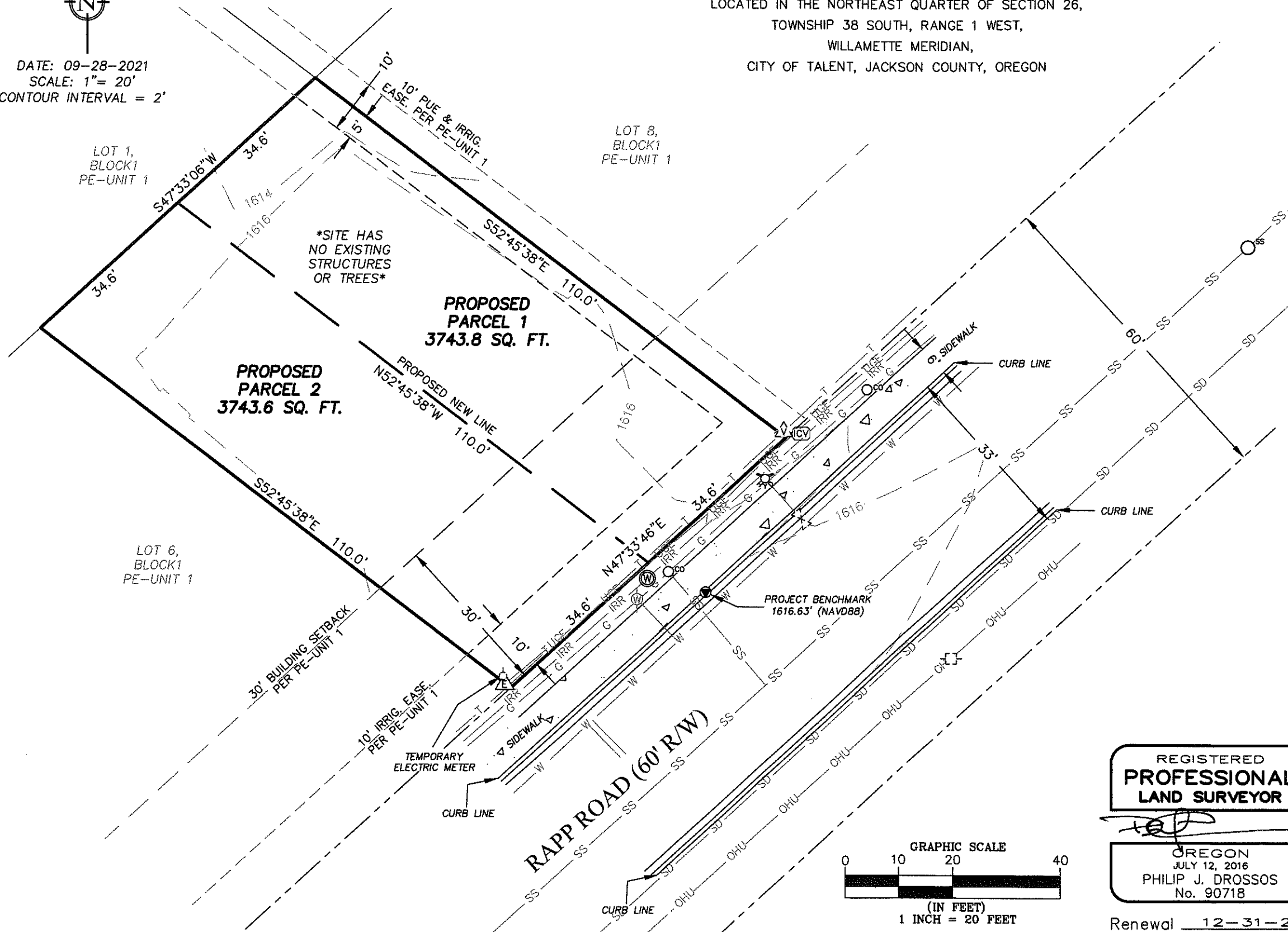
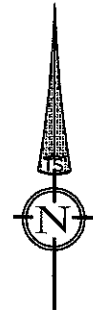


PRELIMINARY PARTITION PLAT

310 RAPP ROAD

LOT 7, BLOCK 1 OF PACIFIC ESTATES - UNIT 1
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 38 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN,
 CITY OF TALENT, JACKSON COUNTY, OREGON

DATE: 09-28-2021
 SCALE: 1" = 20'
 CONTOUR INTERVAL = 2'



