



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540
 Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

PRELIMINARY/FINAL PLAT APPLICATION

Number of Lots:		Associated Files:	
Property Owner Helen Scholom	Mailing Address (include zip) 1713 Talent Ave Talent, OR 97540	Phone 541-535-2015	
Street Address or Property Location 1713 Talent Ave	Email Address info@traveldreamwest.com		
Applicant/Consultant (if not owner) Richard Stevens & Asso.	Mailing Address (including zip) PO Box 4368, Medford OR 97501	Phone 541-773-2646	

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lots	Acres	Zone
38-1W- 25DC	3500, 3600	1.41	RS-5
38-1W-			

Subzone (if applicable)	N/A
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Type of Application

(Application fees are calculated by ACTUAL PROCESSING COSTS)

<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Partition
<input type="checkbox"/> Flag Lot Partition	<input type="checkbox"/> Plat Vacation
<input type="checkbox"/> Subdivision or Partition Replat	<input type="checkbox"/> Final Plat

Required Submittals

- Pre-Application Conference Completed (if yes, then date) 7/10/19
- Application Form (signed).
- Tentative Plat (15 copies/subdivision or 3 copies/partition) – Drawn to scale, including ALL applicable provisions of 8-2.320 of the Talent Subdivision Code.
- Applicant's Statement (15 copies/subdivision or 3 copies/partition) – Including ALL applicable provisions of 8-2.330 of the Talent Subdivision Code.
- One electronic copy of plat and applicant's statement in PDF format. Plat shall be reduced to 11x17.
- Tree Removal Permit (if applicable).
- Supplementary information as required by the Talent Subdivision Code or the Talent Zoning Code.

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Richard Stevens
 Applicant's Signature

2/13/20
 Date

Helen Scholom
 Property Owner's Signature (required)

02-13-20
 Date

APPLICATION FEES & DEPOSITS

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

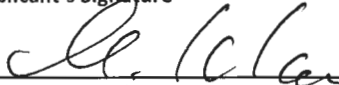
Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

Fixed Fee Applications: Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

Applicant's Signature

Date



02-13-2020

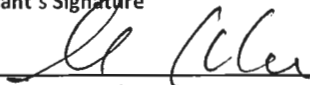
Property Owner's Signature (required)

Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

Applicant's Signature

Date



02-13-2020

Property Owner's Signature (required)

Date

PARTITION + TECHNICAL REVIEW + PUBLIC NOTICE

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$1312.00	2/14/2020	JEFF WILCOX	MLP #2020-001

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider

**BEFORE THE DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF TALENT, OREGON**

**IN THE MATTER OF AN APPLICATION)
FOR A LAND DIVISION FOR 1.41 ACRES OF)
LAND, LOCATED AT THE NORTHWEST)
INTERSECTION OF TALENT AVENUE AND)
ALPINE WAY; DESCRIBED AS T.38S-)
R.1W-S.25DC, TAX LOTS 3500 & 3600;)
HELEN SCHOLOM, OWNER/APPLICANT;)
RICHARD STEVENS & ASSOCIATES,)
INC., AGENTS)**

**PARTITION
FINDINGS OF FACT**

RECITALS:

Property Owner:	Helen Scholom 1713 Talent Avenue Talent, OR 97540
Surveyor:	Terrasurvey, Inc. 274 Fourth Street Ashland, OR 97520 (541) 482-6474
Engineer:	Marquess & Associates, Inc. PO Box 490 Medford, OR 97501
Agents:	Richard Stevens & Associates, Inc. P.O. Box 4368 Medford, OR 97501 (541) 773-2646
Zoning-	Single Family – Low Density (RS-5)
Comp. Plan-	Residential Low Density (rl)
Area-	1.41 acres

INTRODUCTION:

This land division application, a three lot partition, is submitted by the property owner / applicant, Helen Scholom, to demonstrate consistency with Article 3 / Section 8-2 of the Talent Development Code (TDC) for creating 3 detached single family dwelling parcels.

The subject property is located at the northwest corner of Talent Avenue and Apline Way. The site currently contains 2 detached dwellings with the majority of the site vacant of development.

8-2.320 - PRELIMINARY PLAT REQUIREMENTS:

The preliminary plat application shall consist of drawings and supplementary written material adequate to provide the following information. The application materials and information for a partition are found in Section 8-2.320(1)(2)&(3) TDC.

Discussion:

The tentative plat, prepared by Terrasurvey, Inc., has identified and included all required information and site analysis, including existing improvements and significant trees, on the preliminary plat, in compliance with Section 8-2.320.

8-2.330 – APPROVAL CRITERIA:

The approval criteria for a preliminary partition plat are found in Section 8-2.330, which states:

“(A) The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:”

(A)(1). “The proposed preliminary plat complies with all of the applicable code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Chapter and the provisions of the underlying zoning district shall apply...”

Discussion:

The proposed land division, 3 lot partition, is in compliance with Chapter 8-2.330, TDC and with Chapter 8-3, TDC, particularly Section 8-3C.170, TDC, for meeting the minimum area and dimension standards within the RS-5 zoning district.

