licenses. (Section 19.98.040.B JCC)
 4. Any future expansion or addition of the facility (including signage) will require a new Site Plan review application. (Section 19.42.0360 JCC)
 5. All structures shall meet setback requirements from property lines: 10 feet from all property lines. (Section 19.72.020.A and Section 19.101B.040.B)
 6. All parking shall be on-site, not within the public right-of-way. (Section 19.75.020 JCC)
 7. All public and private parking areas and parking spaces shall be designed and laid out to conform to the minimum standards as set forth in Section 19.75.040 of the JCC. (Section 19.75.040.A)
 8. All private service roads shall be constructed so that no backward movement or other maneuvering of a vehicle into Monument Drive will be required. Private service roads shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress, and ensure the maximum safety of pedestrians and vehicular traffic on the site. (Section 19.75.040.B JCC)
 9. Truck or recreational vehicle parking spaces shall be designed to adequately accommodate the proposed use. (Section 19.75.040.D.1 JCC)
 10. Private parking areas shall be improved according to the following: (1) if parking area is not paved it shall be rocked or shale; (2) parking area shall be graded so as not to drain water onto any abutting public or private property without express permission of the property owner; (3) all parking areas shall provide a substantial bumper which will prevent cars from encroachment on abutting private or public property; (4) parking areas, including private roads, which do not abut commercial or industrial zone properties shall be enclosed along interior property lines by a fence not less than 4 feet and not more than 6 feet in height; and (5) all exterior lighting, including light emitted from security systems, shall be shielded or use a

hood and lens that cast light downward so as to ensure no light is cast onto adjacent properties nor upward into the night sky. If the lighting mechanism does not utilize a hood or lens, lighting fixtures shall be fully shielded in such a manner that all light emitted directly by the lamp or diffusing element, or indirectly by reflection or refraction, is projected below the horizontal plane through the light-emitting part. (Section 19.75.060.A-E JCC)

11. Areas used for the storage of waste and/or recycling materials (trash receptacles) and buildings used to house these materials shall be setback 30 feet from all property lines. (Section 19.86.030.A.3 JCC)
12. Camping stays in approved campgrounds cannot exceed 30 days in any consecutive 6 month period. (Section 19.98.020.F JCC).
13. Site Plan approval is conditioned upon the applicant, owner and/or developer obtaining all required permits by non-county agencies or jurisdictions as they pertain to the development of the project. Failure to acquire and maintain such permits in good stead throughout development shall constitute a failure of this conditional approval. (Section 19.41.040, JCC)
14. This Director's decision is valid for 2 years from the date of this letter or the approval shall expire unless substantial development occurs as defined in Section 19.11.210 JCC. If substantial development does not occur applicant may request a one-time 2 year extension of the permit from the Director. (Section 19.41.030.A & B, JCC)
15. When the RV Park use actually commences, but then discontinues for any continuous period of 2 years, the permit shall expire, and the use shall be considered abandoned, unless an extension is obtained per Section 19.41.030 of the JCC.

Done and dated this 12th day of September, 2022.


Mark Stevenson, Community Development Director
By Tami Smith – Associate Planner

Attachments: Exhibit A - Site Plan Map
Exhibit B - Notice List
Exhibit C - Oregon Health Authority comment dated June 8, 2022
Exhibit D - Environmental Health Department comment dated June 9, 2022
Exhibit E - Building Safety comment dated July 13, 2022
Exhibit F - Department of State Lands comment dated June 15, 2022
Exhibit G - Flood Tech Plan Review & Decision dated September 12, 2022

NAME	ADDRESS	City	State	ZIP
ARTOFF REV LIVING TRUST, DENNIS R & JANA E	PO BOX 1395	MERLIN	OR	97532
BYERS INVESTMENTS LLC	PO BOX 342	MERLIN	OR	97532
FAULEY, LYNN	5212 MONUMNET DR	GRANTS PASS	OR	97526
HY-SPEED MACHINING INC	353 CALIFORNIA ST	GRANTS PASS	OR	97526
MET ONE INC	5600 LINDBERGH DR	LOVELAND	CO	80538
OCKENDEN REV TRUST, FRED & JEAN	5941 HIGHLAND AVE	GRANTS PASS	OR	97526
PECK TRUST	353 CALIFORNIA ST	GRANTS PASS	OR	97526
SMITH LIV TRUST	17880 SARAH HILL LN	LAKE OSWEGO	OR	97035
STATE OF OREGON	4040 FAIRVIEW INDUSTRIAL DR SE # MS-2	SALEM	OR	97302
JOSEPHINE COUNTY GP AIRPORT	1441 BROOKSIDE BLVD	GRANTS PASS	OR	97526
JOSEPHINE COUNTY ASSESSOR'S OFFICE	STEVENSON			
JOSEPHINE COUNTY BUILDING SAFETY	SMITH			
JOSEPHINE COUNTY LEGAL	700 NW DIMMICK STREET, SUITE C	GRANTS PASS	OR	97526
COMMUNITY DEVELOPMENT -- PLANNING DIVISION				
COMMUNITY DEVELOPMENT -- ONSITE SEPTIC	HEESACKER			
JOSEPHINE COUNTY PUBLIC WORKS				
JOSEPHINE COUNTY SURVEYOR	5375 MONUMENT DRIVE	GRANTS PASS	OR	97526
STATE FIRE MARSHAL - SAM LASHLEY	775 SUMMER STREET NE	SALEM	OR	97310
DSL &/or DSL WETLANDS	1495 E GREGORY ROAD	CENTRAL POINT	OR	97502
ODFW	2860 STATE STREET	MEDFORD	OR	97504
HEALTH/DRINKING WATER	500 SUMMER STREET, NE, E-20	SALEM	OR	97301-1097
OREGON HEALTH AUTHORITY				
WATER RESOURCES ~ SCOTT CECILIANI	1590 SE N STREET, SUITE C	GRANTS PASS	OR	97526
TWO RIVERS SWCD	220 PEACH STREET, SUITE A	MERLIN	OR	97532
COUNTY FIRE	PO BOX 729	GRANTS PASS	OR	97526
RURAL METRO FIRE	100 ANTELOPE ROAD	WHITE CITY	OR	97503
ODOT	PO BOX 3275	CENTRAL POINT	OR	97502
ROGUE VALLEY COUNCIL OF GOVERNMENTS/MRMPO	801 ENTERPRISE DRIVE	CENTRAL POINT	OR	97502
HUNTER COMMUNICATIONS	223 NE B STREET	GRANTS PASS	OR	97526
GERLITZ ENGINEERING CONSULTANTS				

Tami Smith

EXHIBIT

tabbles

From: Justin Fimbres
Sent: Thursday, June 9, 2022 8:19 AM
To: Tami Smith
Subject: RE: SPR-RV Park/Monument Dr/35-06-25B0 TL 900 & 35-06-26-A0 TL 1900

Hello Tami,

Hear are the remarks for the RV Park.

Thanks,

Justin

Josephine County Environmental Health Department:

For an RV Park in Josephine County constructing standards are determined and approved by the Building Department. Once the RV Park plans have been approved by the Building Department a copy of the approved plans shall be submitted to the Environmental Health Department. If the source of the water that will be provided at the park comes from a well or surface water, plans for that well or surface water source must be submitted to the Oregon Drinking Water Program. The water sampling of that source will be regulated by the Josephine County Environmental Health Department. To protect the health and welfare of persons that will be using the RV Park an annual license will be required. The license application will be available once the park has been approved by all regulating agencies. The license application is available at and shall be submitted to the Josephine County Environmental Health Department.

From: Tami Smith <TSmith@josephinecounty.gov>
Sent: Wednesday, June 8, 2022 12:05 PM
To: Eric Heesacker <EHeesacker@josephinecounty.gov>; Gabriel Kasiah <GKasiah@josephinecounty.gov>; Cienna Magness <CMagness@josephinecounty.gov>; r3devrev@odot.oregon.gov; Holloway, Richard <Richard.Holloway@gmr.net>; countyfiredept@gmail.com; Jason Davis L <JDavisL@josephinecounty.gov>; Frank Wharregard <FWarregard@josephinecounty.gov>; Lashley, Samuel W <Samuel.Lashley@osp.oregon.gov>; CECILIANI Scott C * WRD <Scott.C.Ceciliani@oregon.gov>; Connie Roach <CRoach@josephinecounty.gov>; SAMARIN Peter A * ODFW <Peter.A.SAMARIN@odfw.oregon.gov>; daniel.j.vandyke@odfw.oregon.gov; Peter Allen <allensurvey@qwestoffice.net>; Justin Fimbres <JFimbres@josephinecounty.gov>; ZACHARIAH.CUNNINGHAM-GOLIK@dhsosha.state.or.us; rnolan@grantspassoregon.gov
Subject: SPR-RV Park/Monument Dr/35-06-25B0 TL 900 & 35-06-26-A0 TL 1900

Hello,

Attached you will find an agency transmittal for a Completeness Review/Site Plan Review-RV Park.

Please submit any comments by 5pm, Wednesday, June 22, 2022.

NOTE: In an effort to cut costs, Josephine County Planning no longer submits agency transmittals by US mail or inter-agency mail. All agency transmittals will be sent via e-mail for review and comment.

EXHIBIT

Tami Smith

From: Cunningham-Golik Zachariah <ZACHARIAH.CUNNINGHAM-GOLIK@dhsosha.state.or.us>
Sent: Wednesday, June 8, 2022 1:16 PM
To: Tami Smith
Cc: Justin Fimbres
Subject: RE: SPR-RV Park/Monument Dr/35-06-25B0 TL 900 & 35-06-26-A0 TL 1900

EXTERNAL EMAIL: Please verify links by hovering over them!

Hi Tami,

Thank you for sending this information. I have gotten a chance to look over proposed development. The Oregon Health Authority Drinking Water Service's comments are as follows:

"The proposed development has been reviewed by the Oregon Health Authority Drinking Water Services and it appears the establishment will be creating a public drinking water system. A public drinking water system means a system for the provision to the public of piped water for human consumption, if such system has more than three service connections, or supplies water to a public or commercial establishment that operates a total of at least 60 days per year, and that is used by 10 or more individuals per day. Public water system also means a system for the provision to the public of water through constructed conveyances other than pipes to at least 15 service connections or regularly serves at least 25 individuals daily at least 60 days of the year. A public water system is either a "Community Water System," a "Transient Non-Community Water System," a "NTNC Water System" or an "Oregon Very Small Water System." The RV Park developer/owner will need to coordinate with the Oregon Health Authority Drinking Water Service with regards to its public drinking water system and undergo a plan review process in relation to the public water system."

Best regards,

Zach Golik, P.E.
Regional Engineer
OREGON HEALTH AUTHORITY
Public Health Division
Drinking Water Services
ZACHARIAH.CUNNINGHAM-GOLIK@dhsosha.state.or.us
Cell: 541-231-9077
165 East 7th Avenue, Suite 100, Eugene, OR 97401
<http://healthoregon.org/dwp>

From: Tami Smith <TSmith@josephinecounty.gov>
Sent: Wednesday, June 8, 2022 12:05 PM
To: Eric Heesacker <EHeesacker@josephinecounty.gov>; Gabriel Kasiah <GKasiah@josephinecounty.gov>; Cienna Magness <CMagness@josephinecounty.gov>; r3devrev@odot.oregon.gov; Holloway, Richard <Richard.Holloway@gmr.net>; countyfiredept@gmail.com; Jason Davis L <JDavisL@josephinecounty.gov>; Frank Wharregard <FWharregard@josephinecounty.gov>; Lashley, Samuel W <Samuel.Lashley@osp.oregon.gov>; CECILIANI Scott C * WRD <Scott.C.CECILIANI@water.oregon.gov>; Connie Roach <CRoach@josephinecounty.gov>; SAMARIN Peter A * ODFW <Peter.A.SAMARIN@odfw.oregon.gov>; VANDYKE Daniel J * ODFW <Daniel.J.VANDYKE@odfw.oregon.gov>; Peter Allen <allensurvey@qwestoffice.net>; Justin Fimbres <JFimbres@josephinecounty.gov>; Cunningham-Golik



Tami Smith

From: Frank Wharregard
Sent: Wednesday, July 13, 2022 11:13 AM
To: Tami Smith
Subject: RE: SPR-RV Park/Monument Dr/35-06-25-B0 TL 900 & 35-06-26-A0 TL 1900

Josephine County Building Safety Comments:

Applicant will be required to obtain Plumbing and Electrical Permits for all infrastructure to include potable water distribution system piping, wastewater handling and storm drainage system piping, and electrical circuitry and equipment. Inspections during construction will be required to verify compliance with current Oregon Specialty Codes. Any proposed structures/facilities to support operations and management of RV park shall require Building Permits and Inspections as applicable.

Applications can be submitted in person at the address below or online at: [Josephine County Public Portal \(smartgovcommunity.com\)](https://josephinecountypublicportal.smartgovcommunity.com)



Frank Wharregard cbo
Deputy Building Official
Building Safety Division
Community Development Department
700 NW Dimmick St. Ste. C, Grants Pass, OR 97526
(541) 474-5405 | fwharregard@josephinecounty.gov

PUBLIC RECORDS LAW DISCLOSURE

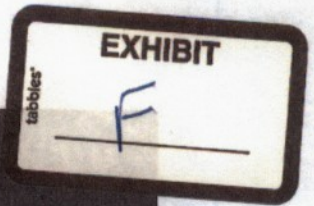
This email is a public record of Josephine County and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to retention

From: Tami Smith <TSmith@josephinecounty.gov>
Sent: Tuesday, July 5, 2022 10:30 AM
To: Eric Heesacker <EHeesacker@josephinecounty.gov>; Gabriel Kasiah <GKasiah@josephinecounty.gov>; Cienna Magness <CMagness@josephinecounty.gov>; r3devrev@odot.oregon.gov; Holloway, Richard <Richard.Holloway@gmr.net>; countyfiredept@gmail.com; Jason Davis L <JDavisL@josephinecounty.gov>; Frank Wharregard <FWharregard@josephinecounty.gov>; Lashley, Samuel W <Samuel.Lashley@osp.oregon.gov>; CECILIANI Scott C * WRD <Scott.C.Ceciliani@oregon.gov>; Connie Roach <CRoach@josephinecounty.gov>; SAMARIN Peter A * ODFW <Peter.A.SAMARIN@odfw.oregon.gov>; daniel.j.vandyke@odfw.oregon.gov; Peter Allen <allensurvey@qwestoffice.net>; Justin Fimbres <JFimbres@josephinecounty.gov>; ZACHARIAH.CUNNINGHAM-GOLIK@dhsosha.state.or.us; rnolan@grantspassoregon.gov; matthew.Unitis@dsl.oregon.gov
Cc: Justin Gerlitz <justin@gerlitzengineering.com>; Brian Mockridge <mockridge121@gmail.com>
Subject: SPR-RV Park/Monument Dr/35-06-25-B0 TL 900 & 35-06-26-A0 TL 1900

Please find the attached Technically Complete Letter for a Site Plan Review – RV Park.



Wetland Land Use Notice Response



Response Page

Department of State Lands (DSL) WN# *

WN2022-0591

Responsible Jurisdiction

Staff Contact

Tami Smith

Jurisdiction Type

County

Municipality

Josephine

Local case file #

350625B0000900

County

Josephine

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
35S	06W	25	B	900

Street Address

Address Line 2

City

Postal / Zip Code

State / Province / Region

Country

Josephine

Latitude

42.497877

Longitude

-123.366464

Township	Range	Section	QQ section	Tax Lot(s)
35S	06W	26	A	1900

Street Address

Address Line 2

City

Postal / Zip Code

State / Province / Region

Country

Latitude

42.496742

Longitude

-123.366508

Wetland/Waterway/Other Water Features

☒ There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

☒ The National Wetlands Inventory shows wetland, waterway or other water features on the property

- ☒ The property includes or is adjacent to designated Essential Salmonid Habitat.

Your Activity

- ☒ An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.
- ☒ A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

Applicable Oregon Removal-Fill Permit Requirement(s)

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

Closing Information

Additional Comments

Since Louse Creek is a designated Essential Salmonid Habitat stream, any amount of disturbance within the ordinary high water line will require a state permit. Pulling/clearing of invasive species within the OHW will not require a state permit only if these are hand pulled, mechanical digging/fill will require a state permit. I cannot determine whether these criteria will be fulfilled based on the plans provided, due to the low threshold of disturbance that requires a state permit. Based on Lidar, there may be a seasonal pond on the site that may be jurisdictional.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- ☒ A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

6/15/2022

Response by:

Matthew Unitis

Response Phone:

503-986-5262



Josephine County, Oregon



Community Development – Planning Division
700 NW Dimmick, Suite C / Grants Pass, OR 97526
(541) 474-5421 / Fax (541) 474-5422
E-mail: planning@josephinecounty.gov

September 12, 2022

Dennis & Jana Artoff Rev Living Trust
PO Box 1395
Merlin, OR 97532

Brian Mockridge
PO Box 1395
Merlin, OR 97532

Re: Technical Plan Review – No-Rise Flood Study
Map No. 35-06-26-A0, TL 1900 & 35-06-25-B0, TL 900
Situs: No situs address Monument Dr
Zone: Community Commercial (CC)

Hello,

We have completed our review of a no-rise study for the development of a Recreational Vehicle Park including: 95 full hook-up sites with associated paved access roads, park office, shower and bathroom facilities, community center, a pool and pool house, and various outdoor recreation areas. See site plan map attached as **Exhibit A**.

PROPERTY INFORMATION

The property is located within the "AE Zone" of FEMA Firm Insurance Rate Maps (Community Number 415590, and Panel Number 41033C0501E – effective 12/3/2009); that is, it is located within the mapped floodway and flood fringe of Louse Creek. A base flood elevation (BFE) has been determined for the proposed structures by your engineer (The Galli Group).

ORDINANCE REVIEW

Per the Josephine County Code (JCC), Section 19.69A.060.A.1, all encroachments (including fill, new construction, substantial improvements and all other development) are prohibited, unless a floodway study is provided from a registered engineer or architect demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment will not result in any increase ("no-rise") in flood levels within the community during the occurrence of the base flood discharge.

TECHNICAL PLAN REVIEW – "No-Rise" Certification

The Galli Group (registered professional engineers) has provided a no-rise flood study (HEC-RAS) for the development described herein. The Galli Group has determined that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge of Louse Creek. The Galli Group has submitted a "No-Rise" Certification based on the study (**Exhibit B**).

DECISION

The Director APPROVES the No-Rise Study with the following conditions:

1. The applicant shall submit application for Development Permits for the following:

- a. 860 sq. ft. office building
- b. 495 sq. ft. shower/bathroom/laundry building
- c. 6' chain-link fence in floodplain
- d. Playground in floodplain

Note: A portion of the playground extends into the floodplain. While playgrounds typically do not require permits, because of the location of the playground to the floodplain, a development permit is required. Building permits may be required as well.