LEGEND

	COMMUNICATION PEDESTAL
	ELECTRIC PEDESTAL
	ELECTRIC METER (TEMPORARY)
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	IRRIGATION LID (T.I.D.)
	SEWER CLEANOUT
	SEWER MANHOLE
	UTILITY POLE (WOOD)
	WATER METER
	WATER VALVE
	PACIFIC ESTATES-UNIT 1
	BOUNDARY
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND IRRIGATION (T.I.D.)
	UNDERGROUND SEWER
	UNDERGROUND STORM
	UNDERGROUND WATER
	CONCRETE SURFACE

OWNER: JOHN HILL
 1407 KINGS HWY.
 MEDFORD, OREGON 97501

APPLICANT: TOMMY MALOT
 TOM MALOT CONSTRUCTION CO. INC.
 P.O. BOX 5384
 CENTRAL POINT, OREGON, 97502
 (541) 261-6301

PLANNER: HERB FARBER
 FARBER CONSULTING
 P.O. BOX 5286
 CENTRAL POINT, OREGON 97502
 (541) 301-4145

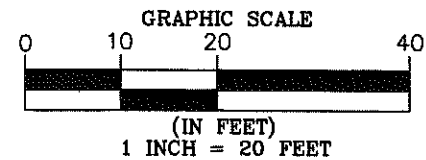
LAND SURVEYOR: PHILIP J. DROSSOS
 TERRASURVEY, INC.
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474

SITE: 310 RAPP ROAD
 TALENT, OREGON 97540
 MAP NO. 38 1W 26 AA
 TAX LOT NO. 2800
 ZONE - RMH
 PARCEL SIZE - 0.17 ACRES

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

(Signature)

OREGON
 JULY 12, 2016
 PHILIP J. DROSSOS
 No. 90718



Renewal 12-31-21

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net
 JOB NO. 1528-21

**Finding of Fact
Land Partition
Tom Malot Construction Co, Inc.
310 Rapp Road
Talent Oregon 97540**

Assessor Map No 381W26AA-2800

**Chapter 17.15
APPLICATION REQUIREMENTS AND APPROVAL CRITERIA**

17.15.010 Review procedures and approval process.

A. *Subdivision and Partition Approval through Three-Step Process.* Applications for subdivision or partition approval shall be processed through a three-step process: the pre-application conference, the preliminary plat, and the final plat.

1. A pre-application conference is required for all partitions and subdivisions.

Finding: Application enclosed

17.15.020 Preliminary plat submission requirements.

A. *Preliminary Plat Information.* The preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide the following information:

1. *General Information.*
 - a. Name of subdivision (not required for partitions). This name must not duplicate the name of another subdivision in the county in which it is located (please check with county surveyor);
 - b. Date, north arrow, and scale of drawing;
 - c. Location of the development sufficient to define its location in the city, boundaries, and a legal description of the site, including vicinity;
 - d. Names, addresses and telephone numbers of the owners, designer, and engineer or surveyor, and the date of the survey; and

- e. Identification of the drawing as a "preliminary plat."

Finding: All of these items are shown on accompanying map.

2. *Site Analysis.*

- a. *Streets.* Location, name, present width of all existing streets, alleys and rights-of-way on and abutting the site;
- b. *Easements.* Width, location and purpose of all existing easements of record on and abutting the site;
- c. *Utilities.* Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest ones;
- d. Ground elevations shown by contour lines at five-foot vertical intervals for ground slopes exceeding 10 percent and at two-foot intervals for ground slopes of less than 10 percent. Such ground elevations shall be related to some established benchmark or other datum approved by the county surveyor. This requirement may be waived for partitions of one acre or less with grades, on average, less than five percent;
- e. The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);

Finding: Items a through e are shown on accompanying map.

- f. Potential natural hazard areas, including any floodplains, areas subject to high water table, landslide areas, and areas having substantial erosion potential;
- g. Sensitive lands, including wetland areas, streams, wildlife habitat, greenways, and other areas identified by the city or natural resource regulatory agencies as requiring protection (see Chapter 18.85 TMC);
- h. Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;
- i. Designated historic and cultural resources on the site and adjacent parcels or lots. Note that documentation of pre-settlement cultural resources may not be made a part of the public record as a matter of law, and shall be submitted in a sealed envelope addressed to the city planner for the subject application;
- j. The location, size and species of trees having a caliper (diameter) of four inches (dbh) or greater at four feet above grade;
- k. Lighting plan, mailbox plan; and

Finding: Items f through k are not applicable for this fire rebuild projects.

l. Other information, as deemed appropriate by the city planner or city administrator. The city may require studies or exhibits prepared by qualified professionals, such as a traffic study, anticipated water use and conservation study, cultural resource study, tree report and preservation study, wetland delineation, or similar study, to address specific site features and code requirements.