(A)(2). *“The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92:*

Discussion:

Not applicable. This land division is not a subdivision.

(A)(3). *“The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction, and in all other respects; and are consistent with the City’s Transportation System Plan. All proposed public improvements and dedications are identified on the preliminary plat.”*

Discussion:

There are no public streets or pathways proposed with this land division application as the subject site fronts along Talent Avenue and Alpine Way, both dedicated public streets. No public streets adjacent to the north or west were found or approved to demonstrate conformance with approved plats, to be consistent with the Talent TSP.

(A)(4). *“All proposed private common areas and improvements are identified on the preliminary plat.”*

Discussion:

Not applicable. There are no private streets or common areas proposed with this application.

FINDINGS:

The City of Talent finds that the preliminary plat for a 3 lot partition is consistent with RS-5 zoning district standards. There are no new streets proposed or identified surrounding the subject site with this application and all of the major trees will be preserved to the greatest extent. In addition, the plat has identified all applicable information and is in compliance with the applicable standards for a land division found in Section 8-2.320 and Section 8-2.330(A).

“(B) Residential Density Calculation Procedure:”

Discussion:

The proposed partition meets the density calculations for the subject site. Additional partitions may occur in the future, as demonstrated on the submitted conceptual “shadow plan” for the subject property, that still meets the density standard for the RS-5 zoning district.

FINDING:

The City of Talent finds that the proposed 3 lot partition meets the density standard for the RS-5 district. In addition, the shadow plan confirms that any future partitioning will also meet the density standard.

“(C) Block and Lot Standards. All proposed blocks, lots, and parcels conform to the specific requirements below:”

(C)(1). *“All lots shall comply with the lot area, setback, and dimensional requirements of the applicable zone district, and the standards of Section 250(J) - Street Connectivity and Formation of Blocks.”*

Discussion:

The subject property is located at the northwest corner at the intersection of Talent Avenue and Alpine Way. Lithia Way and Summer Place provide additional street connectivity along with the potential extension of Jordan Avenue towards the south to Talent Avenue, or the extension of Belmont Drive to the north to intersect with Lithia Way. This will provide sufficient street circulation and connectivity for the area with the existing developed properties to the greatest extent.

(C)(2). *“Setbacks shall be as required by the applicable zoning district.”*

Discussion:

The applicant agrees to comply with the prescribed setbacks with any development, consistent with Section 8-3C.160, TDC.

(C)(3). *“Each lot shall conform to the standards of Section 260 - Vehicular Access and Circulation.”*

Discussion:

The existing drives meet the standards for access. With any future division and any new development, the applicant agrees to meet the standards of the code for access drives and their location.

(C)(4). "Landscape or other screening may be required to maintain privacy for abutting uses and buffering for pathways, through lots abutting an arterial or collector street, grade changes and retaining walls, development on flag lots, and similar situations, consistent with the provisions of the Zoning Code, Subdivision Code, and 8-3J.4."

Discussion:

There are no landscaping or screening features warranted at this time with this 3 lot partition. Any future land divisions/partition may then require landscaping, if flag lots are proposed.

(C)(5). "In conformance with the Uniform Fire Code, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive."

Discussion:

All existing and future development on the three proposed lots will be located within 150-feet from the public streets to meet the fire code standards.

(C)(6). "Where a common drive is to be provided to serve more than one lot, a reciprocal easement, which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat."

Discussion:

There are no common or shared drives proposed at this time. This standard is not applicable with this application. The conceptual shadow plan for Parcels 2 and 3 may have a shared common drive with any potential future partition application, where easements and maintenance will be required.

FINDINGS:

The City of Talent finds that the subject property is located at the northwest corner of Talent Avenue and Alpine Way that does not

provide suitable location for additional public streets. The potential block standards can be accommodated with the extension of either Belmont Drive or Jordan Avenue. The proposed lots as shown on the preliminary plat, meets the minimum code standards for lot area and lot width within the RS-5 district.

“(D) Conditions of Approval. City staff, Planning Commission, or City Council may attach such conditions as are necessary to carry out provisions of this Code...”

Discussion:

The applicant understands and agrees that the City may apply necessary and reasonable conditions of approval for this land division application.

“(E) The City may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties.”

Discussion:

Not applicable. There is no dedication of streets or dead end public streets proposed with this application for reserve strips.

“(F) Future Re-division Plan. When subdividing or partitioning tracts into large lots (i.e., greater than two times or 200 percent the minimum lot size allowed by the underlying land use district), the City shall require that the lots be of such size, shape, and orientation as to facilitate future re-division in accordance with the requirements of the zoning district and this Code. A re-division plan shall be submitted that identifies:”

(F)(1). “Potential future lot division(s) in conformance with the housing and density standards of the underlying zoning district;”

Discussion:

A “shadow plan” for potential re-division has been prepared and is attached for the potential future land divisions with the proposed lot configuration with the partition application. All three lots have the ability to provide for future partitioning. The attached shadow plan demonstrates how the site can still meet density standards, and lot area and dimension standards, consistent with the RS-5 zoning district standards within the Code.