As part of the applications, we require the following for each item listed above: (1) completed planning application form; and (2) floor plan and profile of the structures with flood mitigation design; (3) location of machinery or electrical equipment in structures; (5) revised elevation certificate as applicable. (Sections 19.41.020.A & 19.69A.080, JCC)

NOTE: All plan and profiles shall be by engineer or architect. Review of the plans may require additional requirements (i.e. additional/revised Elevation Certificates, modification of the no-rise study, etc.); plans and profiles shall be no larger than 11x17 for Planning Division review.

- 2. Fences in the floodplain require a development permit. Prior to the issuance of a development permit for the 6' chain-link fence with sight obscuring slats, applicant shall submit complete plan & profile for fence including engineering information in compliance with floodplain development requirements. (Sections 19.41.020.A & 19.69A.080, JCC) Fencing floodplain design requirements are attached as **Exhibit C**. *Note: Fences are subject to the requirements of Chapter 19.73, including setback requirements. Contact Code Enforcement for further information on fencing requirements.*
- 3. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structures. (Section 19.69A.090.A.1, JCC)
- 4. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. (Section 19.69A.090.A.2, JCC)
- 5. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage. (Section 19.69A.090.A.2, JCC)
- 6. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (Section 19.69A.090.A.2, JCC)
- 7. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. New or replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and, on-site waste disposal systems shall

be located to avoid impairment to them or contamination from them during flooding. (Section 19.69A.090.A.3, JCC)

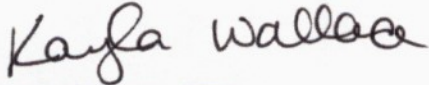
8. Nonresidential Construction: New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated at or above the base flood elevation; or together with attendant utility and sanitary facilities, shall: (a) be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to passage of water; (b) have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of bouncy; (c) be certified by a registered professional engineer or architect that the design and methods for construction are in accordance with accepted standards of practice for meeting provisions of this section based on their development and/or review of the structure design, specifications and plans. (Section 19.69A.090.B.3, JCC)
9. Nonresidential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as residential construction. (Section 19.69A.090.B.1 & 3, JCC)
10. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below). (Section 19.69A.090.B.3.e, JCC)
11. DEQ expects that all businesses understand their responsibility to the environment and that they are liable for any degradation that is caused to the environment (air, water, land) due to the activity, if proper precautions are not taken (Section 19.42.050.A.1, JCC).
12. No surface or subsurface discharge of hazardous waste shall occur on this property (Section 19.42.050.A.1, JCC).
13. The development shall comply with all DEQ, FEMA, and Josephine County Building Safety requirements (Section 19.42.050.A.1, JCC).
14. Development is restricted to the approved site plan map (see **Exhibit A**).
15. Any future development, expansion, or addition of structures to include any fill or landscaping that may block flood waters will require a new Technical Plan review application (Flood Review) (Section 19.42.030, JCC).
16. The flood review approval is conditioned upon the applicant, owner and/or developer obtaining all required permits by non-county agencies or jurisdictions as they pertain to the development of the project. Failure to acquire and maintain such permits in good stead throughout development shall constitute a failure of this condition for approval (Section 19.41.040, JCC).
17. Once permits are approved by Planning submit authorized Development Permits to Building Safety and acquire the appropriate permits and inspections.
18. Prior to the issuance of the Certificate of Occupancy/Certificate of Completion, the applicant shall submit a letter from the engineer of record (Galli) indicating the

development has been installed per the approved flood study (i.e. structure location, elevations, etc.).

19. This flood study will expire two (2) years after the date of the decision. After which, a new flood study will be required. (Section 19.41.030, JCC)

Please contact me if you need further assistance or information.

Sincerely,



Kayla Wallace, CFM
Associate Planner
Phone: 541-474-5427
E-mail: kwallace@josephinecounty.gov

Attachments: Exhibit A – Site Plan Maps (Galli Group/Gerlitz)
 Exhibit B – No-Rise Certificate (Galli Group)
 Exhibit C – Fencing design guidelines for fences in floodplains

e-copy: Mel Galli, PE - The Galli Group
 Lyn Chand, EIT - The Galli Group
 Frank Wharregard, Building Safety
 Tami Smith, Associate Planner

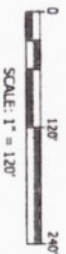
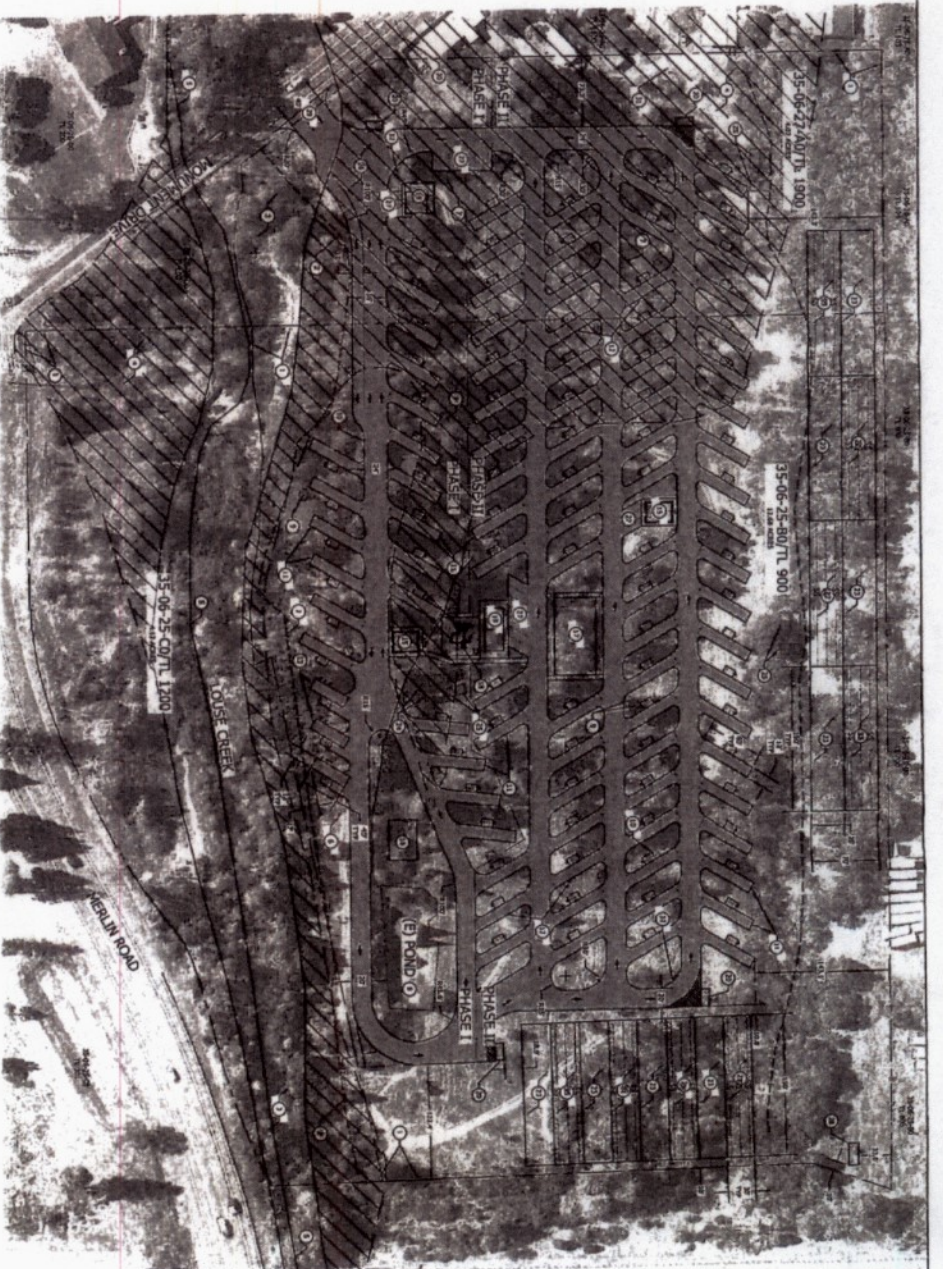
Cc: Corey & Jill Westlake, 1725 West Evans Creek Rd, Rogue River, OR 97537
 Gerlitz Engineering Consultants, 223 NE "B" Street, Grants Pass, OR 97526

MONUMENT RV PARK

MONUMENT DRIVE, GRANTS PASS, OREGON
35-06-25-80 TL 900, 35-06-26-40 TL 1900, 35-06-25-00 TL 1200

KEYED NOTES:

1. PROPERTY LINE (TYPICAL)
2. 50' RIPARIAN SETBACK (APPROXIMATE)
3. ZONE AE FLOODWAY
4. ZONE AE FLOOD PLAIN
5. EXISTING LOUSE CREEK
6. EXISTING WELL TO BE PROPERLY ABANDONED
7. EXISTING WELL TO REMAIN
8. EXISTING POND TO REMAIN
9. EXISTING TREE TO REMAIN (TYPICAL)
10. EXISTING TREE TO BE REMOVED (TYPICAL)
11. PROPOSED 66 FOOT LONG BACK IN RV SPACE (TYPICAL)
12. PROPOSED 66 FOOT LONG FULL THROUGH RV SPACE (TYPICAL)
13. PROPOSED 40 FOOT LONG BACK IN RV SPACE WITH ADJACENT VEHICLE PARKING (TYPICAL)
14. PROPOSED OFFICE
15. PROPOSED SHOWERS/BATHROOM
16. PROPOSED COMMUNITY CENTER
17. PROPOSED POOL HOUSE
18. PROPOSED PLAYGROUND
19. PROPOSED PICKLEBALL COURT
20. PROPOSED TRASH ENCLOSURE
21. PROPOSED SEPTIC FIELD, PHASE I (TO BE UTILIZED FOR ADDITIONAL RV SPOTS IN PHASE II USING ATT AND DOSING UNITS)
22. PROPOSED SEPTIC FIELD, PHASE II
23. PROPOSED SEPTIC FIELD REPAIR AREA
24. PROPOSED SEPTIC TANKS (PHASE I)
25. PROPOSED SEPTIC TANKS/ATT (AND DOSING UNIT) (PHASE II)
26. PROPOSED ACCESS ROAD
27. PROPOSED PARKING
28. PROPOSED SIGN
29. EXISTING APPROACH TO BE REPLACED WITH 40' APPROACH PER COUNTY STANDARDS
30. EXISTING 18" CWP STORM PIPE (EXTENDING UNDER MONUMENT DRIVE)
31. EXISTING STORM PIPE
32. PROPOSED LIGHT POLE (TYPICAL)



SCALE: 1" = 120'

GENERAL NOTE:

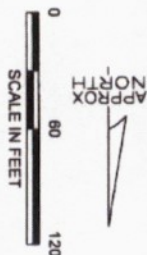
THIS PLAN IS ADAPTED FROM THE TENTATIVE PLAN (SHEET NO. C10), DATED 02/22/22, PROVIDED BY GERLITZ ENGINEERING CONSULTANTS. THE LAYOUT SHOWN IS APPROXIMATE AT THIS TIME. MINOR CHANGES IN LOCATION WILL NOT AFFECT THE VALIDITY OF THIS PLAN AND OUR ANALYSIS (SEE THE GALLI GROUPS "NO-RISE FLOOD ANALYSIS" REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION).

 THE GALLI GROUP GEOTECHNICAL CONSULTING 612 NW 3rd Street Grants Pass, OR 97526	OVERALL SITE PLAN MONUMENT RV PARK JOSEPHINE COUNTY, OREGON	DATE: MARCH 2022 JOB NO.: 02-6006-02 REV: 3/22/2022 8:53 AM PREPARED BY: MGS/BD DRAWN AND CHECKED BY: [Signature]
--	--	--

EXHIBIT

A

5/10/2023



TBM (SEE GENERAL NOTE 1)
SET MAG NAIL WITH WASHER
ELEV=1125.10 (NAVD88)

PROPOSED NEW FENCE
LOCATION IN FLOODWAY - TO BE
RELOCATED OUTSIDE OF
FLOODWAY AND/OR ABOVE BFE

FEMA X-SEC AR
BFE = 1124.7

MONUMENT DRIVE
APPROXIMATE PROPERTY LINE
RECOMMENDED ALTERNATIVE
LOCATION FOR PROPOSED NEW
FENCE

FEMA X-SEC AR
BFE = 1128.3

LIMITS
OF FEMA
100-YEAR
FLOODPLAIN
EXTENTS OF HEC-RAS
DELINEATED 100-YEAR
FLOODWAY (TYP.)

EXTENTS OF HEC-RAS DELINEATED
100-YEAR FLOODWAY (TYP.)

PROPOSED NEW ENTRANCE LOCATION
ACCEPTABLE PROPOSED NEW FENCE
LOCATION OUTSIDE OF FLOODWAY

FIGURE 5 OVERALL X-SEC
BFE = 1125.0'

FEMA BFE = 1125

APPROXIMATE GENERAL
FEMA ELEVATIONS, PER
2009 FIS

FEMA BFE = 1128

LIMITS OF FEMA
100-YEAR
FLOODPLAIN

CLOUD REVISIONS
09/07/2022

LIMITS OF FEMA
100-YEAR
FLOODPLAIN

GENERAL NOTES

1. SITE BOUNDARIES, EXISTING TOPOGRAPHY, BENCHMARK, AND SITE LAYOUT PROVIDED BY PETER D. ALLEN LAND SURVEYING AND ARE BASED ON THE NAVD88 ELEVATION DATUM AND ARE FOR SITE EVALUATION AND FLOOD STUDY PURPOSES ONLY.
2. THE PROPOSED SITE ENTRANCE AND RELATED DEVELOPMENT LOCATIONS (PROVIDED BY OWNER AND GERLITZ ENGINEERING CONSULTANTS) ARE APPROXIMATE AT THIS TIME. MINOR CHANGES IN LOCATION WILL NOT AFFECT THE VALIDITY OF THIS PLAN AND OUR ANALYSIS.
3. 100-YEAR FLOODPLAIN LIMITS, FLOODWAY LIMITS & BASE FLOOD ELEVATIONS OVERLAYED ON THIS PLAN ARE BASED ON FEMA FIRM PANEL 41033C0501E OF JOSEPHINE COUNTY FIS.
4. SEE FIGURE 5 FOR CROSS SECTION DETAILS.
5. SEE THE GALLI GROUP'S "NO-RISE FLOOD ANALYSIS" REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION.
6. PRE AND POST PROJECT ENTRANCE PLAN

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

PRE AND POST PROJECT
ENTRANCE PLAN
MONUMENT RV PARK
JOSEPHINE COUNTY, OREGON

DATE: MARCH 2022
JOB NO: 02-6086-02
REV: 07/2022 7:45 AM
PREPARED BY: MCDJED



THE GALLI GROUP
Engineering Consulting

02-6086-02
September 7, 2022

Josephine County Community Development - Planning Division
700 NW Dimmick, Suite A
Grants Pass, OR 97526

**SUBJECT: NO-RISE CERTIFICATE
MONUMENT RV PARK
35-06-25B0, TL 1500; 35-26-25C0 TL 1200; 35-06-26-A0 TL 1900
MONUMENT DRIVE
MERLIN, OREGON**

Planning Staff:

This is to certify that my site evaluation and Simple Floodway Encroachment No-Rise analysis, as presented in the *No-Rise Flood Analysis, Monument RV Park* report and figures, dated March 16, 2022, and in the revised *Figure 4, Pre and Post Project Entrance Plan*, dated September 7, 2022, verifies that the RV park development proposed for the above listed tax lots, located adjacent to Louse Creek in the Merlin area of Josephine County, Oregon, results in a No-Rise Declaration.

According to the Simple Floodway Encroachment analysis results, the proposed new development will result in no loss of flow conveyance and will not adversely affect the 100-year Louse Creek flood elevations, or floodway widths and elevations, on this or adjacent parcels.

I further certify that the data submitted herewith in support of this request are accurate to the best of my knowledge, that the analyses have been performed correctly and in accordance with sound engineering practice, and that the proposed site development and structural works are designed in accordance with sound engineering practice.

Submitted By,

THE GALLI GROUP
GEOTECHNICAL CONSULTING

Melvin J. Galli III, P.E.
Project Engineer



Appendix B: Guidance Concerning Fencing and Walls in Special Flood Hazard Areas

Fencing and walls located in the special flood hazard area require floodplain development permits, unless they are small enough to be considered *de minimis* development as defined by local ordinance.

Fence or Wall Type	Fencing and Walls Allowed?			Regulatory Floodway (Riverine)	Shallow/Sheetflow/Ponding Zones	Coastal Velocity Zones
	Floodway Fringe (Riverine)	Yes	No			
A	Yes	Yes				
B	Yes	Yes		Yes, with limited cross channel fencing	Yes	Yes
C	Design Review Required ⁱ					
D	Yes, if open at base to BFE		No ⁱⁱ		Yes, if open at base to BFE	Yes, if installed parallel to shore, otherwise Design Review required.
E	Yes, if open at base to BFE		No ⁱⁱ		Yes, if open at base to BFE	Yes, if installed parallel to shore, otherwise Design Review required.
F	Yes, if adequate openings at base to BFE		No ⁱⁱ		Yes, if adequate openings at base to BFE	Design Review required ⁱⁱⁱ
G	Yes, if adequate openings at base to BFE		No ⁱⁱ		Yes, if adequate openings at base to BFE	Design Review required ⁱⁱⁱ
H	Yes, if adequate openings at base to BFE		No ⁱⁱ		Yes, if adequate openings at base to BFE	No

Fence/Wall Types:

- A Open barb or barless wire. Open means no more than one horizontal strand per foot of height
- B Open pipe or rail fencing (e.g. corrals). Open means rails occupy less than 10% of the fence area and posts are spaced no closer than 8 feet apart.
- C Collapsible fencing
- D Other wire, pipe, or rail fencing (e.g. field fence, chicken wire, etc.) which does not meet open requirements above.
- E Chain link fencing
- F Continuous wood fencing
- G Masonry walls
- H Retaining walls, bulkheads

ⁱ Ensure fence will collapse under anticipated base flood conditions. Debris impact must be considered. Calculations must be provided.

ⁱⁱ Unless shown, using FEMA-approved engineering/modeling standards, to cause no-rise in BFE.

ⁱⁱⁱ Fences and walls in V zone must be analyzed for their effects on flood conditions, including ramping effects on adjacent buildings and effects of debris during flood events (TB 5)





Community Development - Planning Division
700 NW Dimmick, Suite C
Grants Pass, OR 97526

(541) 474-5421
planning@josephinecounty.gov

Receipt Number: PL22-01699

Payer/Payee: ARTOFF REV LIVING TRUST, DENNIS R &
JANA E
PO BOX 1395
MERLIN OR 97532

Cashier: Terri Woodruff

Date: 12/29/2022

Primary Parcel: 350625B0000900 **Project Description:** 860 Sq Ft RV Park Office - Final Approval for RV Park
PL-2022-01887 DEVELOPMENT PERMIT * MONUMENT DR

Fee Description

Development Permit

<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
\$300.00	\$300.00	\$0.00
\$300.00	\$300.00	\$0.00

Payment Method	Reference Number	Payment Amount
CHECK	1336	\$300.00
Total Paid:		\$300.00



Community Development
 (541) 474-5421
 700 NW Dimmick Street, Suite C
 Grants Pass, OR 97526
www.josephinecounty.gov

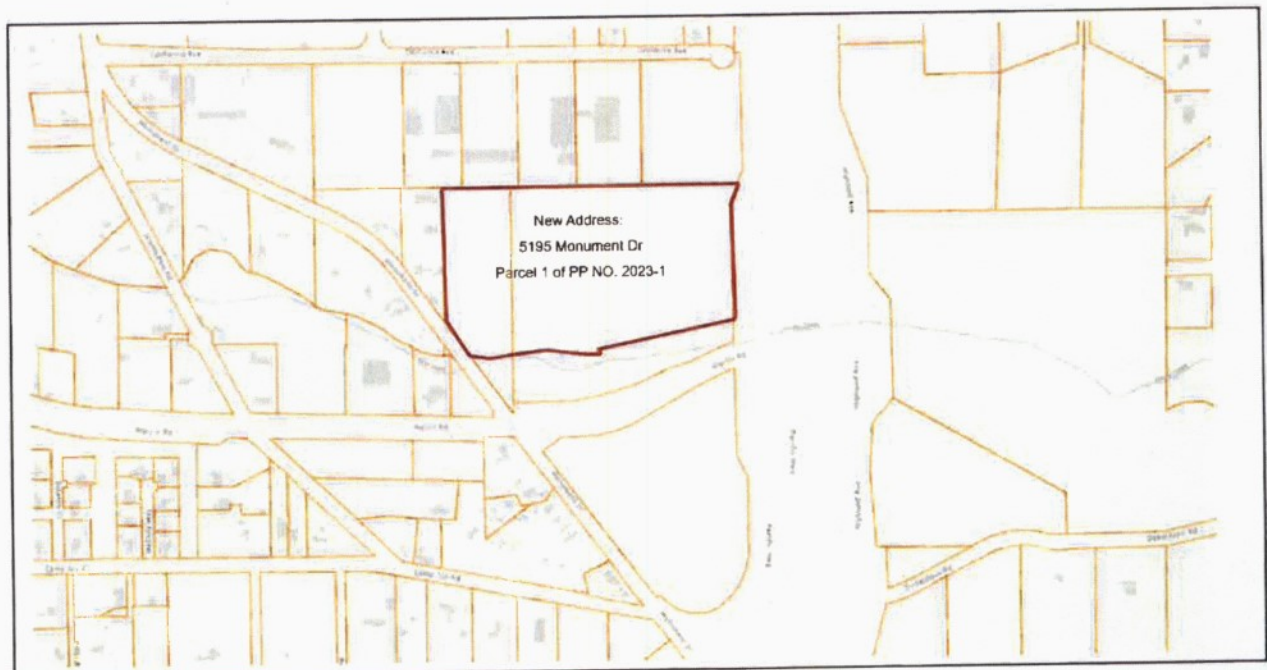
ADDRESS ASSIGNMENT

● Owner / Applicant (must have POA)	● PacifiCorp (Hanner)	Nicky Smith (BLM)
● Assessor (Roach / Snodgrass)	● GP Dept of Public Safety (Hyatt)	USPS Cave Junction (Krueger / Weir)
● Bldg Safety (Martin)	● GP Dept of Public Safety (Johnson)	● USPS Grants Pass (Anderson / Foster)
● ECSO (Murders / Harris)	● County Fire & Security (Trader)	USPS Merlin (Ross)
● Public Works (Heesacker)	● ODOT	USPS Murphy (Deneau)
City of Grants Pass GIS (Brandt)	● Rural / Metro Fire Dept (Holloway)	USPS O'Brien (Horton / Weir)
● USPS District Address Mgmt Sys	Applegate Fire District (Jackson)	USPS Rogue River (Loop)
● CenturyLink (DiBetta)	Illinois Valley Fire District (Ismaili)	USPS Selma / Kerby / Wilderville (Willard)
● CenturyLink (Omaha office)	Williams Fire & Rescue (Kuntz)	USPS Williams (Rains)
● 911 (Haack)	Wolf Creek Fire District (Scruggs)	USPS Wolf Creek (Henry)
● Hunter Communications (Sinclair)		

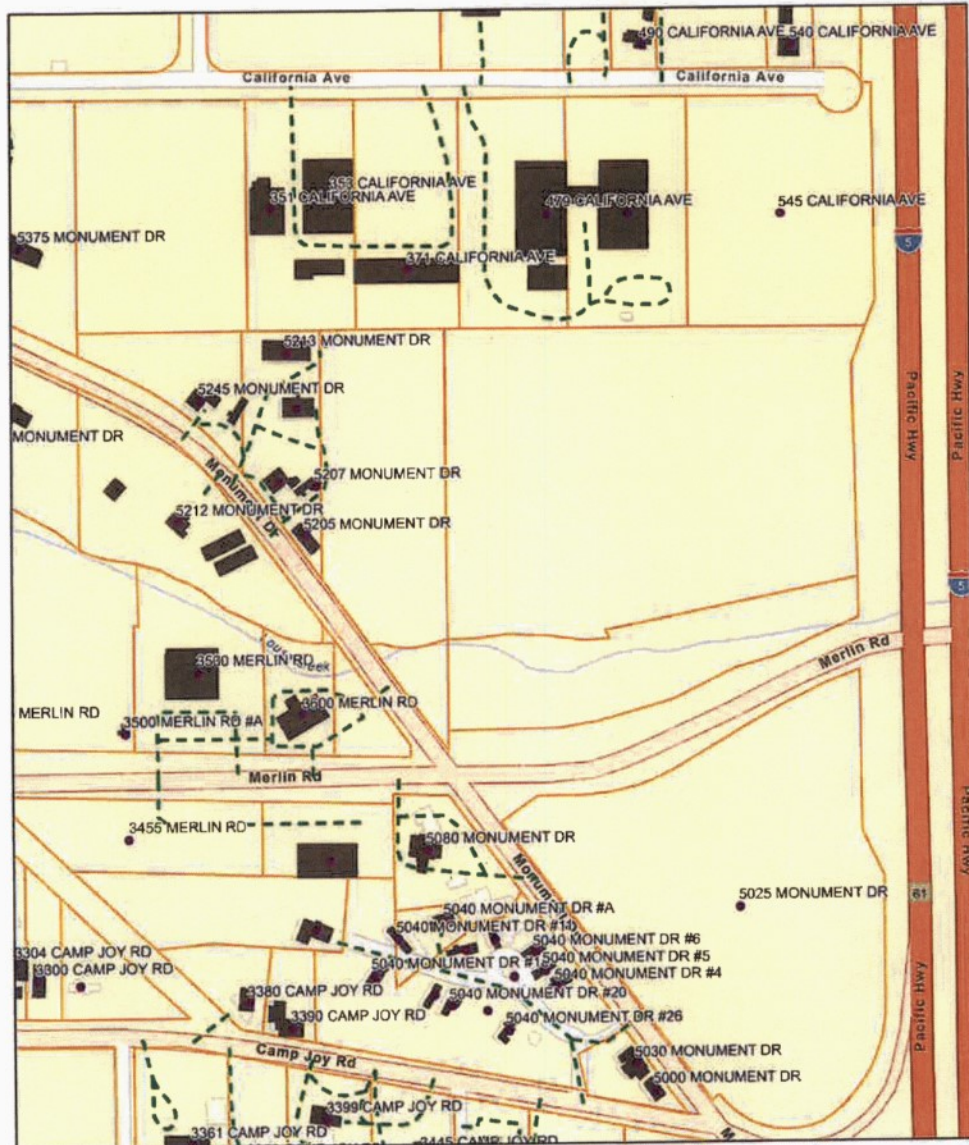
DATE: January 26, 2023

FROM: Onnie Heater (541) 474-5109 ext. 2412 theater@josephinecounty.gov

Legal:	35-06-25-B0, TL 900 & 35-06-26-A0, TL 1900
	Parcel 1 of PP NO. 2023-1
New Address:	5195 Monument Dr, Grants Pass, OR 97526
Notes:	



ArcGIS Web Map



1/26/2023, 2:28:10 PM

Jackson and Josephine Boundaries

Site Address - Josephine County

- Current

Building Footprints - Josephine County

- - - Driveways - Josephine County

Taxlots - Josephine County

Esri Community Maps Contributors, Josephine County, Oregon State Parks, State of Oregon GEO, © OpenStreetMap contributors, Microsoft, Esri, HERE, Garmin, Swg, GeoTechnologies, Inc., METV

Esri Community Maps Contributors, Josephine County, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Web AppBuilder for ArcGIS



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 Brian Mockridge Mailing Address (Street or PO Box, City, State, Zip Code) PO Box 1395 Merlin OR 97532 Phone Number 541-892-3289

B. Legal Property Description

Township 35 Range 06 Section 25 Tax Lot 900 Tax Account Number R304747 Acreage or Lot Size 12.83
County Josephine Subdivision Name _____ Lot _____ Block _____
Property Address: 5195 Monument Dr. City Grants Pass State OR Zip Code 97526

Directions to Property: take merlin Exit of I-5 Northbound, turn left on merlin Rd., take first right at light onto monument Dr., take immediate right onto property

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☐ Single Family Residence

Number of Bedrooms _____

☐ Other _____

Proposed Facility:

☐ Single Family Residence

Number of Bedrooms _____

☒ Other RV resort + office

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

Brian Mockridge

Applicant's Name - Please Print Legibly

Applicant's Mailing Address PO Box 1395, Merlin OR 97532

Date

09/08/23
541-892-3289

Applicant's Phone Number

mockridge21@gmail.com

Applicant's E-mail Address

Applicant is the

☒ Owner

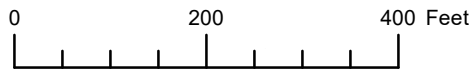
☐ Authorized Representative

☐ Licensed Septic Installer

☐ Authorization Attached

Installer's Name _____

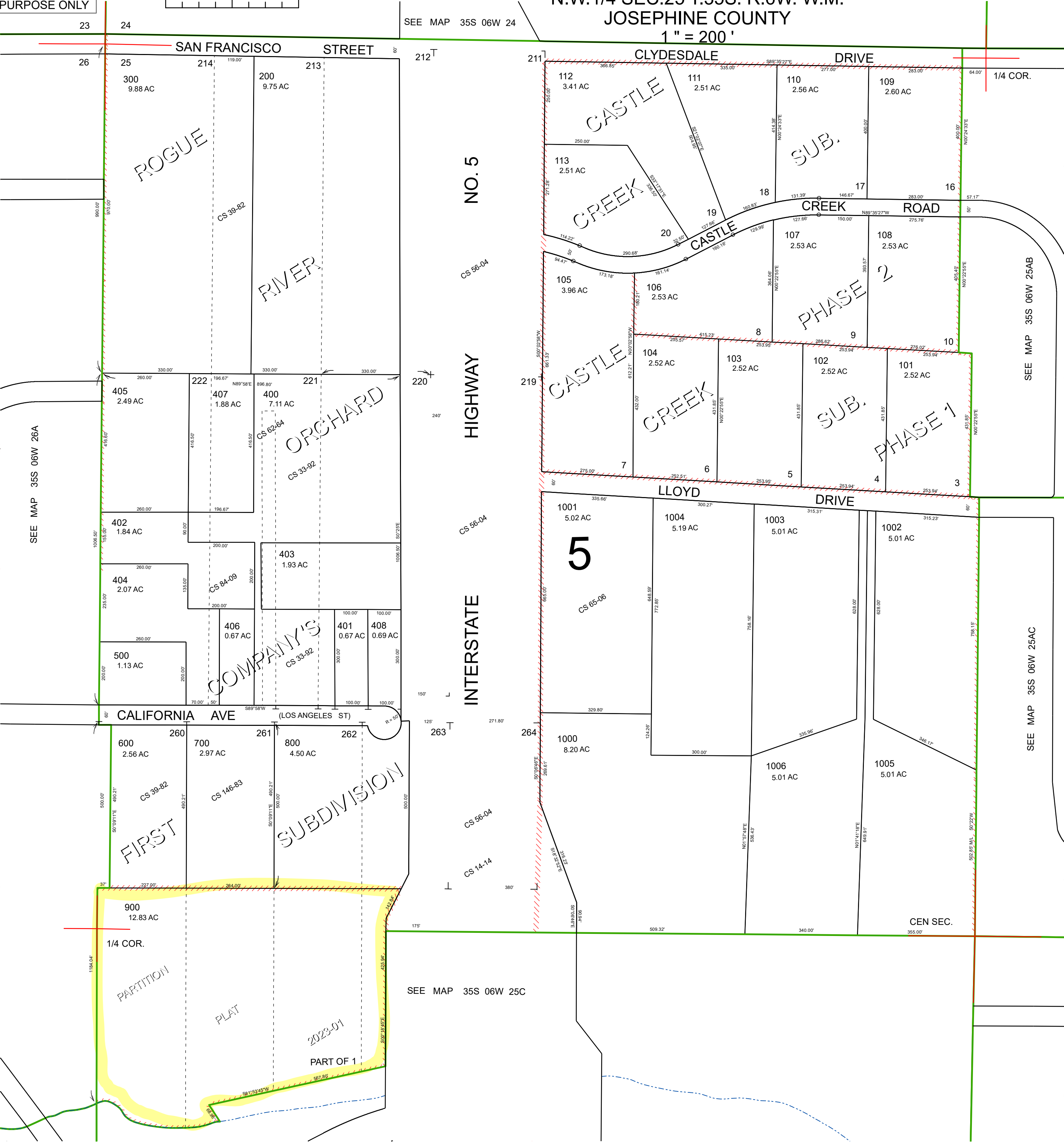
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



N.W.1/4 SEC.25 T.35S. R.6W. W.M.
JOSEPHINE COUNTY
1 " = 200 '

35 06 25B

CANCELLED:
690-90
100



35 06 25B



Commercial Septic Site Evaluation Approval

463-21-000324-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: 10/06/2021
Application status: Site Evaluation Approved
Work description: COMMERCIAL SITE EVALUATION

Applicant: MOCKRIDGE, BRIAN
Address: 200 BANISTER LN
GRANTS PASS OR 97526
Phone: 5418923289
Email: MOCKRIDGE121@GMAIL.COM

Owner: KIRKWOOD REV LIV TRUST
Address: %KIRKWOOD, WILLIAM J &
KIRKWOOD, CONNIE TRUSTE
%KIRKWOOD, WILLIAM J &
KIRKWOOD, CONNIE TRUSTEES
DOWNEY CA 90240

Property address: 0 Monument Dr, Grants Pass, OR
97526

Parcel: 350625B000090000 - Primary

Lot size: 12.65 ACRES
Zoning: N/A

Water supply: Well
City/County/UGB: County

Proposed use of structure: 25 SPACE RV PARK
Category of construction: Commercial

Number of employees:	0	0
Number of seating:	0	0

General Specifications

Max peak design flow:	2500 gpd.	Proposed gallons per day:	2500 gpd.
Min septic tank volume:	5000 gal.	Min dosing tank volume:	2500 gal.
Comments:	Drainfield can be reduced to 750 linear feet with instillation of sandfilter or ATT treatment standard 1 in approved area for initial system. ATT treatment standard 1 can be used in place of sandfilter in repair area.		

System Specifications

System type:
ATT description:
System distribution type:
Distribution method:

Initial System
Standard
N/A
Equal
Equal-Hydrosplitter

Replacement Area
Sand Filter
TREATMENT STANDARD 1
Serial
Serial

Trench Specifications

Trench linear feet:
Max depth:

Initial System
2084 linear ft.
24 in.

Replacement Area
834 linear ft.
36 in.

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: 10/06/2021

Application status: Site Evaluation Approved

Work description: COMMERCIAL SITE EVALUATION

Min depth:	18 in.	30 in.
Special Requirements	Initial System	Replacement Area
Stakeout required:	Yes	Yes
Groundwater type:	Temporary	N/A
Drainfield type:	Standard	Seepage Trench
Pump to drainfield required:	Yes	Yes
Other special requirement:	RAKE TRENCH SIDEWALLS	STEEP SLOPE DRAINFIELD RAKE TRENCH SIDEWALLS

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

10/6/21

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

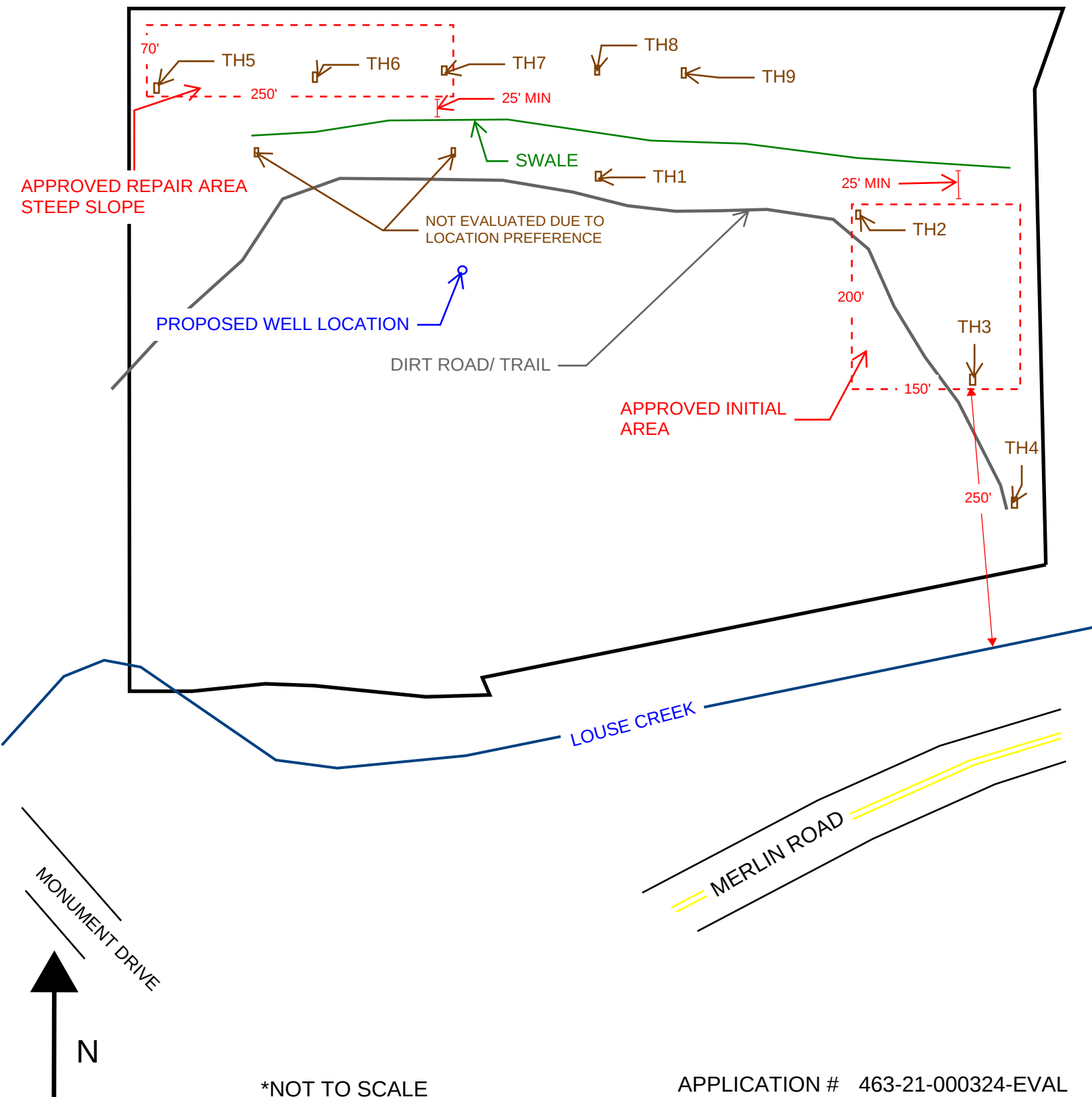
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

SITE PLAN

ADDRESS 0 MONUMENT DR.