(F)(2). *“Potential street right-of-way alignments to serve future development of the property and connect to adjacent properties, including existing or planned rights-of-way.”*

Discussion:

There are no proposed public streets bisecting the subject site to provide access to adjacent lands or needed to serve the subject property, or for any future re-division.

(F)(3). *“A disclaimer that the plan is a conceptual plan intended to show potential future development. It shall not be binding on the City or property owners, except as may be required through conditions of land division approval...”*

Discussion:

The applicant's surveyor understands to label the conceptual plan for any potential future development.

FINDINGS:

The City of Talent finds that the applicant's surveyor has prepared a conceptual shadow plan for the potential re-division of the proposed lots. The conceptual plan demonstrates compliance with the lot area, lot dimensions and density for the RS-5 district. There are no public roads proposed with this application or the conceptual shadow plan for the subject site.

“(G) Compliance. All submittals shall demonstrate compliance with Article 2, *Development and Design Standards*, and 8-3H.2 of the Talent Zoning Code.”

Discussion:

The applicant agrees to submit all submittals to demonstrate compliance with the Talent Zoning Code.

CONCLUSIONS:

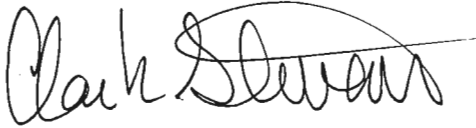
Based on the above discussions, Findings and the Preliminary Partition Plat, the City of Talent can conclude that this three lot partition meets the minimum requirements and standards for a land division.

This application is also in compliance with the GLUP map r l designation and the RS-5 development standards for density, lot area and lot dimensions in compliance with Chapter 8-3.330, and Chapter 8-3C.170, TDC.

SUMMARY:


Based upon the above Findings and the Preliminary Partition Plat submitted for review, the City of Talent can find that the proposed three lot partition meets or exceeds the minimum requirements for a Partition Land Division application. The City of Talent can also find that this application is consistent with the requirements for submission with the City and is in compliance with Chapter 8 of the Talent Development Code.

Respectfully Submitted,

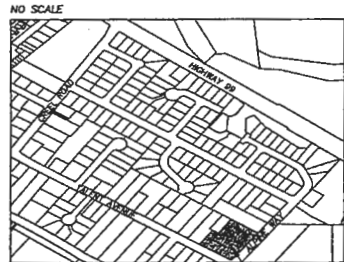
A handwritten signature in black ink that reads "Clark Stevens". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Richard Stevens & Associates, Inc.
Clark Stevens

Account Sequence	Map TL Sequence	Assessment Year: 2020	<input type="button" value="Print Window"/> <input type="button" value="Close Window"/>
Assessment Info for Account 1-027828-1 Map 381W25DC Taxlot 3600 Report For Assessment Purposes Only Created February 13, 2020			
Account Info		Tax Year 2019 Info	Land Info
Account	1-027828-1	<input type="button" value="Pay Taxes Online"/>	Tax Code: 22-01
Map	381W25DC 3600		Acres: 0.31
Owner	SCHOLOM HELENA ARZNER RUDOLPH J	Tax Report <input type="button" value="Details"/>	Zoning
Situs Address	1713 TALENT AVE TALENT B	Tax Statement <input type="button" value="Details"/>	Land Class
Mailing Address	SCHOLOM HELENA/ARZNER RUDOLPH J 1713 TALENT AVE TALENT OR, 975409627	Tax History <input type="button" value="Details"/>	HS 0.18 Ac
Appraiser	154	Tax Details <input type="button" value="Details"/>	RT 0.13 Ac
		Tax Rates <input type="button" value="Details"/>	Property Class: 101
			Stat Class: 132
			Unit ID: 187230-1
			Maintenance Area: 4
			Neighborhood: 000
			Study Area: 01
			Account Status: ACTIVE
			Tax Status: Assessable
			Sub Type: NORMAL
Sales Data (AS 400)			
Last Sale		Sale Date	Instrument Number
\$99,500.00		6/11/1991	1991-13256 <input type="button" value="Details"/>
<input type="button" value="Value Summary Detail (For Assessment Year 2020 - Subject To Change)"/>			
<input type="button" value="Market Value Summary (For Assessment Year 2020 - Subject To Change)"/>			
Code Area	Type	Acres	RMV
22-01	LAND	0.31	\$ 106,160
22-01	IMPR	0.00	\$ 182,360
Value History <input type="button" value="Details"/>		Total:	\$ 288,520
Value Summary Details		M5	\$ 288,520
Value Summary Details		MAV	\$ 202,240
Value Summary Details		AV	\$ 202,240
Improvements			
Building #	Code Area	Year Built	Eff Year Built
1	22-01	1960	1970
Stat Class	Description	Type	SqFt
132	Two story	Residence	2244
% Complete	<input type="button" value="Details"/>		
100 %			
Photos and Scanned Documents			
SCANNED ASSESSOR DOCUMENTS		<input type="button" value="See new portal"/>	<input type="button" value="See new portal"/>
<input type="button" value="Portal"/>			
<input checked="" type="checkbox"/> Improvement Comments			
Appraisal Maintenance			
2016 - INVENTORY REVIEW (Y-MOBILE STRUCTURE MOVED TO)			
<input type="checkbox"/> Account Comments			
(1) K & A TO FROM TL 3702 +.14 ACRES (2) 90B-28840 (3) NOT DIVIDABLE DUE TO LOCATION OF IMP- (4) ROVENEMENTS >>> 2006-05-05 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK.>>>11/5/15 NLC #154>>>			
<input type="checkbox"/> Exemptions / Special Assessments / Notations / Potential Liability			
Notations			
Description	Tax Amount	Year Added	Value Amount
RECALCULATION		2016	
CONVERSION TO 2005 FACTOR BOOK		2006	
<input type="checkbox"/> Location Map			
<input type="button" value="Close Window"/>		<input type="button" value="Print Window"/>	