PARCEL 350625B000900

PL



*NOT TO SCALE

APPLICATION # 463-21-000324-EVAL

FIELD WORKSHEET

Name: BRIAN MOCKRIDGE Application No.: 463-21-060324-EVAL Date: 8/31/2021
RE: SITE EVALUATION REPORT for Parcel #: 3506258000900

Commercial Facility: ☒ Yes ☐ No Parcel Size: 12.65 ACRES

APPROVED SYSTEM SPECIFICATIONS

Design flow: 2500 gpd Max Number of bedrooms: 2 Max Number of Employees: 2

Initial System	Replacement System
☒ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☐ Conventional Sand Filter/ATT ☒ Other <u>HYDROSPLITTER</u>	☐ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☒ Conventional Sand Filter/ATT ☒ Other <u>STEEP SLOPE/TSI</u>
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>2,084</u> total linear feet <u>125</u> linear feet per 150 gallons projected daily sewage flow <u>24</u> " Max Depth <u>18</u> " Min Depth	Absorption facility: <u>834</u> total linear feet <u>50</u> linear feet per 150 gallons projected daily sewage flow <u>36</u> " Max Depth <u>30</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.

* INITIAL SYSTEM DRAINFIELD CAN BE REDUCED TO 750 LINEAR

FEET WITH SANDFILTER OR ATT TREATMENT STANDARD 1 INSTALLED PRIOR
TO DRAINFIELD

* INITIAL SYSTEM SIZING BASED ON OAR 340-071-0220 TABLE 5

* OAR 340-071-0130, OAR 340-071-0220, OAR 340-071-290, OAR 340-071-310

* TANK REQUIREMENTS: 5,000 GALLON MIN SEPTIC TANK

2,500 GALLON MIN DOWLING TANK

* HYDROSPLITTER OR PRESSURIZED DISTRIBUTION MAY BE NECESSARY TO MEET
TRENCH DEPTH REQUIREMENT FOR INITIAL SYSTEM

Inspector: HK

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit 1	0-5	SL	10yr ^{3/2} , SGR, ROOTS 1VF, F, M
	5-16	SicL	7.5yr ^{2.5/3} , SSBK, ROOTS 2F, 1VF, M
	16-36	fSCL	10yr ^{4/3} , SSBK, ROOTS 1VF, F, M CAS @ 30" DEP 10yr ^{4/1, 1/2} , CONC 7.5yr ^{4/6}
	36-48	fSCL	10yr ^{4/1} , SSBK, ROOTS 1F, M, C, CONC 7.5yr ^{4/6} 10-15% ROUNDED CF 5yr ^{3/4}
Test Pit 2	0-10	SicL	10yr ^{2/2} , SSBK, ROOTS 1VF, F, M, C
	10-23	fSCL	7.5yr ^{3/3} , SSBK, ROOTS 1VF, F, M, PORES 1F
	23-50	fSCL	7.5yr ^{3/2} , SSBK, ROOTS 1VF, F, MOTTLES w/DRY, FAINT CAS @ 40" DEP 10yr ^{4/1}
			PORES 1F, M, RTH CRACKS CONC. 7.5yr ^{4/6}
Test Pit 3	0-12	CL	10yr ^{2/2} , SSBK, ROOTS 1VF, F, M
	12-24	SCL	10yr ^{2/2} , SSBK, ROOTS 1VF, F, M
	24-48	SCL	7.5yr ^{3/3} , wSBK, ROOTS 1VF, F, PORES 1VF, F, 50% ROUNDED CF
Test Pit 4	0-48	SL/RDS	10yr ^{3/4} , SGR wSBK, ROOTS 1VF, F, M, CAS @ 18" DEP 10yr ^{4/1}
			CONC. 7.5yr ^{5/8}
			PERM. WATER TABLE
Test Pit 5			
Test Pit 6			

Landscape Notes: GRASS, TREES, SHRUBS, BLACKBERRY BUSHES

Slope: 0-2% | 0-2% | 0-2% Aspect: SW | NW | SW
 TH1-2 TH3 TH4 TH1-2 TH3 TH4
 Groundwater Type: ☒ Permanent ☒ Temporary TEST HOLE 4 TEST HOLE 1-3
 Other Site Notes: SWALE NORTH OF TH1-2
 PERM WATER TABLE IN LOCATION OF TH4

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit #5	0-12	CL	5 _{yr} R ^{3/3} , GR-WSBK, ROOTS 2F,M,1C,VC,VF
	12-25	CL	5 _{yr} R ^{4/6} , W-MSBK, ROOTS 2M,1VF,F,C,VC
	25-40	SC	5 _{yr} R ^{4/6} , MSBK, ROOTS 1VF,F,M 40% ROUNDED CF
	40-60	SC	7.5 _{yr} R ^{4/6} , SSBK, ROOTS 1VF,F 60% ROUNDED CF
Test Pit #6	0-16	CL	SIMILAR TO TEST PIT 2
	16-48	CL	TOP 3 HORIZONS
	48-60	SC	
Test Pit #7	0-8	CL	SIMILAR TO TEST PIT 1
	8-20	CL	
	20-36	SC	
	36-60	SC	
Test Pit #8	0-10	L	7.5 _{yr} R ^{3/3} , GR-WSBK, ROOTS 1VF,F,M
	10-30	CL	5 _{yr} R ^{4/6} , SSBK, ROOTS 1VF,F,M,C
	30-44	SiCL	DEP IS MATRIX 10 _{yr} R ^{6/2} , S/I, ROOTS 1VF,F,M, RTH CRACKS, SSBK, CONC. 7.5 _{yr} R ^{5/8}
	44-60	SC	2.5 _{yr} R ^{4/8} , WSBK, ROOTS 1VF,F 50% ROUNDED CF
Test Pit #9	0-12	L	SIMILAR TO TEST HOLE 4
	12-49	CL	TOP 3 HORIZONS
	49-60	SiCL	
Test Pit 6			

Landscape Notes: WOODED (OAK & MADRONE), GRASS, BRUSH

Slope: 38-45% Aspect: S Groundwater Type: ☐ Permanent ☒ Temporary TEST HOLE 8+9
 Other Site Notes: STEEP SLOPE, 110-120' BETWEEN SWALE AND PROPERTY LINE



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 1 st response	_____
Date of 2 nd response	_____
Date of final response	_____
Date of completion	_____
Scanned	Data Entry

Date Stamp

A. Property Owner Information

Name William Kirkwood Mailing Address (Street or PO Box, City, State, Zip Code) 9117 Tweedy Ln. Downey CA 90240 Phone Number 562-927-6102

B. Legal Property Description

Township 35 Range 06 Section 25 Tax Lot 900 Tax Account Number R304747 Acreage or Lot Size 12.65
County Josephine Subdivision Name n/a Lot n/a Block n/a

Property Address: Corner of Monument and Merlin Rd. City Grants Pass State OR Zip Code 97526

Directions to Property: Take Merlin Exit of I-5, Turn on to Merlin rd heading towards merlin, Take first Right at light onto Monument Dr., Take first right after crossing louse creek gate and property entrance is just past louse creek monument bridge

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☐ Single Family Residence
Number of Bedrooms _____
☐ Other _____

Proposed Facility:

☐ Single Family Residence
Number of Bedrooms _____
☒ Other 25 RV Sites

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 its authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature Brian Mockridge Date 8-10-21

Brian Mockridge
Applicant's Name - Please Print Legibly

541-892-3289
Applicant's Phone Number

mockridge121@gmail.com
Applicant's E-mail Address

200 Bannister Ln., Grants Pass OR 97526
Applicant's Mailing Address

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

☐ Authorization Attached

Installer's Name _____



SEPTIC SITE EVALUATION	LOUSE CREEK RV	
	Scale: 1"=150'	
	Date: 08/03/21	
	Sheet: Site Plan	



NOTICE AUTHORIZING REPRESENTATIVE

I, DR. William J. Kirkwood have authorized Brian Mockridge to act as my
(Property Owner/Print Name) (Authorized Representative/Print Name)
agent in performing the activities necessary to obtain all onsite wastewater treatment program services provided by the Josephine County on the property described below in accordance with OAR chapter 340, division 071. I agree that any costs not satisfied by the Authorized Representative are my responsibility and I authorized Josephine County Onsite Septic agents to conduct required business activities on said property.

PROPERTY IDENTIFICATION:

Corner of Monument Dr. and Merlin Rd. between Monument Dr. and I5

(Property Situs or Road Address)

And described in the records of Josephine County as:
Township 35 & 35 Range 06 Section 25 Map ID BAG Tax Lot #(s) 1200
26 AB 900
1900

PROPERTY OWNER:

Printed Name: William J. Kirkwood, Ph.D

Address: 9117 Tweedy Ln.

City, State, Zip: DOWNEY, CA. 90240

Phone: 562-922-6102 Email: WJRKIRK51570@AOL.COM

Signature: [Signature]

AUTHORIZED REPRESENTATIVE:

Printed Name: Brian Mockridge

Address: 200 Bannister Ln.

City, State, Zip: Grants Pass, OR, 97526

Phone: 541-892-3289 Email: mockridge121@gmail.com

Signature: [Signature]

23 24



TL1200

SEE MAP 35 6 24

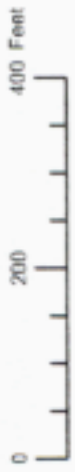
SEE MAP 35 6 25AB

SEE MAP 35 6 25AC

Center
Sec. 25

SEE MAP 35 6 25C

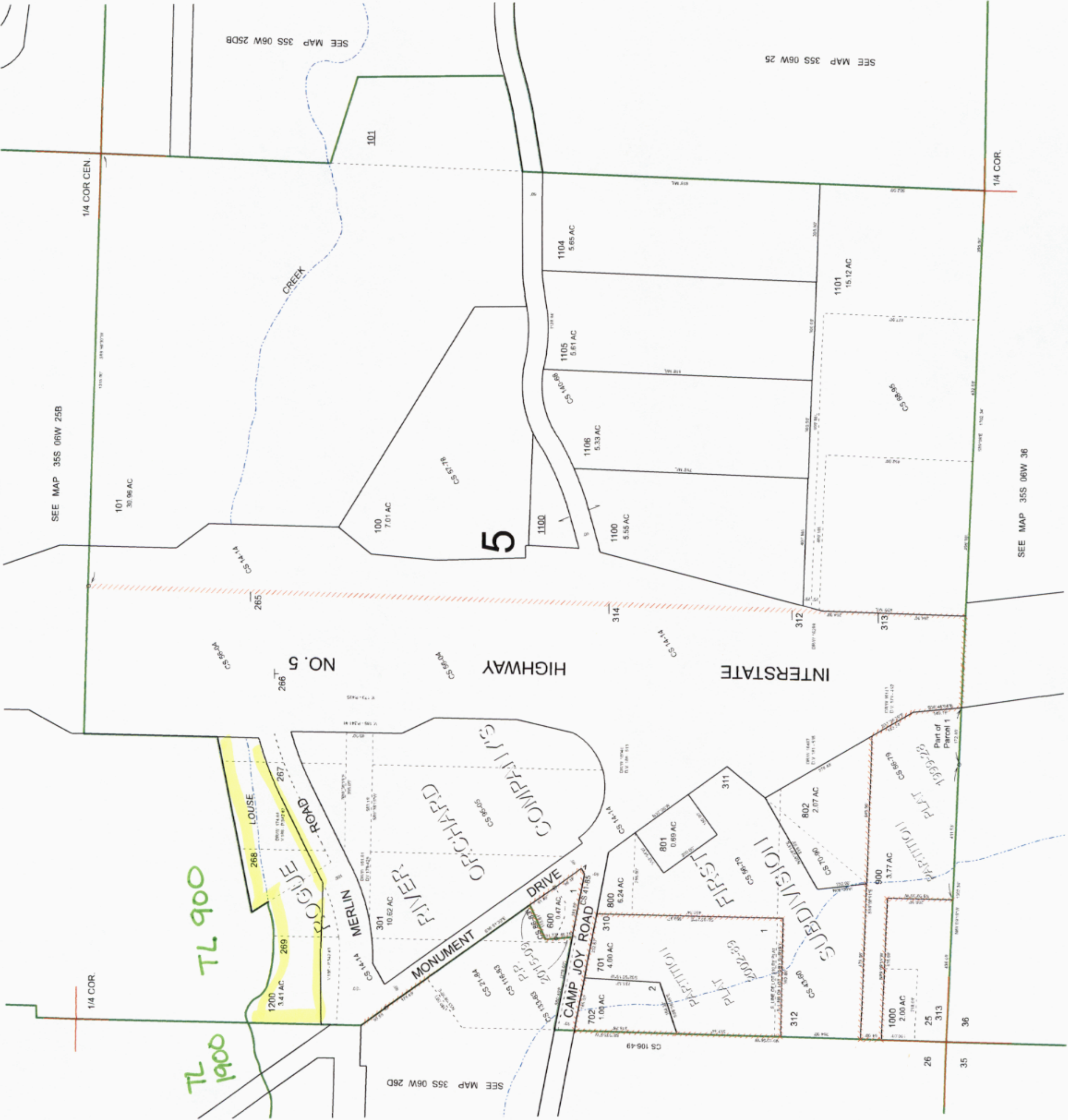
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



S.W. 1/4 SEC. 25 T.35S. R.6W. W.M.
JOSEPHINE COUNTY
1" = 200'

35 06 25C

CANCELLED:
200
500
400
300
800-40
890
1001
700
1102
1103
601



SEE MAP 35S 06W 36

35 06 25C



Commercial Septic Site Evaluation Approval 248-22-000665-EVAL

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

Date issued: 08/17/2022

Application status: Site Evaluation Approved

Work description: RV Resort.

Applicant: Mockridge Construction, LLC
Address: 200 Bannister Ln
Grants Pass OR 97526
Phone: 5418923289
Email: mockridge121@gmail.com

Owner:	Brian Mockridge	Property address:	0 Monument Dr, Grants Pass, OR
Address:	200 Bannister Ln Grants Pass OR 97526		97526

Parcel: 350625B000900 - Primary	Township:	35S	Range: 6W	Section:	25
--	------------------	-----	------------------	-----------------	----

Lot size: 12.65	Water supply: Well
Zoning: N/A	City/County/UGB: N/A
Directions to Property: See attached application	

Proposed use of structure: N/A
Category of construction: Commercial

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

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

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

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

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: 08/17/2022

Application status: Site Evaluation Approved

Work description: RV Resort.

8/17/22

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.)



Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region Medford Office

221 Stewart Avenue, Suite 201

Medford, OR 97501

(541) 776-6010

FAX (541) 776-6262

TTY 711

August 11, 2022

Mockridge Construction, LLC
c/o Brian Mockridge
P.O. Box 1395
Merlin, OR 97532

RE: Site Evaluation
Louse Creek RV Park
248-22-000665-EVAL
'0' Monument Dr., Merlin
T:35 R: 06, Sec.: 25, Tax Lot: 900

Introduction

I conducted a site evaluation for the property described above on July 26, 2022. Details on the findings and next steps outlined below and field worksheets. I evaluated 8 test pits and the soil notes are attached. We have found suitable soils for the proposal and details are described in this letter. This Site Evaluation is in addition to the previously completed Site Evaluation 463-21-000324-EVAL for 2500 gallons per day due to project increasing in scope.

Proposal

The Louse Creek RV Park will serve 100 RV spaces, comfort station with bathrooms and showers, washer and dryer station, and an office with up to 4 employees. The proposed projected daily sewage flow is 10,650 gallons per day. This projected sewage flow was determined using OAR 340-071-0220 Table 2 figures. The consultants on this project have proposed a projected daily sewage flow of 8,000 gallons per day to serve these facilities.

History

This is a new source.

Site Evaluation Findings

Soil Conditions Test Pits 1 – 8

The test pits are suitable for the installation of an Onsite Wastewater Treatment System. See the enclosed field notes for a complete description of the test pit locations and soil horizon descriptions.

The site of the test pits are suitable for a drainfield following a sand filter, recirculating gravel filter, or alternative treatment technology system. The minimum drainfield requirements are as follows:

Conditions of Suitability

Test Pits 1 - 3: Initial System

Initial System: Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1

Peak Design Flow: 8,000 gallons per day

Drainfield Sizing: 50 linear feet of drainfield per 150 gallons per day

Drainfield: 2,667 linear feet (may need to include a portion in the additional area)

Trench Depths: Min/Max 18" - 23"

Distribution Method: Equal possibly with hydro-splitter

Minimum Trench Spacing: 10' center to center

Slope: 1-2%

Test Pits 5 - 8: Initial System Continued and Replacement System

Repair System: Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1

Peak Design Flow: 8,000 gallons per day

Drainfield Sizing: 50 linear feet of drainfield per 150 gallons per day

Drainfield: 2,667 linear feet (replacement)

Trench Depths: Min/Max 24" - 36"

Distribution Method: Serial

Minimum Trench Spacing: 10' center to center

Slope: 27-28%

System Design Considerations

This system would also require twice the projected daily sewage flow for tankage. Please note: the system design must follow Large System Design Requirements in OAR 340-071-0520 and this includes a written assessment of the impact of the proposed system on the quality of public waters and public health, prepared by a registered geologist, or a certified engineering geologist qualified as a hydrogeologist. *The assessment should be submitted prior to making application so that DEQ can review the impact assessment and make any needed recommendations on whether additional treatment is needed other than indicated in this site evaluation report.* Please refer to the attached field worksheets and the preliminary site plan dated 02/22/2022, noting the approved drainfield areas.