Account Sequence	Map TL Sequence	Assessment Year 2020	<input type="button" value="Print Window"/> <input type="button" value="Close Window"/>								
Assessment Info for Account 1-027827-3 Map 381W25DC Taxlot 3500 Report For Assessment Purposes Only Created February 13, 2020											
Account Info		Tax Year 2019 Info									
Account	1-027827-3	<input type="button" value="Pay Taxes Online"/>									
Map Taxlot	381W25DC 3500										
Owner	SCHOLOM HELENA	Tax Report	<input type="button" value="Details"/>								
Situs Address	1715 TALENT AVE TALENT OR	Tax Statement	<input type="button" value="Details"/>								
Mailing Address	SCHOLOM HELENA 1713 TALENT AVE TALENT OR, 975409627	Tax History	<input type="button" value="Details"/>								
Appraiser	162	Tax Details	<input type="button" value="Details"/>								
		Tax Rates	<input type="button" value="Details"/>								
		Land Info									
		Tax Code	22-01								
		Acreage	1.00								
		Zoning									
		Land Class									
		HS 0.18 Ac									
		RT 0.64 Ac									
		BS 0.18 Ac									
		Property Class	101								
		Stat Class	121								
		Unit ID	187229-1								
		Maintenance Area	4								
		Neighborhood	000								
		Study Area	01								
		Account Status	ACTIVE								
		Tax Status	Assessable								
		Sub Type	NORMAL								
Sales Data (ORCATS)											
Last Sale (consideration > 0)		Sale Date	Instrument Number								
\$ 199,900		Jul 16, 2010	2010-23420								
<input type="button" value="Details"/>											
<input checked="" type="checkbox"/> Value Summary Detail (For Assessment Year 2020 - Subject To Change)											
<input checked="" type="checkbox"/> Market Value Summary (For Assessment Year 2020 - Subject To Change)											
Code Area	Type	Acreage	RMV	M5	MAV	AV					
22-01	LAND	1.00	\$ 204,750	\$ 204,750	\$ 115,370	\$ 115,370					
22-01	IMPR	0.00	\$ 49,410	\$ 49,410	\$ 27,330	\$ 27,330					
Value History <input type="button" value="Details"/>		Total:	\$ 254,160	\$ 254,160	\$ 142,700	\$ 142,700					
<input type="button" value="Value Summary Details"/>											
Improvements											
Building #				Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
1				22-01	1930	1950	121	One story	Residence	780	100 %
<input type="button" value="Details"/>											
Photos and Scanned Documents											
Type	Item Number	Image Files									
ACCOUNT PHOTO	1	1	<input type="button" value="PDF"/>								
ACCOUNT PHOTO	2	1	<input type="button" value="PDF"/>								
ACCOUNT PHOTO	3	1	<input type="button" value="PDF"/>								
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	<input type="button" value="Portal"/>								
<input checked="" type="checkbox"/> Improvement Comments											
<input checked="" type="checkbox"/> Appraisal Maintenance											
2014 - VALID RESIDENTIAL R.T. (X-% COMP/MINOR CHGS/LNDSCP)											
2019 - RESIDENTIAL R.T. (X-% COMP/MINOR CHGS/LNDSCP)											
<input checked="" type="checkbox"/> Account Comments											
(1) VALUED AS HS & BS + .40 AC RT. DUE TO (2) FRONTING ON TWO STREETS. >>> 2006-05-05 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK. >>>7/1/14 NLC #167 >>>5/23/19 NLC # 176/162>>>											
<input checked="" type="checkbox"/> Exemptions / Special Assessments / Notations / Potential Liability											
Notations											
Description	Tax Amount	Year Added	Value Amount								
RECALCULATION		2016									
X		2013									
CONVERSION TO 2005 FACTOR BOOK		2006									
<input checked="" type="checkbox"/> Location Map											
											
<input type="button" value="Close Window"/> <input type="button" value="Print Window"/>											

LOCATION MAP



PROJECT SITE

PRELIMINARY PARTITION PLAT

FOR
HELEN SCHOLOM
1713 TALENT AVENUE
TALENT, OREGON 97540

AT
1713 & 1715 TALENT AVENUE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH,
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

LEGEND

- S/N FILED SURVY NUMBER
- EXISTING EXTERIOR PROPERTY LINES
- - - EXISTING INTERIOR PROPERTY LINES
- - - PROPOSED PARTION PROPERTY LINES
- - - FENCES AS INDICATED
- ~ APPROXIMATE TREE DRIP LINE
- W M WATER METER
- F H FIRE HYDRANT
- M WATER/ GAS VALVE
- W WATER LINE
- SS SANITARY SEWER MANHOLE
- G GAS LINE
- TD TALENT IRRIGATION DISTRICT LINE
- SS SANITARY SEWER
- OHE OVERHEAD ELECTRIC
- PP POWER POLE WITH GUY WIRE
- SIGN AS NOTED
- T UNDERGROUND TELEPHONE/FIBER OPTIC
- ⊕ TELEPHONE JUNCTION RISER
- ⊕ TREE NUMBER
- FOUND MONUMENTS PER S/N 11389
- ⊕ LOCALE BENCH MARK

TREE INDEX

TREE NUMBER	DESCRIPTION	TREE NUMBER	DESCRIPTION
1	21" NORWAY MAPLE	19	18" PERSIMMON
2	36" CEDAR	20	2-6" PERSIMMONS
3	11" PINE	21	24" ELM
4	10" FLOWERING PLUM	22	22" ELM
5	17" PINE	23	19" ELM
6	27" TULIP TREE	24	19" ELM
7	9" SWEET GUM	25	18" APPLE
8	72" WILLOW	26	22" ELM
9	8" CHERRY	27	22" ELM
10	8" PLUM	28	22" ELM
11	10" PLUM	29	22" ELM
12	10" APPLE	30	20" ELM
13	SPRUCE	31	24" ELM
14	8" PLUM	32	12" PEAR
15	8" PERSIMMON	33	12" PEAR
16	6" PERSIMMON	34	9" PLUM
17	6" PERSIMMON	35	14" SPRUCE
18	17" PERSIMMON	36	19" ELM
		37	8" FRUIT

ELEVATIONS ARE BASED ON NGS BENCH MARK
DESIGNATION - B 7601
PID NUMBER - N20943
ELEVATION = 1540.89 NAVD 88
TOTAL AREA IS 61,202 SQ.FT.
1.41 AC.



SCALE: 1"=30'
DATE: APRIL 26, 2019; ADJUST ELEVATIONS
REVISED MAY 7, 2019; TO NAVD 88 DATUM



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Fred A. Frantz
DREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-19

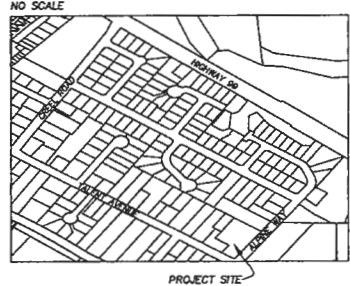
TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97540