The system designer must consider the high strength wastewater (Five-Day Biochemical Oxygen Demand, Total Suspended Solids, Oil & Grease and Total Kjeldahl Nitrogen) typically discharged from an RV park, RV dump station and comfort stations and design the onsite wastewater treatment system to meet the influent and effluent limitations established in a permit.

An application for a permit must include projected wastewater flow data, using OAR 340-071-0220 (Table 2) for all potential sources of wastewater from the facility. The agent may also consider flow data collected from a similar facility.

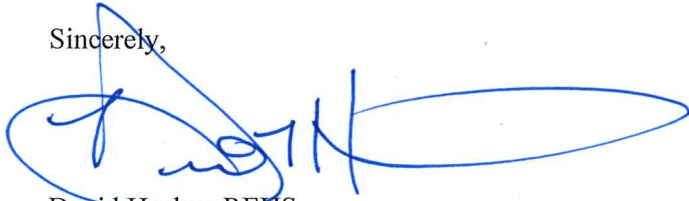
Following the groundwater assessment outlined above, construction plans are required and must be prepared and stamped by a Professional Engineer; Registered Environmental Health Specialist; or Wastewater Specialist licensed/registered to practice in Oregon for review and approval by DEQ. A stakeout of the initial and future repair drainfields is required.

All other system components proposed for this project must meet the design and construction requirements (including drainfield) found in OAR 340-071 & 073.

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 issued date and must include the application fees in OAR 340-071-0140. A senior DEQ staff person will be assigned the site evaluation report review application.

If you have any questions regarding this letter, or if I can be of any assistance, please contact me by phone at (541) 776-6130, or email at David.Hurley@deq.oregon.gov

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Hurley', with a large, stylized flourish extending to the right.

David Hurley, REHS
Natural Resource Specialist

Encl: Field worksheets dated December 8-12, 2021

C: File (w/enclosures)

TAX LOT 103
MAP NO. 35-06-25-A

TAX LOT 104
MAP NO. 35-06-25-A

TAX LOT 600
MAP NO. 35-06-25-B

TAX LOT 700
MAP NO. 35-06-25-B

TAX LOT 800
MAP NO. 35-06-25-B

LOUSE CREEK RV - MERLIN, OR

SCALE: 1"=50'
Not to Scale

Approved Initial & Repair Areas

TEST PIT #1

TEST PIT #2

TEST PIT #3

TEST PIT #4

TEST PIT #5

TAX LOT 800
MAP NO. 35-06-25-A

TAX LOT 800
MAP NO. 35-06-25-B

Area I

Area 2

TEST PIT #6

TEST PIT #7

TEST PIT #8

WELL

APPROXIMATE PROPERTY LINE
N00°14'41"W 341.35'

POSSIBLE FILL AREA

POSSIBLE FILL AREA

POSSIBLE FILL AREA

POSSIBLE FILL AREA

POSSIBLE FILL AREA

POSSIBLE FILL AREA

TAX LOT 103
MAP NO. 35-06-25-B

TAX LOT 1000
MAP NO. 35-06-25-C

N45°02'54"W 121.71'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

S89°51'02"W 152.35'

FIELD WORKSHEET

Name: Mockridge Construction, LLC Application No.: 48-22-00065 Date: 7/26/22
 RE: SITE EVALUATION REPORT for Township: 35 Range: 06 Section: 25 Tax Lot: 900

Commercial Facility: ☒ Yes ☐ No Parcel Size: _____

APPROVED SYSTEM SPECIFICATIONS

Design flow: 5500 gpd Max Number of bedrooms: _____ 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: _____ total linear feet _____ linear feet per 150 gallons projected daily sewage flow _____ " Max Depth _____ " Min Depth	Absorption facility: _____ total linear feet _____ linear feet per 150 gallons projected daily sewage flow _____ " Max Depth _____ " 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.
- This approval is given on the basis that the parcel described above will not be further partitioned or subdivided.
- 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.

Area 1

* please see report for sizing & system criteria *

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
8 Test Pit 1	0-6	SCL	10YR 3/2, gran → weak, 2uf, 1f roots 5% coarse frag
	6-34	SCL	10YR 3/4, weak, 7uf roots 7% coarse frag CASE 25" Fe ²⁺ (5R 1/2) # deposition (10R 8/3)
	34-60	SCL	10YR 3/4, weak , 7uf roots 45% coarse frag
7 Test Pit 2			Similar to TP#1
			TD = 60"
			ESD = 60"
6 Test Pit 3			Similar to TP#1
			TD = 60"
			ESD = 60"
Test Pit 4			
Test Pit 5			
Test Pit 6			

Landscape Notes: _____

Slope: 1-2% Aspect: _____ Groundwater Type: ☐ Permanent ☒ Temporary

Other Site Notes: possible area of fill, but has undergone pedogenesis

Application No.: 0

FIELD WORKSHEET

Name: Mockridge Construction, LLC Application No.: 248-22-1000005 Date: 7/20/20
 RE: SITE EVALUATION REPORT for Township: 35 Range: 06 Section: 25 Tax Lot: 900

Commercial Facility: ☒ Yes ☐ No Parcel Size: _____

APPROVED SYSTEM SPECIFICATIONS

Design flow: 5500 gpd Max Number of bedrooms: _____ 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: _____ total linear feet _____ linear feet per 150 gallons projected daily sewage flow _____ " Max Depth _____ " Min Depth	Absorption facility: _____ total linear feet _____ linear feet per 150 gallons projected daily sewage flow _____ " Max Depth _____ " 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.
 - This approval is given on the basis that the parcel described above will not be further partitioned or subdivided.
 - 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.

Area 2

* please see report for sizing & system criteria *

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
5 Test Pit 1	0-6	SCL	5YR ³ / ₄ , gran → wsbk, dnf, f, 1m roots 3% coarse frag
	6-28	SC	5YR ⁴ / ₄ , wsbk, dnf, f, m, c roots 15% coarse frag
	28-58	SC	7.5YR ⁴ / ₄ , wsbk, 7nf, df, 1m roots 20% coarse frag
	58-60	✓	weathered parent Ø CAS
4 Test Pit 2	0-5	SCL	5YR ³ / ₃ , gran → wsbk, 3nf, df, 1m roots 7% coarse frag
	5-16	SC	2.5YR ³ / ₄ , wsbk, 3nf, df, m, 1c roots 10% coarse frag
	16-43	SC	5YR ⁴ / ₄ , wsbk, 1nf, f roots 25% coarse frag
	43-60	✓	weathered parent Ø CAS
3 Test Pit 3			Similar to TP#5
			TD = 60
			ESD = 47"
2 Test Pit 4			Similar to TP#5
			- TD = 60"
			ESD = 41"
1 Test Pit 5			Similar to TP#5
			TD = 60"
			ESD = 48"
Test Pit 6			

Landscape Notes: _____

Slope: 27-28% Aspect: _____ Groundwater Type: ☐ Permanent ☐ Temporary

Other Site Notes: _____

Application No.: 0

FIELD WORKSHEET

Name: _____ Application No.: _____ Date: _____

RE: SITE EVALUATION REPORT for Parcel #: _____

Commercial Facility: ☐ Yes ☐ No Parcel Size: _____

APPROVED SYSTEM SPECIFICATIONS

Design flow: _____ gpd Max Number of bedrooms: _____ 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: _____ total linear feet _____ linear feet per 150 gallons projected daily sewage flow _____ " Max Depth _____ " Min Depth	Absorption facility: _____ total linear feet _____ linear feet per 150 gallons projected daily sewage flow _____ " Max Depth _____ " Min Depth

Additional Conditions of Approval

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

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

Application No.: _____

TD = 60"

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit 1	0-6	SCL	10YR 3/2, gran → w/sk, 2.0", 1" roots, 5% coarse frag
	6-34	SCL	10YR 3/4, w/sk, 1" roots, 7% coarse frag
	34-60	SCL	10YR 3/4, skeletal, 1" roots, 45% coarse frag
			CASE 25" temporary Fe ²⁺ (5YR 3/6) & depletions 10YR (8/2)
Test Pit 2			Similar to TP# 1
			TD = 60"
			ESP = 60"
Test Pit 3			Similar to TP# 1
			TD = 60"
			ESP = 60"
Test Pit 4			
Test Pit 5			
Test Pit 6			

Landscape Notes: _____

Slope: 1-2% Aspect: _____ Groundwater Type: ☐ Permanent ☐ Temporary

Other Site Notes: _____

Application No.: _____

FIELD WORKSHEET

Name: _____ Application No.: _____ Date: _____

RE: SITE EVALUATION REPORT for Parcel #: _____

Commercial Facility: ☐ Yes ☐ No Parcel Size: _____

APPROVED SYSTEM SPECIFICATIONS

Design flow: _____ gpd Max Number of bedrooms: _____ 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: _____ total linear feet _____ linear feet per 150 gallons projected daily sewage flow _____ " Max Depth _____ " Min Depth	Absorption facility: _____ total linear feet _____ linear feet per 150 gallons projected daily sewage flow _____ " Max Depth _____ " 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.
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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.
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- ☐ 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.

Application No.: _____

TD=60"

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit 1	0-6	SCL	5YR 3/4, gran. wstk, 2nd, f, 1m, roots 3% coarse frag
	6-28	SC	5YR 4/4, wstk, 2nd, f, m, c roots 15% coarse frag
	28-58	SC	7.5YR 4/4, wstk 1st, 2d, 1m rank 21% coarse frag
	58-60	—	weathered parent OCAS
Test Pit 2	0-5	SCL	5YR 3/3, gran. wstk, 3rd, 2d, 1m rank 7% coarse frag
	5-24	SC	2.5YR 3/4, wstk, 3rd, 2d, m, 1c 10% coarse frag
	24-43	SC	5YR 4/4, wstk 1st, 2d, rank 20% coarse frag
	43-60	—	weathered parent OCAS
Test Pit 3			Similar to Test Pit 1
			TD=60"
			ESD=47"
Test Pit 4			Similar to, Test Pit 1
			TD=60"
			ESD=49"
Test Pit 5			Similar to Test Pit 1
			TD=60
			ESD=47"
Test Pit 6			

Landscape Notes: _____

Slope: 27-28% Aspect: _____ Groundwater Type: ☐ Permanent ☐ Temporary

Other Site Notes: _____

Application No.: _____

From: mockridge121@gmail.com
Sent: Thursday, June 9, 2022 3:02 PM
To: 'DEQ Medford'
Cc: OnsiteMedford * DEQ; HURLEY David * DEQ
Subject: RE: Additional Information is required for record # 248-22-000665-EVAL at 0 Monument DR, Grants Pass, OR 97526

Good afternoon,

Thank you for the quick response. I apologize for and confusion. The Septic system will serve 100 RV sites(We will reduce the allowed number of sites if our supplied flow data will not support 100 sites @ 8000gpd), a bathroom for a swimming pool for RV site use only, (3) Bathroom/shower facility's each containing (2) showers and (2) toilets(for RV site use only), one office with a bathroom, and (3) washing machines. We have approval for 2500 GPD and would like to expand that approval another 5500gpd for a total of 8000gpd. The septic system will have a pre-treatment facility designed by Chris Zelmer with an effluent nitrate level of 45mg/l as specified per our LOSS report.

Please let me know if I need to upload this narrative to the online application. After logging in I was not able to locate a way to revise the application or upload additional information?

Thank you very much and have a great day,

Brian Mockridge, PE

PO Box 1395

Merlin, OR 97532

541-892-3289

From: DEQ Medford <DEQMedfordNoReply@Accela.com>
Sent: Thursday, June 9, 2022 2:40 PM
To: mockridge121@gmail.com
Subject: Additional Information is required for record # 248-22-000665-EVAL at 0 Monument DR, Grants Pass, OR 97526

Additional information is required to process your permit application 248-22-000665-EVAL at job site address 0 Monument DR, Grants Pass, OR 97526. Please see the comments below for details.

Workflow Task: Application Intake

Comment: Please upload a detailed narrative including what will be served by the septic system. Include number of units, as Commercial Site Evaluation fees are based on Gallons per day. Thank you

If you have questions, please contact Meshell Plazola at 541-776-6010 or OnsiteMedford@deq.state.or.us <mailto:OnsiteMedford@deq.state.or.us> .

Your record is available online for tracking by clicking here:

https://aca-oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Onsite&TabName=Onsite&capID1=22CAP&capID2=00000&capID3=000IH&agencyCode=DEQ_MEDFORD <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Faca-oregon.accela.com%2Fforegon%2FCap%2FCapDetail.aspx%3FModule%3DOnsite%26TabName%3DOnsite%26capID1%3D22CAP%26capID2%3D00000%26capID3%3D000IH%26agencyCode%3DDEQ_MEDFORD&data=05%7C01%7COnsiteMedford%40deq.oregon.gov%7C57e94e37b9904e5d7f1808da4a63df75%7Caa3f6932fa7c47b4a0cea598cad161cf%7C0%7C0%7C637904090067866327%7CUnknown%7CTWFpbGZsb3d8eyJWljoImCM4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Xs4ffGe%2FFuXaBYXMIr37Cj0Q43rja0faVEEOOpUWWU%3D&reserved=0>

Thank you.

DEQ Medford Office
221 Stewart Avenue, Suite 201
Medford, OR 97501
541-776-6010

OnsiteMedford@deq.state.or.us <mailto:OnsiteMedford@deq.state.or.us>

www.oregon.gov/deq

<<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.oregon.gov%2Fdeq&data=05%7C01%7COnsiteMedford%40deq.oregon.gov%7C57e94e37b9904e5d7f1808da4a63df75%7Caa3f6932fa7c47b4a0cea598cad161cf%7C0%7C0%7C637904090067866327%7CUnknown%7CTWFpbGZsb3d8eyJWljoImCM4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=9oRXQwJH4gwA02E%2B4kq%2FYnjGXoPdmAmaLokzW3g4JWQ%3D&reserved=0>>



State of Oregon
Department of
Environmental
Quality

Application for Onsite Sewage Treatment System

Send this application
to the appropriate
DEQ office

For DEQ Use Only:		Date Stamp
Date received		
Fee paid		
Receipt number		
Application number		
Date of 1 st response		
Date of 2 nd response		
Date of final response		
Date of completion		
Scanned	Data Entry	

A. Property Owner Information

Brian Mockridge PO Box 1395, Merlin OR 97532 541-892-3289
Name Mailing Address (Street or PO Box, City, State, Zip Code) Phone Number

B. Legal Property Description

35 06 25 900 R304747 12.65
Township Range Section Tax Lot Tax Account Number Acreage or Lot Size
Josephine n/a n/a
County Subdivision Name Lot Block

Property Address: 0 Monument Dr. Grants Pass OR 97526
Address City State Zip Code

Directions to Property: Take Merlin Exit of I5 Northbound, Turn left on Merlin Rd. heading west, Take first right at light onto monument dr.
Cross Louse creek take immediate right into property (about 100ft after turning onto monument dr)

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☐ Single Family Residence

Number of Bedrooms

☐ Other

Proposed Facility:

☐ Single Family Residence

Number of Bedrooms

☒ Other RV Resort

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 Department of Environmental Quality and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature

06/08/22

Date

Brian Mockridge
Applicant's Name - Please Print Legibly

541-892-3289
Applicant's Phone Number

mockridge121@gmail.com
Applicant's E-mail Address

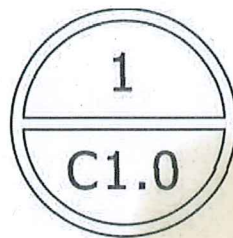
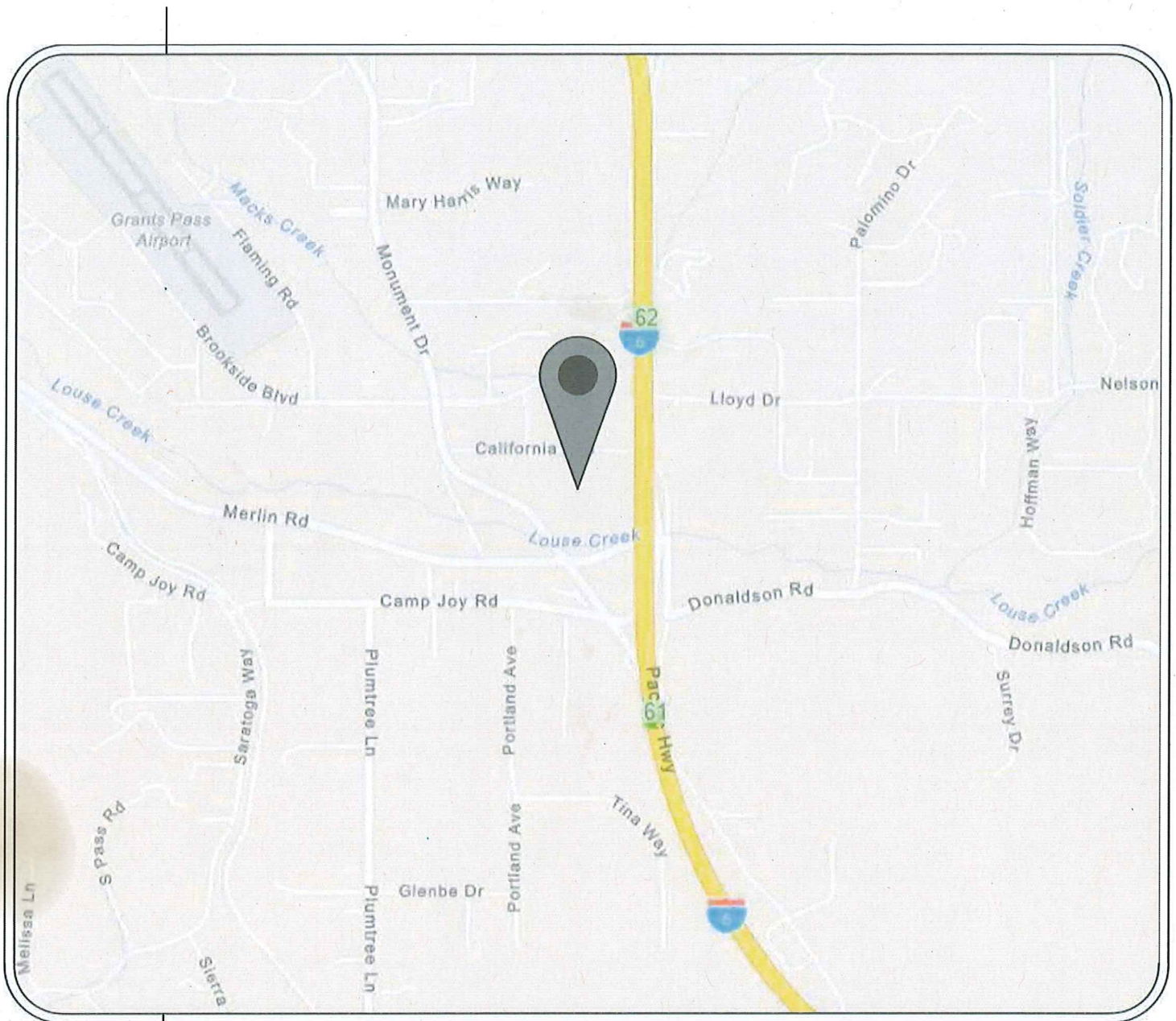
PO Box 1395, Merlin OR 97532