(541) 482-6474
terra@bisp.net

JOB NO. 1214-18

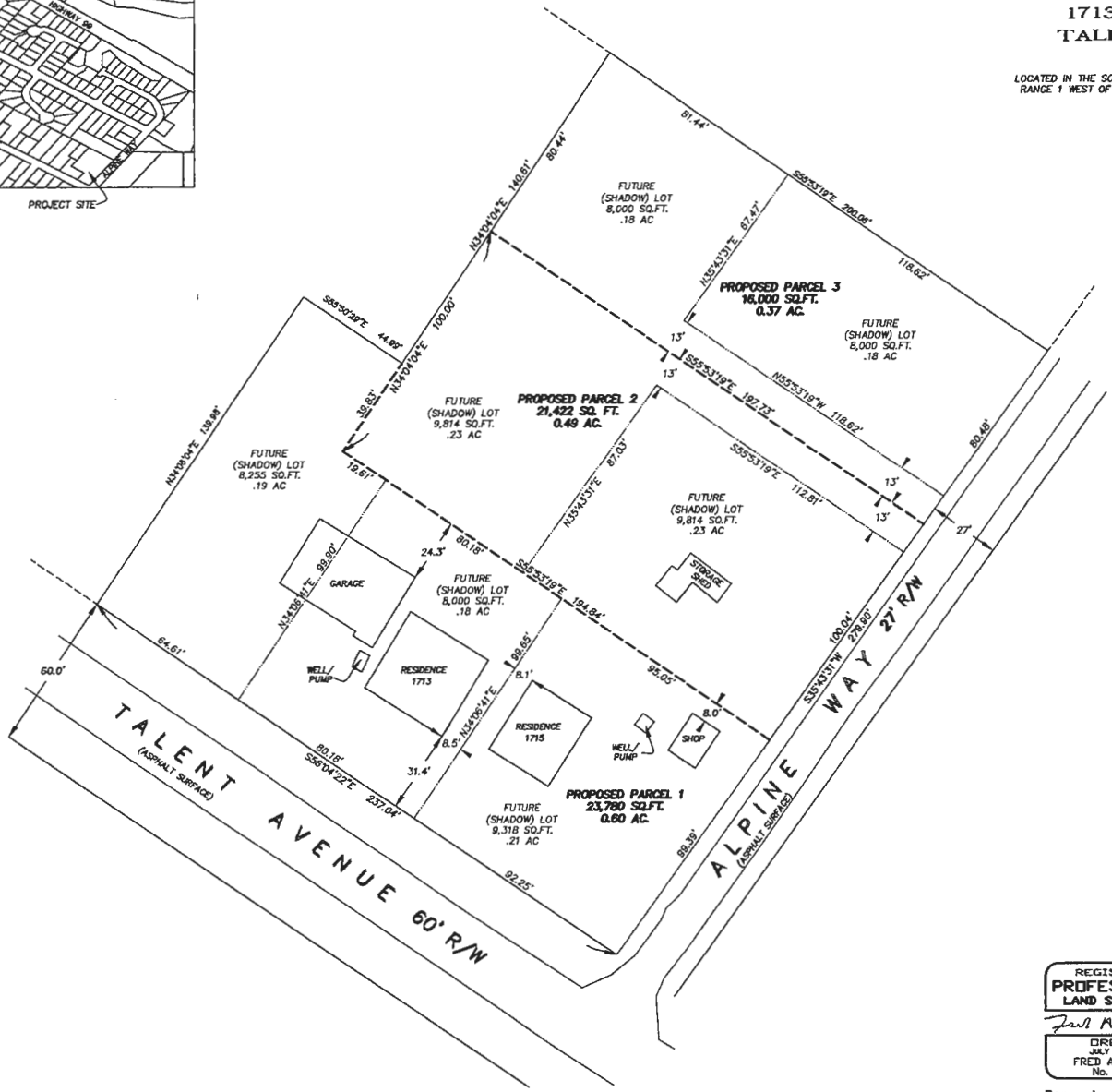
LOCATION MAP



PRELIMINARY PARTITION PLAT

FOR
HELEN SCHOLM
1713 TALENT AVENUE
TALENT, OREGON 97540

AT
1713 & 1715 TALENT AVENUE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH,
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON



LEGEND

- EXISTING EXTERIOR PROPERTY LINES
- - - PROPOSED PARTITION PROPERTY LINES
- FUTURE PROPERTY LINES (SHADOW LINES)



SCALE: 1"=30'
DATE: APRIL 26, 2019
REVISED MAY 7, 2019: ADJUST ELEVATIONS TO NAVD 88 DATUM



REGISTERED
PROFESSIONAL
LAND SURVEYOR

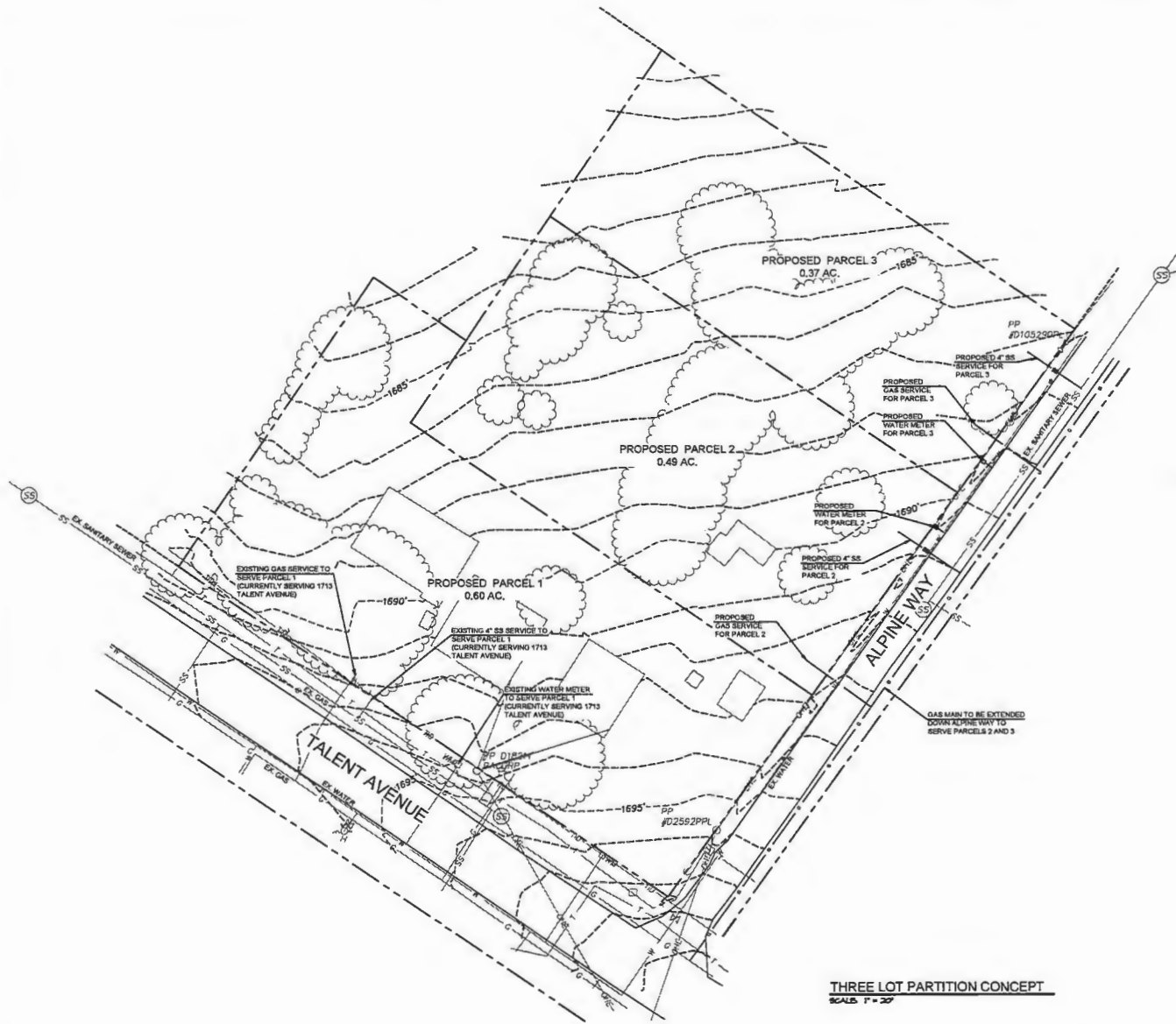
Fred A. Frantz
OREGON
JULY 30, 2003
FRED A. FRANTZ
No. 58077

Renewal 12-31-19

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
tctair@tisp.net
JOB NO. 1214-18

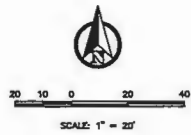
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THREE LOT PARTITION CONCEPT
SCALE: 1" = 20'

NOTES:

1. STORM DRAIN RUNOFF FROM THE THREE PARCELS WILL BE HANDLED USING DISCONNECTED DOWNSPOUTS FOR THE ROGUE VALLEY STORMWATER DESIGN MANUAL (CURRENT EDITION). NO STORM DRAIN INFRASTRUCTURE IS ANTICIPATED WITH THE THREE LOT PARTITION OF THIS PROJECT. STORM DRAIN INFRASTRUCTURE WILL BE NEEDED FOR THE SHADOW LOT CONCEPT SHOWN ON SHEET 2.
2. MINIMAL GRADING IS EXPECTED TO BE NEEDED FOR HOME CONSTRUCTION FOR THE THREE LOT PARTITION PORTION OF THIS PROJECT.
3. WIRE UTILITIES (ELECTRIC, TELEPHONE, AND CABLE) WILL COME FROM EXISTING UTILITIES ALONG THE FRONTAGE OF TALENT AVENUE AND ALPINE WAY.
4. SEE SURVEY MAPS PREPARED BY TERRASURVEY, INC. FOR LOT DIMENSIONS.



PRELIMINARY
THESE DRAWINGS SHALL NOT BE USED FOR: CONSTRUCTION, RECORDING, CONFORMANCE, OR OBTAINING OF A PERMIT.
01/24/2020