Applicant's Mailing Address

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

☐ Authorization
Attached

Installer's Name



PROJECT LOCATION

SCALE: NTS

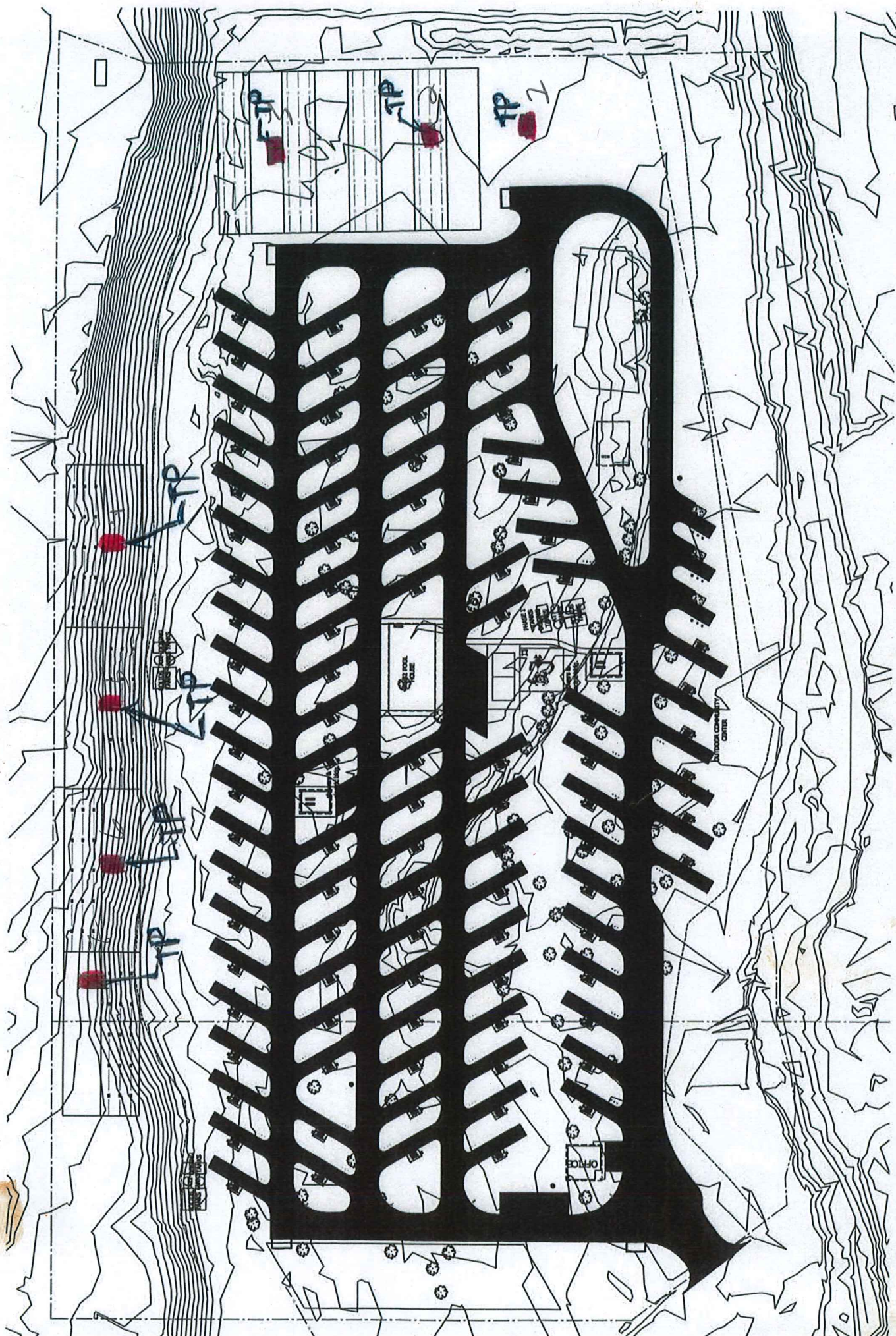
SITE INFORMATION:

PROJECT ADDRESS:

MONUMENT DRIVE, GRANTS PASS, OREGON

TAX MAP/LOT:

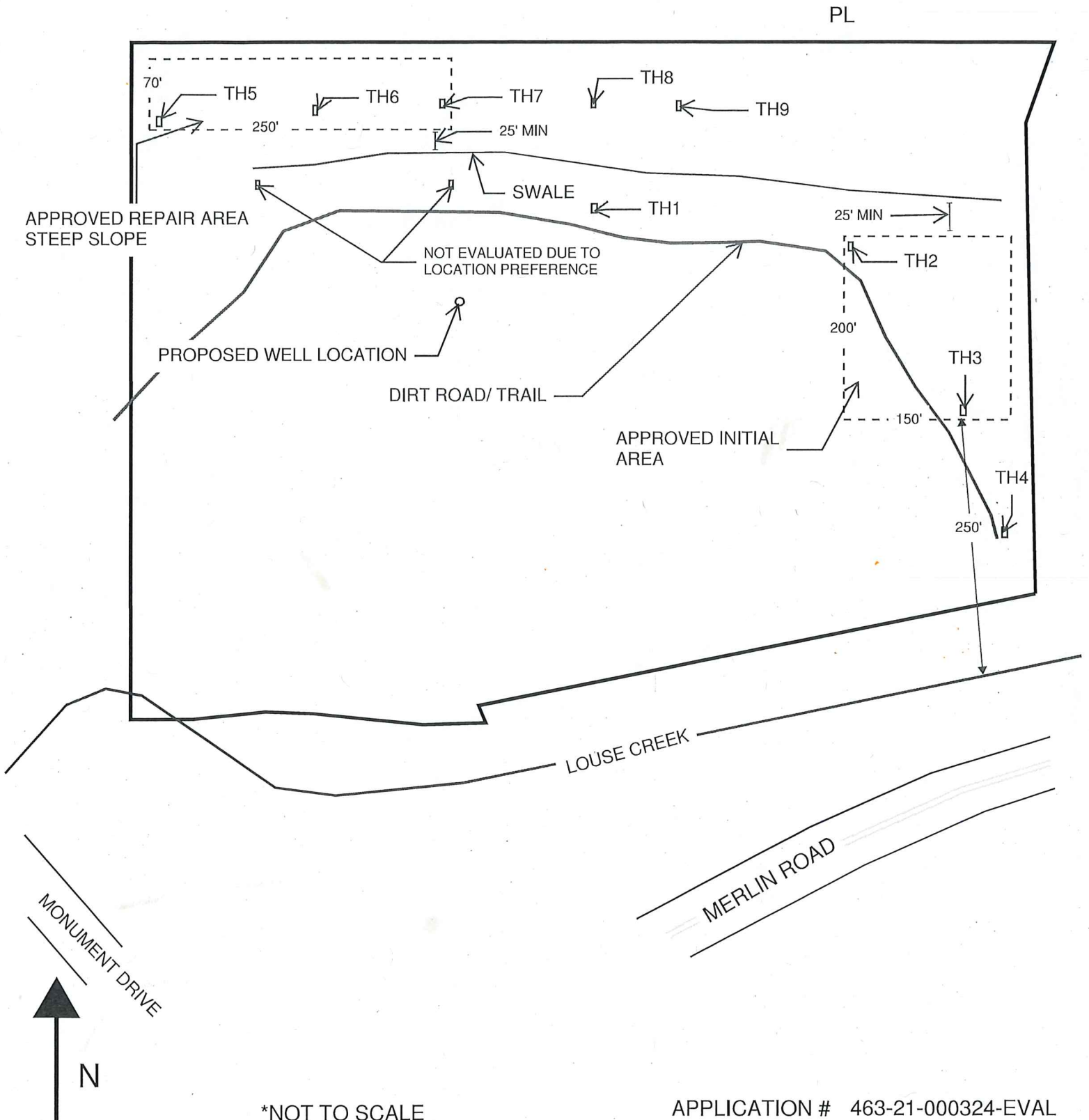
35S-06W-25-B0 / 900; 35S-06W-26-A0 / 1900; 35S-06W-25-C0 / 1200



SITE PLAN

ADDRESS 0 MONUMENT DR.

PARCEL 350625B000900





Charles D. (Chuck) Costanzo, Member
541.659.9545
septicssystemsolutions541@gmail.com

Re: Proposed Recreational Vehicle park septic system

February 11, 2022

The owners of the property on Monument Dr., north of the Merlin freeway interchange (parcel #360625b000090) are planning to construct a 100 unit recreational vehicle park. I have been asked to assist in the planning for the construction of the onsite wastewater treatment (septic) system.

The park will be constructed in phases; the first phase will consist of 23 RV spaces connected to a standard septic system as approved by the Josephine Co. Onsite office on 10/06/2021 (SE # 463-21-000324). Eventually, Oregon approved Alternative Treatment Technology (ATT) system units will be installed. Four ATT units and drainfield cells will be sized for 1300 gallons per day (gpd) capacity and 3 cells sized for 1500 gpd. These 7 drainfield cells will be laid out in a checker board fashion for initial installation and future repair areas. The initial plans for the Water Pollution Control Facilities (WPCF) permit will be submitted for 95 total units. Monitoring the gallons per day usage over time, I believe the flow will be less than 100 gpd/RV space design flow and the 50 gpd/space average daily flow required by DEQ. Once the daily flows/RV are established and found to be under DEQ required flows, more units can be added to reach 100 RV spaces.

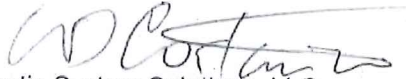
The 23 RV space septic system to be installed immediately will be designed to allow an ATT unit to be added later. The drainfield layout will be installed following the checkerboard requirement in anticipation of future development. A concept map is attached.

The next steps towards reaching a 100 space RV park are:

- Apply to DEQ for a Site Evaluation for a 72 unit RV park.
- Work has begun on the hydro-geologic study required by DEQ for the WPCF permit.
- Concurrently, begin construction on the 23 unit septic system installation.
- Once the SE is approved for the additional 72 units, begin the process of applying for a WPCF permit from DEQ.
- Immediately after the 23 space RV park is developed, begin monitoring for flows from the park and divide by the number of occupied spaces to get a gpd/unit flow database. The water meter should be read at least once per month and results recorded. Periodically a daily monitoring for a week should be done to show daily trends in water use.

- Accompanying the WPCF application submit a detailed plan showing the individual septic systems including septic and dosing tanks, ATT units, water lines, sewer lines from RV spaces to septic tanks and effluent sewer lines to drainfields, individual drainline lengths and hydrosplitters for distribution to drainlines, etc.

The specific ATT units that are to be installed will be chosen after DEQ has given their approval and will be based on any requirements they impose.



Septic System Solutions, LLC
Charles D. (Chuck) Costanzo, member, REHS
541.659.9545

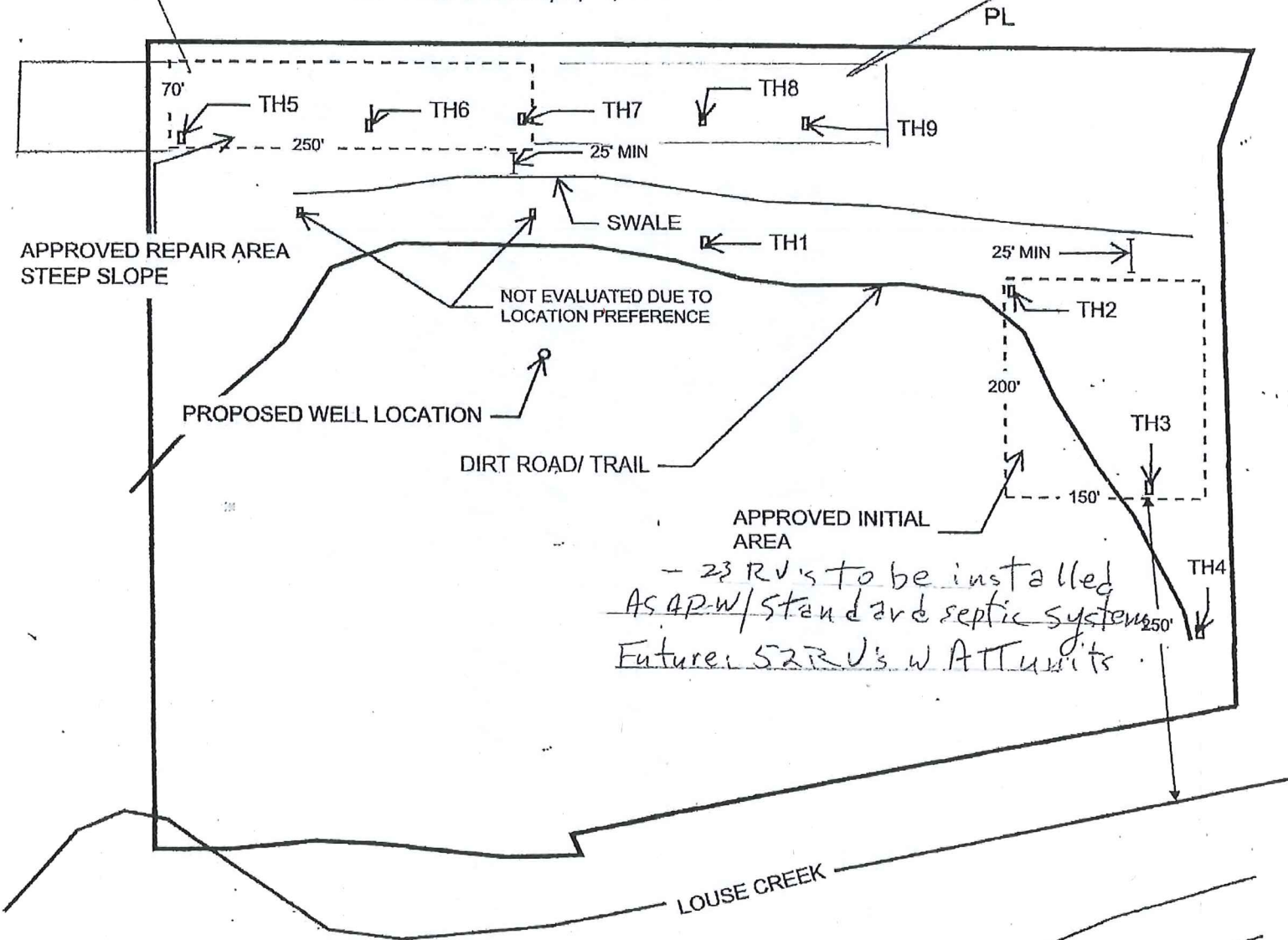
C: Brian Mockridge, PE

SITE PLAN

ADDRESS 0 MONUMENT DR.

PARCEL 350625B000900

Septic System for 40 future RV units
w/ appropriate septic & dosing tank
and ATT*



* ATT is an Oregon approved
Alternative Treatment
Technology System

Septic System Solutions LLC
Charles D. Costanzo, member
320 Arroyo Dr.
Grants Pass, OR 97527
541-659-9545

*NOT TO SCALE

pg 2 of 5 2-11-22
APPLICATION # 463-21-000324-EVAL

APPLICATION # 463-21-000324-EVAL

Proposed Louser Rd Park
No + Fossil



Drainfield sized as in record book
for standard 450 ltr/day

23 RVs = 1913 LF $\div$ d Now
13 RVs = 435 AT future

Future: Each BRV Block will have its own 300g tank 1500g A.T. + 1500g dosing tank

Septic System Solutions LLC
 Charles D. Costanzo, member
 320 Arroyo Dr.
 Grants Pass, OR 97527
 541-659-9545

Pg 4 of 5
 revised 2/18/22

Not to scale

Future ATT unit

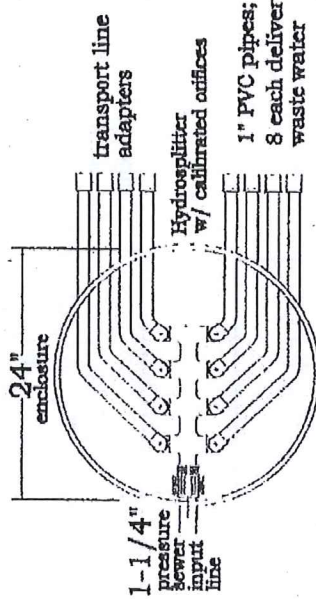
two 3000 gal septic tanks

10000

13 ft spaces

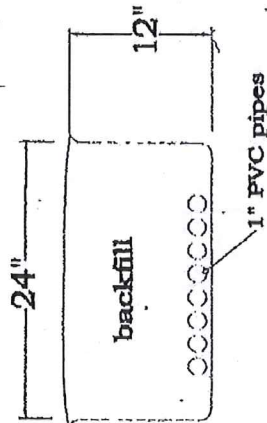
1500 gal septic tank

8 outlet
 hydro splitter



Hydro splitter
 scale: see dimensions

existing grade



"Loop" drain-
 fields for each
 cell

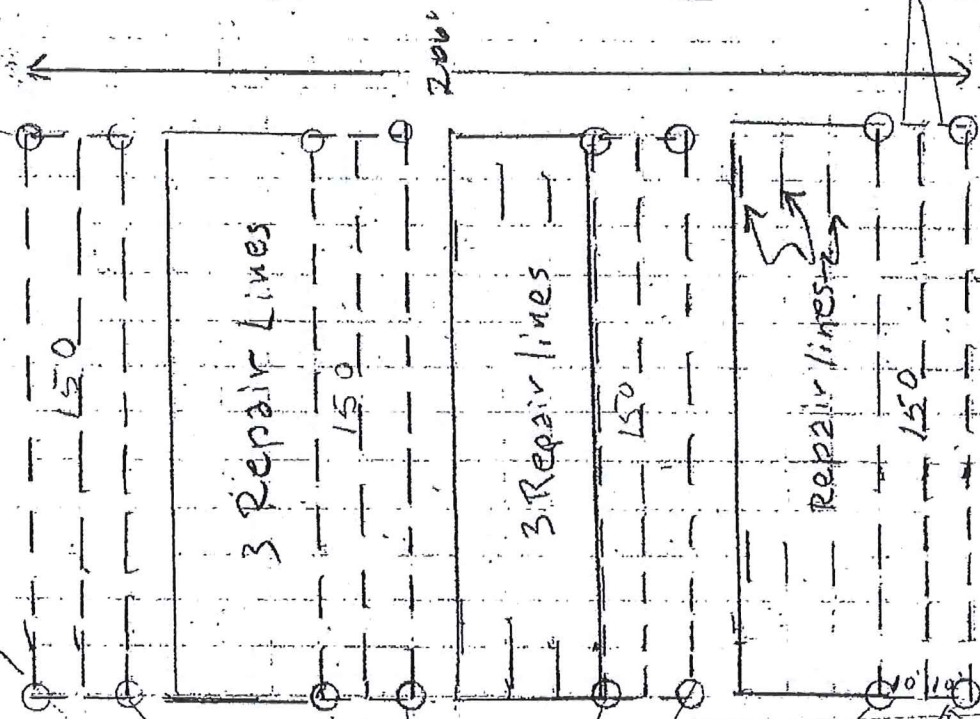
24"

backfill

12"

1" PVC pipes

Inspection ports
 detail pg 4



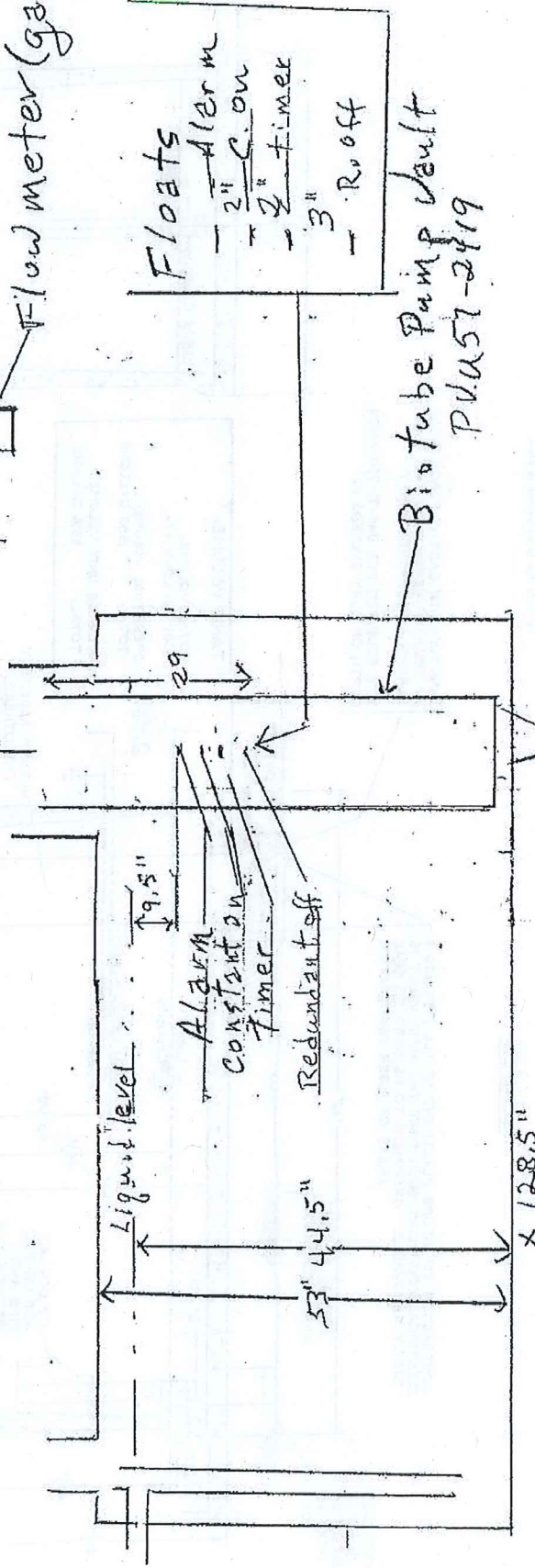
490 LF/cell

490 x 4 = 1960 LF

1085 LF for 232 units

1500 g. Riverside tank

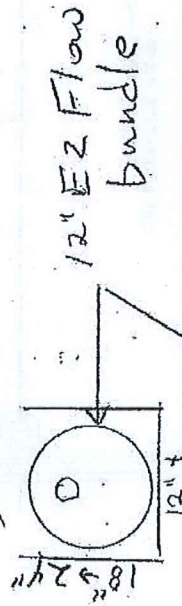
2" → 1 1/2" PVC
To drainfield
Flow meter (gallons)



Floats
- Alarm
- 2" C.O.N
- 2" timer
- 3"
- R.OFF
Biotube Pump Vault
PUA57-2419

x tanks inside dimensions

Drain field detail:



screw cap

Inspection port PVC

End cap

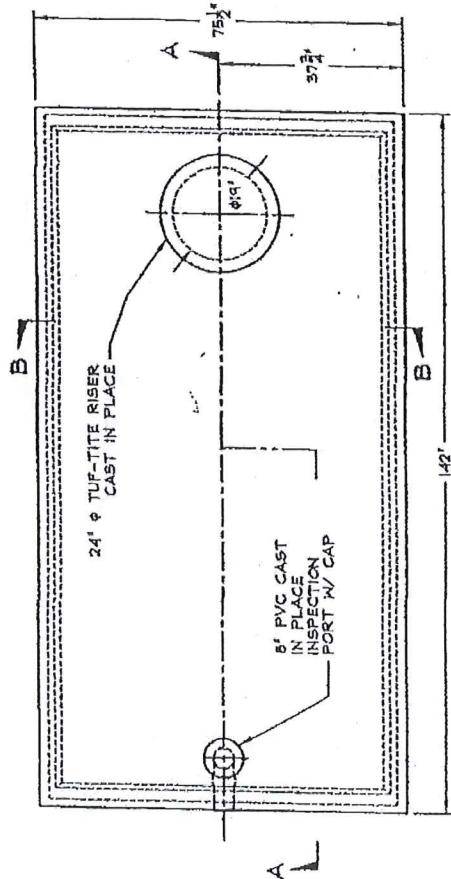
Septic System Solutions LLC
Charles D. Costanzo, member
320 Arroyo Dr.
Grants Pass, OR 97527
541-859-9545

$$\begin{aligned} 1300 \text{ g/d} \div 2 &= 650 \text{ Avg/d} \\ 650 \div 24 &= 27 \text{ g/dose/hr} \\ 30 \text{ g/min pump} \div 30 &= 1 \text{ g X 60 sec} \\ &= 54 \text{ sec pump on} \approx 1 \text{ min/hr} \end{aligned}$$

NOTE: THIS DRAWING IS FOR GRAPHIC REPRESENTATION ONLY. FOR STRUCTURAL DETAILS, SEE DRAWINGS BY T.J. BOSSARD, INC.

RIVERSIDE READY MIX INC.
531 SE MILL STREET
GRANTS PASS, OREGON 97526
1500 GALLON DOSING TANK
SCALE - 1/2" = 1'-0"

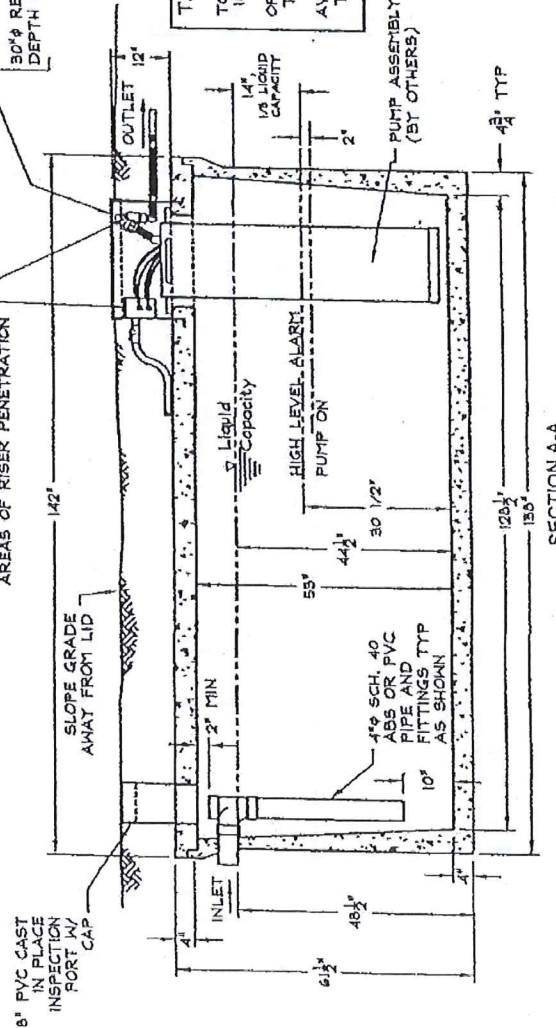
- GENERAL NOTES:
1. Vertical design live load: 500 psf plus 2,600 lb wheel load, plus 20 psf snow load.
 2. Lateral load: 82.4 psf equivalent fluid pressure plus soil surcharge of 500 psf with tank empty.
 3. Concrete $f'_c = 4,000$ psi.
 4. Reinforcing steel: ASTM A-615 deformed bars, Grade 60, fy = 60,000 psi.
 5. See structural drawings for structural design and details not shown on these plans.
 6. Tank shall be installed with no more than 3 feet of cover unless otherwise referenced per OAR 340-073-023 (5).
 7. Tank to be installed on firm, smooth and level base material of 4" to 6" of sand or 3/8" per gravel containing no large rocks or clumps.
 8. Tank to be backfilled uniformly around perimeter.
 9. Tank manufacturer and furnish (2) 4" dia. FEMCO couplings or #3034 bushings with each apple icon, and (1) 4" dia. FEMCO coupling or #3034 bushing with each dosing-apple icon.
 10. High ground water table for tank is defined as ground water up to one (1) foot above top of tank.
 11. Where high ground water is feasible, this tank shall have 20 inches minimum cover or shall have a concrete slab, with at least 21 cubic feet of concrete placed over the tank.
 12. Tank to be tested after placement for water-tightness as described in OAR 340-073-025 and in accordance with instruction manual supplied with the purchase of each tank.
 13. Inlet & outlet (if applicable), 4" supply fitting, cast in place. O.D. surface of fitting to be prepared by manufacturer prior to casting in place to ensure watertight seal.
 14. Tank top to be painted in place.



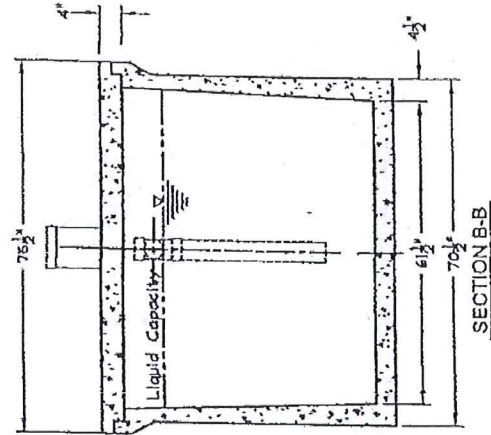
TOP VIEW

24" TUF-TITE CAST IN PLACE RISER
W/ POLYETHYLENE LID W/ (4) S.S.
SCREWS & NEOPRENE GASKET
30" REQUIRED PER 340-71-200 WHEN
DEPTH OF BURY EXCEEDS 36"

CONTRACTOR TO INSURE PLACEMENT OF ALL FITTINGS & ELECTRICAL EQUIPMENT SUCH THAT THE PUMP VAULT IS EASILY REMOVABLE. GROMMETS TO BE USED TO SEAL AREAS OF RISER PENETRATION



SECTION A-A

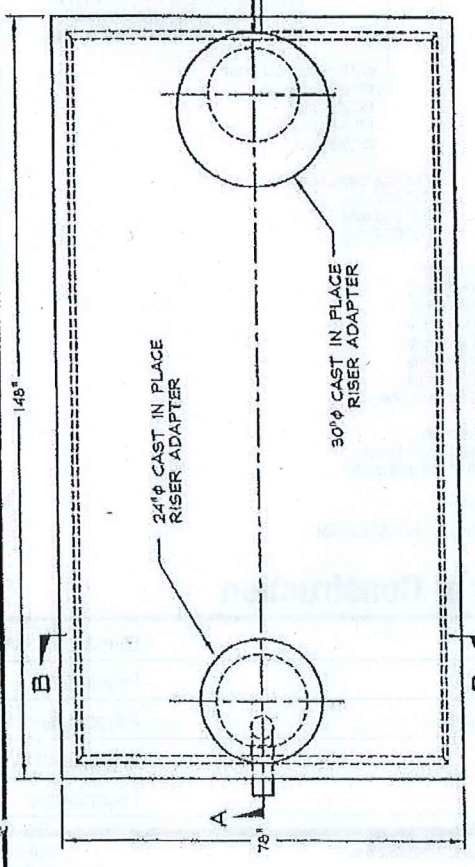


SECTION B-B

TANK VOLUME:

TOTAL VOLUME	1881 GALLONS +/-
OPERATING VOLUME	1580 GALLONS
AVERAGE UNIT VOLUME	35.5 GAL/IN ²

- GENERAL NOTES:**
1. Vertical design live load: 300 psf plus 2,500 lb wheel load.
 2. Horizontal design live load: 60 psf fluid pressure from soil and water with tank empty.
 3. Concrete: f'c = 4,800 psi.
 4. Reinforcing steel: ASTM A-615 deformed bars, Grade 60, fy = 60,000 psi.
 5. See structural drawings for structural design and details not shown on these plans.
 6. Tank shall be installed with no more than 3 feet of cover unless otherwise reinforced per OAR 340-073-0025 (6).
 7. Tank to be installed on firm, smooth and level base material of 4" to 6" of sand or 3/8" pea gravel containing no large rocks or clumps.
 8. Tank top half to be in place before backfilling, and tank to be backfilled uniformly around perimeter.
 9. Tank manufacturer shall furnish (2) 4" dia. FERROCO couplings or 20004 bushings with each septic tank, and (1) 4" dia. FERROCO coupling or 20004 bushing with each dosing-septic tank.
 10. High ground water table for tank is defined as ground water up to one (1) foot above top of tank.
 11. Where high ground water is possible, the tank shall have 32 inches minimum cover.
 12. Tank to be tested after placement for water-tightness as described in OAR 340-73-0026 and in accordance with instructions provided with the purchase of each tank.
 13. Inlet & outlet (if applicable): 4" slip fitting, cast in place w/ 4" rubber gasket, Del Zotte or equivalent.
 14. Dosing volumes not to exceed maximum limits set by OAR 340-73 and 75. Maximum percent of projected daily flow: 10% to aerobically or 20% in other applications.
 15. Tank shall be sealed w/ Con-Seal or equivalent.

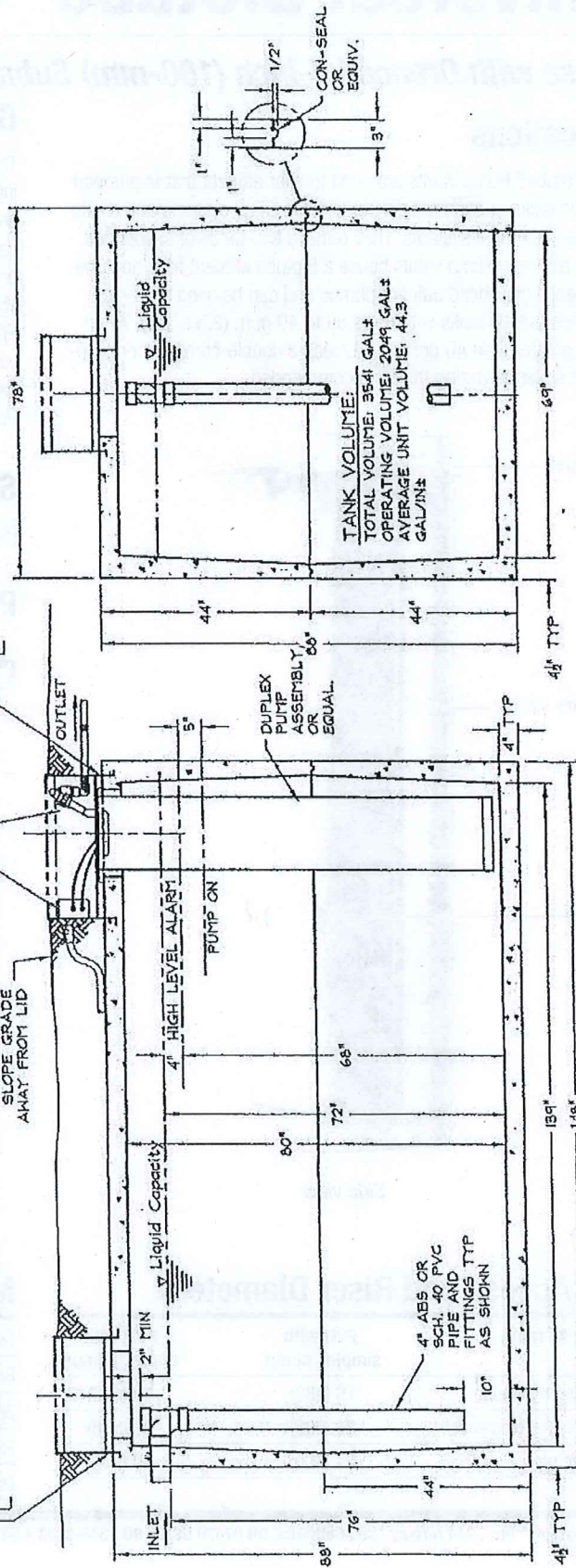


TOP VIEW

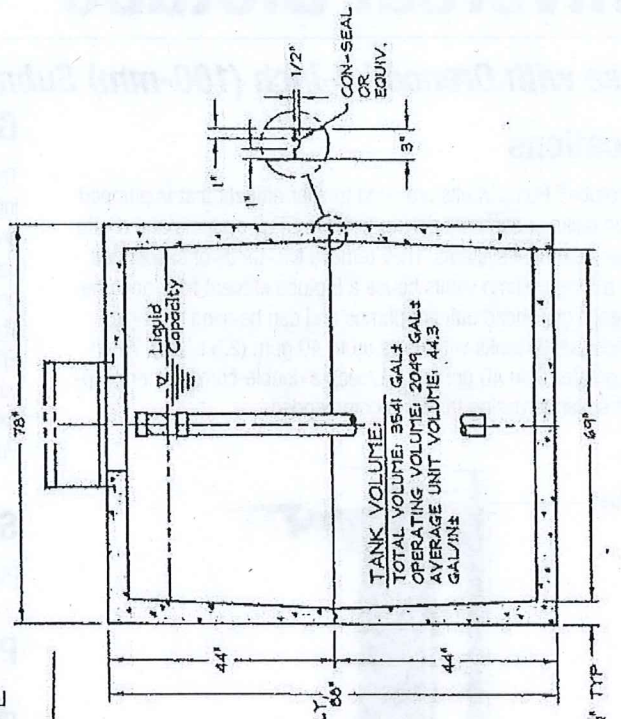
CONTRACTOR TO INSURE PLACEMENT OF ALL FITTINGS & ELECTRICAL EQUIPMENT SUCH THAT THE PUMP VAULT IS EASILY REMOVABLE. GROMMETS TO BE USED TO SEAL AREAS OF RISER PENETRATION