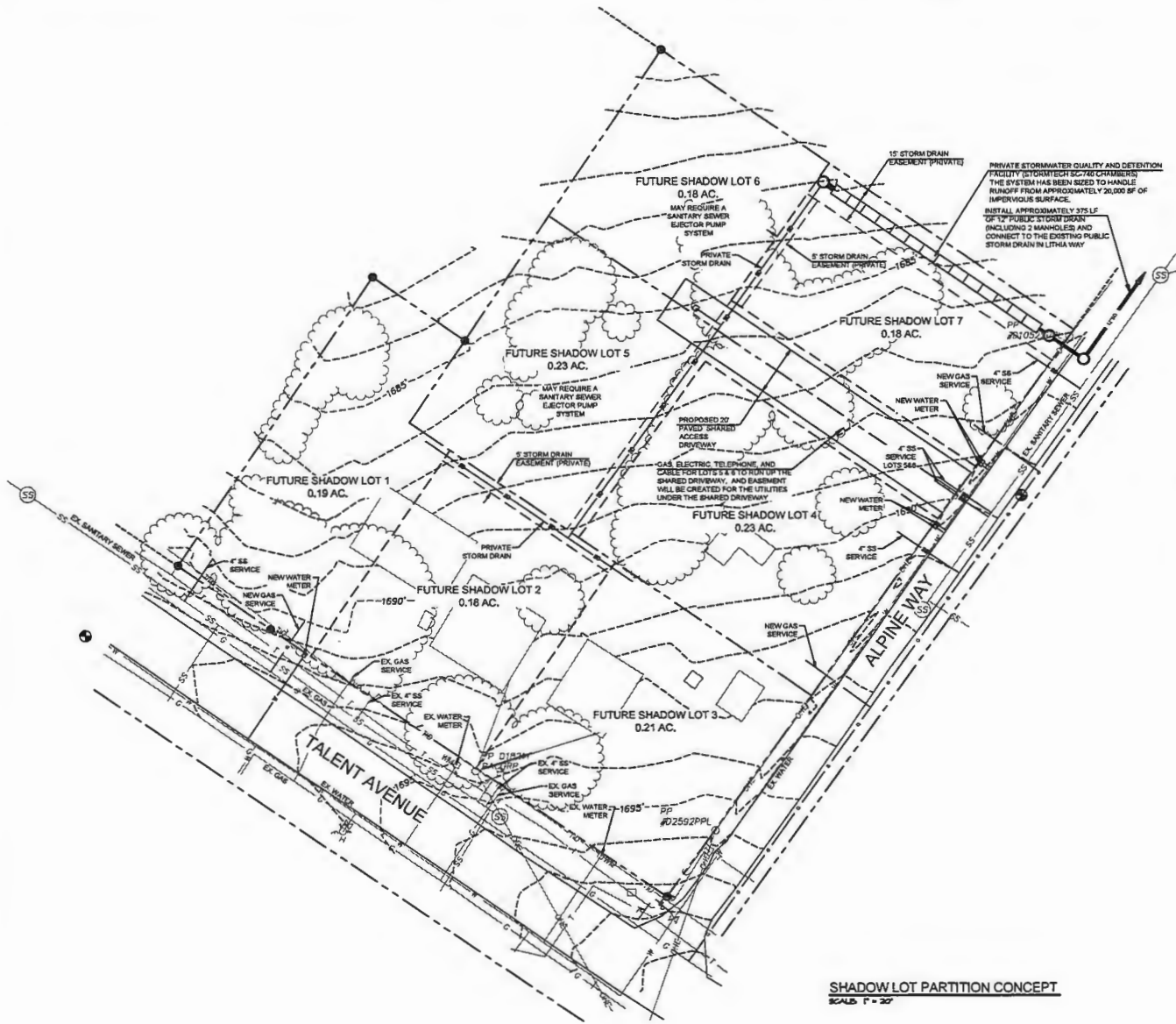
MARQUESS
MARQUESS ENGINEERING & ARCHITECTURE, INC.
CIVIL & ARCHITECTURAL ENGINEERING
1000 N. W. 10TH AVENUE, SUITE 100
MIAMI, FL 33136
TEL: 305.555.1111
WWW.MARQUESS-ENG.COM

SCHOLM PARTITION
THREE LOT PARTITION
1713 TALENT AVENUE
TALENT
CLACKAMAS

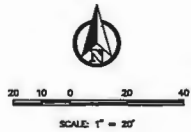
CONCEPTUAL DRAINAGE AND UTILITY PLAN

DATE	BY	REVISION
07/01/2020	CONCEPT	
07/01/2020	CONCEPT	
07/01/2020	CONCEPT	
07/01/2020	CONCEPT	

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- NOTES
1. STORM DRAIN RUNOFF FROM THE ROOFS AND THE SHARED DRIVEWAY FOR LOTS 5 & 6 WILL BE DIRECTED TO A STORMWATER FACILITY THAT WILL BE DESIGNED PER THE ROGUE VALLEY STORMWATER DESIGN MANUAL, CURRENT EDITION. EACH LOT WILL HAVE A STUB TO CONNECT INTO AN ON-SITE PRIVATE STORM DRAIN SYSTEM WHICH WILL CONNECT TO THE PROPOSED STORMWATER FACILITY.
 2. APPROXIMATELY 375 LF OF PUBLIC 12" STORM DRAIN INCLUDING 3 MANHOLES WILL NEED TO BE CONSTRUCTED IN ALPINE WAY TO CONNECT THE STORMWATER FACILITY TO THE PUBLIC STORM DRAIN SYSTEM IN LITHIA WAY.
 3. MINIMAL GRADING IS EXPECTED TO BE NEEDED FOR HOME CONSTRUCTION FOR THE SHADOW LOT PARTITION PORTION OF THIS PROJECT.
 4. WIRE UTILITIES (ELECTRIC, TELEPHONE, AND CABLE) WILL COME FROM EXISTING UTILITIES ALONG THE FRONTAGE OF TALENT AVENUE AND ALPINE WAY.
 5. SEE SURVEY MAPS PREPARED BY TERRASURVEY, INC. FOR LOT DIMENSIONS.



SHADOW LOT PARTITION CONCEPT
SCALE: 1" = 30'

PRELIMINARY
THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION BEFORE RECORDATION COMPLETION AND OBTAINANCE OF A PERMIT
01/24/2020

YOUR TRADITIONAL ENGINEERING TEAM ENHANCED WITH
 CIVIL | ARCHITECTURAL | PLANNING | CONSTRUCTION SERVICES

SCHOLM PARTITION
 SHADOW LOT PARTITION
 100 TALENT AVENUE
 TALENT, OREGON

CONCEPTUAL DRAINAGE AND UTILITY PLAN

DATE	BY	CHKD
10/10/2017	JL	MS
10/10/2017	JL	MS
10/10/2017	JL	MS

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