SLOPE GRADE AWAY FROM LID

24" CAST IN PLACE RISER ADAPTER, RISER PROVIDED BY OTHERS



SECTION A-A



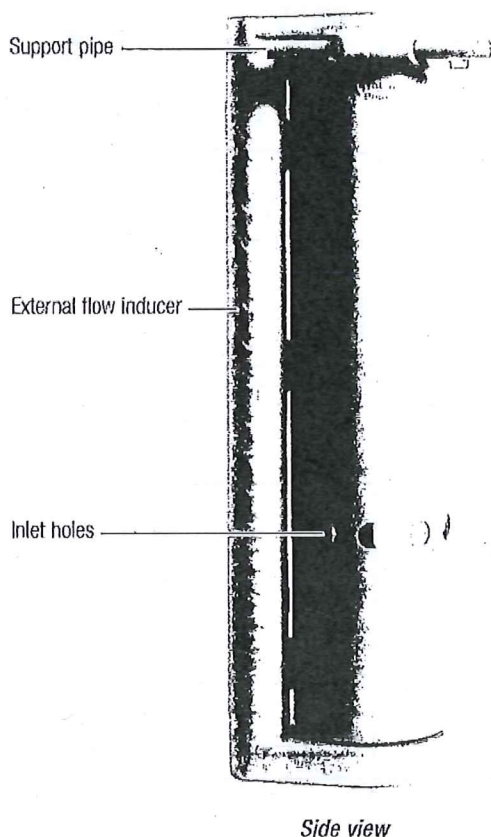
SECTION B-B

Universal Biotube® Pump Vaults

For use with Orenco® 4-inch (100-mm) Submersible Effluent Pumps

Applications

Orenco Biotube® Pump Vaults are used to filter effluent that is pumped from septic tanks or separate dosing tanks in STEP systems and onsite wastewater treatment systems. They remove two-thirds of suspended solids, on average. Pump vaults house a Biotube effluent filter and one or two Orenco high-head effluent pumps and can be used in single-compartment septic tanks with flows up to 40 gpm (2.5 L/sec). When flows are greater than 40 gpm (2.5 L/sec), a double-compartment septic tank or separate dosing tank is recommended.



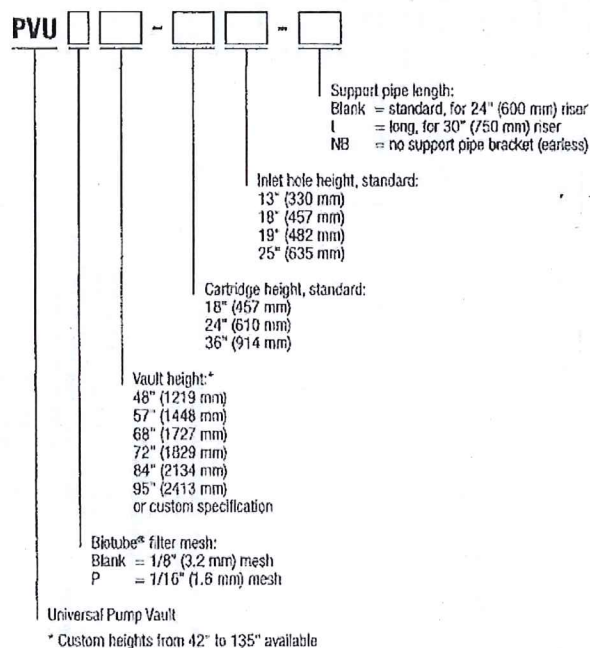
General

The Orenco Biotube Pump Vault includes a molded polyethylene housing with an internal Biotube filter cartridge constructed of polypropylene and PVC. Schedule 80 PVC support pipes are included to suspend the vault in a tank opening. "Earless" 68-inch (1727-mm) vaults, which rest on the bottom of the tank instead of on support pipes, are also available. The filter cartridge can be removed without pulling the pump or the vault. Effluent enters through inlet holes around the perimeter of the Biotube vault and flows through the Biotubes to the external flow inducer. The external flow inducer accommodates one or two pumps. Orenco Biotube Pump Vaults are covered by U.S. patents #4,439,323 and 5,492,635.

Standard Models

PVU48-1818, PVU57-1819, PVU68-2419, PVU84-2419, PVU95-3625

Product Code Diagram

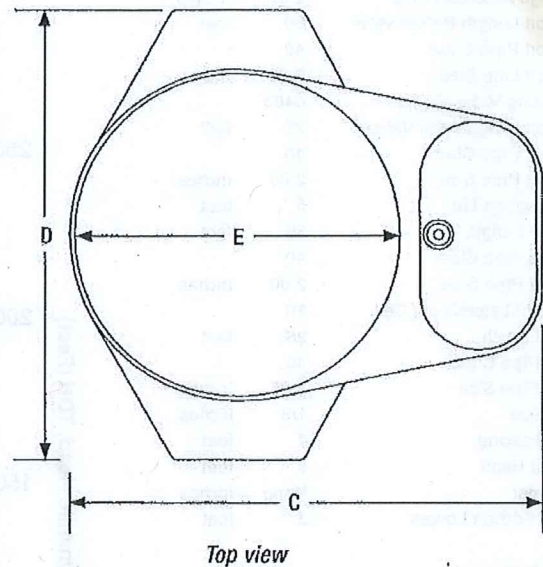
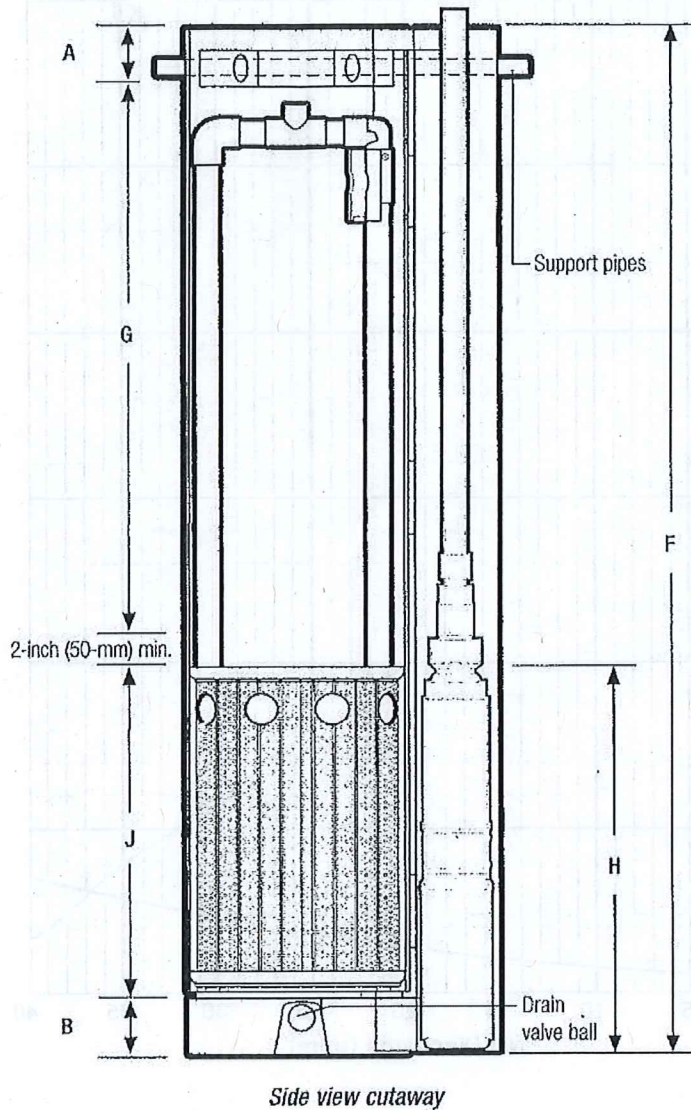


Tank Access and Riser Diameters

Diameter, in. (mm)	PVU with simplex pump	PVU with duplex pumps
Tank access, minimum	19 (483)	19 (483)
Tank access, recommended	20 (508)	20 (508)
Riser, minimum	24 (600)	30 (750)

Materials of Construction

Support pipe	Schedule 80 PVC
Biotube® vault	Polyethylene
Biotube filter cartridge	Polypropylene/PVC
Float stem	Schedule 40 PVC
Drain valve ball	Polypropylene



Dimensions

A, in. (mm)	3 (76)
B, in. (mm)	4 (102)
C, in. (mm)	17.3 (439)
D, in. (mm)	16.6 (422)
E, in. (mm)	12 (305)

Specifications

Model	PVU48-1818	PVU57-1819	PVU68-2419	PVU84-2419	PVU95-3625
F, vault height, in. (mm)	48 (1219)	57 (1448)	68 (1727)	84 (1727)	95 (2413)
G, lowest float setting point, in. (mm)	21 (533)	29 (737)	35 (889)	51 (1295)	50 (1270)
H, inlet hole height, in. (mm)*	18 (457)	19 (483)	19 in. (483)	19 (482)	25 (635)
J, Biotube® cartridge height, in. (mm)	18 (457)	18 (457)	24 (610)	24 (610)	36 (914)
Biotube mesh opening, in. (mm)	0.125 (3)	0.125 (3)	0.125 (3)	0.125 (3)	0.125 (3)
Filter flow area, ft² (m²)	4.4 (0.4)	4.4 (0.4)	5.9 (0.5)	5.9 (0.5)	9.0 (0.84)
Filter surface area, ft² (m²)	14.5 (1.35)	14.5 (1.35)	19.7 (1.83)	19.7 (1.83)	30 (2.79)
Maximum flow rate, gpm (L/sec)	140 (8.8)	140 (8.8)	140 (8.8)	140 (8.8)	140 (8.8)

* May vary depending on the configuration of the tank.

Pump Selection for a Pressurized System - 4

Parameters

Discharge Assembly Size	2.00	inches
Transport Length Before Valve	80	feet
Transport Pipe Class	40	
Transport Line Size	2.00	inches
Distributing Valve Model	6403	
Transport Length After Valve	25	feet
Transport Pipe Class	40	
Transport Pipe Size	2.00	inches
Max Elevation Lift	5	feet
Manifold Length	36	feet
Manifold Pipe Class	40	
Manifold Pipe Size	2.00	inches
Number of Laterals per Cell	30	
Lateral Length	26	feet
Lateral Pipe Class	40	
Lateral Pipe Size	1.25	inches
Orifice Size	1/8	inches
Orifice Spacing	4	feet
Residual Head	5	feet
Flow Meter	None	inches
'Add-on' Friction Losses	3	feet

Calculations

Minimum Flow Rate per Orifice	0.43	gpm
Number of Orifices per Zone	70	
Total Flow Rate per Zone	30.3	gpm
Number of Laterals per Zone	10	
% Flow Differential 1st/Last Orifice	0.1	%
Transport Velocity Before Valve	2.9	fps
Transport Velocity After Valve	2.9	fps

Frictional Head Losses

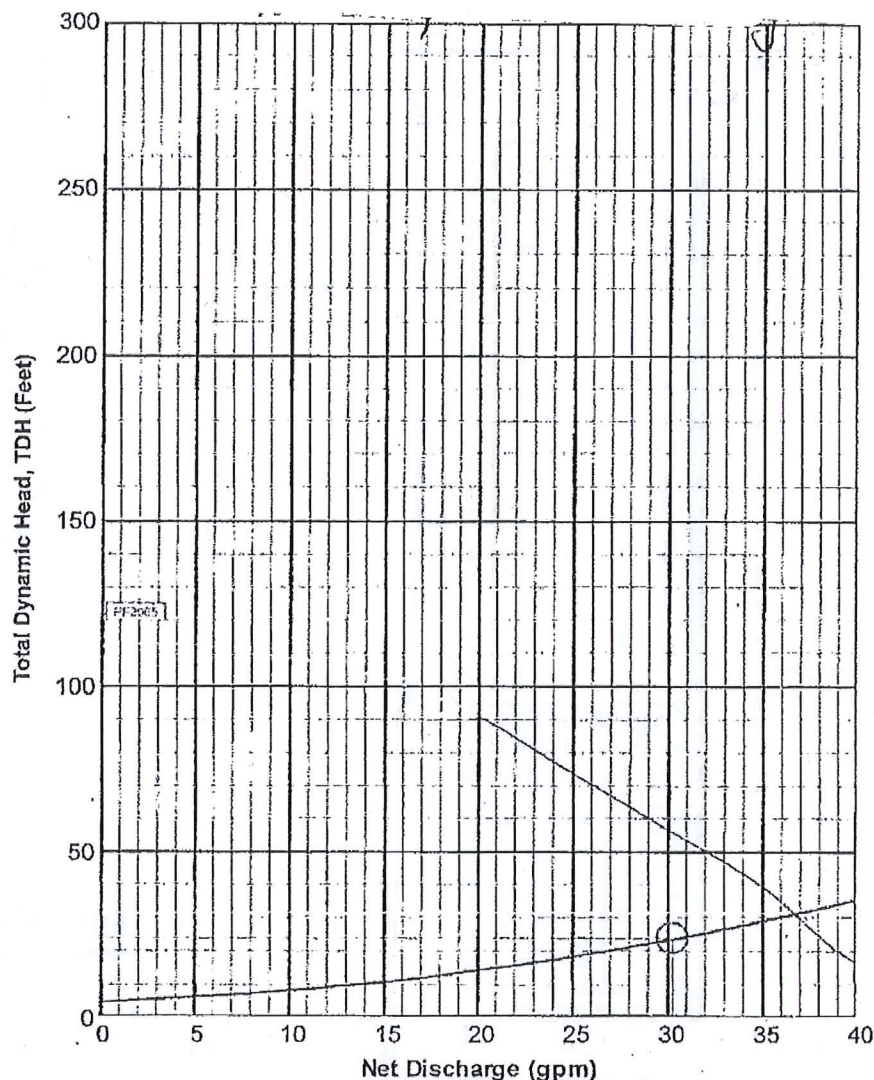
Loss through Discharge	1.8	feet
Loss in Transport Before Valve	1.3	feet
Loss through Valve	7.1	feet
Loss in Transport after Valve	0.4	feet
Loss in Manifold	0.2	feet
Loss in Laterals	0.0	feet
Loss through Flowmeter	0.0	feet
'Add-on' Friction Losses	3.0	feet

Pipe Volumes

Vol of Transport Line Before Valve	13.9	gals
Vol of Transport Line After Valve	4.4	gals
Vol of Manifold	6.3	gals
Vol of Laterals per Zone	20.2	gals
Total Vol Before Valve	13.9	gals
Total Vol After Valve	30.8	gals

Minimum Pump Requirements

Design Flow Rate	30.3	gpm
Total Dynamic Head	23.7	feet



PumpData

PF3005 High Head Effluent Pump
30 GPM, 1/2HP
115/230 V 1Ø 60Hz, 200V 3Ø 60Hz

Legend

System Curve:	—
Pump Curve:	- - -
Pump Optimal Range:	—
Operating Point:	○
Design Point:	○

Pump selection graph
for a similar facility
A New graph will be
provided before
construction



Oreco Systems[®]
Incorporated

11000 1st Ave. N.E.
Bellevue, WA 98004



Commercial Septic Site Evaluation Approval 463-21-000324-EVAL

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

Date issued: 10/06/2021
Application status: Site Evaluation Approved
Work description: COMMERCIAL SITE EVALUATION

Applicant: MOCKRIDGE, BRIAN
Address: 200 BANISTER LN
GRANTS PASS OR 97526
Phone: 5418923289
Email: MOCKRIDGE121@GMAIL.COM

Owner: KIRKWOOD REV LIV TRUST
Address: %KIRKWOOD, WILLIAM J &
KIRKWOOD, CONNIE TRUSTE
%KIRKWOOD, WILLIAM J &
KIRKWOOD, CONNIE TRUSTEES
DOWNEY CA 90240

Property address: 0 Monument Dr, Grants Pass, OR
97526

Parcel: 350625B000090000 - Primary

Lot size: 12.65 ACRES
Zoning: N/A

Water supply: Well
City/County/UGB: County

Proposed use of structure: 25 SPACE RV PARK

Category of construction: Commercial

Number of employees:	0	0
Number of seating:	0	0

General Specifications

Max peak design flow:	2500 gpd.	Proposed gallons per day:	2500 gpd.
Min septic tank volume:	5000 gal.	Min dosing tank volume:	2500 gal.
Comments:	Drainfield can be reduced to 750 linear feet with instillation of sandfilter or ATT treatment standard 1 in approved area for initial system. ATT treatment standard 1 can be used in place of sandfilter in repair area.		

System Specifications

System type:
ATT description:
System distribution type:
Distribution method:

Initial System

Standard
N/A
Equal
Equal-Hydrosplitter

Replacement Area

Sand Filter
TREATMENT STANDARD 1
Serial
Serial

Trench Specifications

Trench linear feet:
Max depth:

Initial System

2084 linear ft.
24 in.

Replacement Area

834 linear ft.
36 in.

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: 10/06/2021

Application status: Site Evaluation Approved

Work description: COMMERCIAL SITE EVALUATION

Min depth:	18 in.	30 in.
Special Requirements	Initial System	Replacement Area
Stakeout required:	Yes	Yes
Groundwater type:	Temporary	N/A
Drainfield type:	Standard	Seepage Trench
Pump to drainfield required:	Yes	Yes
Other special requirement:	RAKE TRENCH SIDEWALLS	STEEP SLOPE DRAINFIELD RAKE TRENCH SIDEWALLS

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

10/6/21

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

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