3. *Proposed Improvements.*

a. Public and private streets, tracts, driveways, open space and park land; location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street centerline grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;

b. *Easements.* Location, width and purpose of all easements;

c. *Lots and Private Tracts (e.g., Private Open Space, Common Area, or Street).* Approximate dimensions, area calculation (e.g., in square feet), and identification numbers for all lots and tracts (e.g., "Lot 1," "Tract 1");

d. Proposed uses of the property, including all areas proposed to be dedicated to the public or reserved as open space for the purpose of surface water management, recreation, or other use;

e. Proposed improvements, as required by Chapter 17.10, Development and Design Standards, and timing of improvements (e.g., in the case of streets, sidewalks, street trees, utilities, etc.);

Finding: Items a through e are not applicable for this fire rebuild projects.

f. The proposed source of domestic water;

Finding: City water is available as shown on accompanying map.

g. The proposed method of sewage disposal, and method of surface water drainage and treatment if required;

Finding: RVSS sewer and storm drainage is available as shown on accompanying map or can be made available.

h. The approximate location and identity of other utilities, including the locations of street lighting fixtures;

Finding: All available utilities per underground and visible locates are as shown on accompanying map.

- i. Proposed railroad crossing or modifications to an existing crossing, if any, and evidence of contact with Oregon Department of Transportation and the Public Utility Commission related to proposed changes to railroad crossing(s);
- j. Proposed changes to navigable streams or other watercourses. The only changes that will be considered within the bed and banks of Bear Creek and Wagner Creek will be new or modified storm water outfalls designed to reduce the adverse impacts of storm water flows and protect water quality in conformance with applicable laws. Modifications to these areas, including provision or closure of public access, shall be shown on the preliminary plat and evidence of contact with the Division of State Lands and Army Corps of Engineers shall be provided, as applicable;
- k. Identification of the base flood elevation for development in floodplains. Evidence of contact with the National Flood Insurance Program to initiate a floodplain map amendment shall be required when development is proposed to modify a designated 100-year floodplain. Elevation certificates are required for all construction in floodplains prior to occupancy;
- l. Evidence of contact with Oregon Department of Transportation (ODOT) for any development requiring access to a highway under the state's jurisdiction;
- m. Evidence of contact with the applicable natural resource regulatory agency(s) for any development within or adjacent to jurisdictional wetlands and other sensitive lands, as identified in Chapter 18.85 TMC;
- n. A future street plan that conforms to the provisions of TMC 17.10.050(l). The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division and shall include other parcels within 600 feet surrounding and adjacent to the proposed land division; and
- o. Proposed irrigation ditch crossings, if any, and evidence of contact with the Talent Irrigation District related to existing or proposed irrigation ditch crossings. [Ord. 818 § 2 (Exh. A (§ 8-2.320)); Ord. 692 § 12.]

Finding: Items i through o are not applicable for this fire rebuild projects.

Chapter 18.40

RESIDENTIAL ZONE – HIGH-DENSITY (RHD)

18.40.020 Buildings and uses permitted subject to Type I permit review.

No building, structure, or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered, except for the following uses:

E. Single-family attached dwellings, subject to the provisions of TMC 18.95.042.

Finding: Attached dwellings are not allowed by the subdivision CCR's, therefore this proposal complies with the CCR's with detached single family dwellings resulting in the same density as if they are attached.

F. Duplex dwellings.

Finding: Attached dwellings are not allowed by the subdivision CCR's

G. Other uses similar to those listed above determined by the community development director consistent with TMC 18.20.020(A). [Ord. 966 § 2 (Exh. B), 2021; Ord. 952 § 1 (Exh. A), 2019; Ord. 951 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.420, 2006.]

18.40.060 Yard regulations.

A. *Front Yard.* The front yard shall have a depth of not less than 20 feet for dwellings and 24 feet for garages and carport entrances.

B. *Side Yard.*

1. Five feet for one- to two-story structures, plus five feet for three-story buildings; zero feet for attached single-family dwellings. The following additional provisions shall also apply to side setbacks:

a. Ten feet for street-facing side yards on corner lots when side street is a local or an alley; 15 feet when side street is a collector or arterial; 20 feet for garage and carport entrances.

b. Ten feet on one side for zero-lot-line lots.

C. *Rear Yard.* Ten feet; five feet for alley-access garages.

Finding: The accompanying site plan maps comply with these setback standards.

D. *Additional Setbacks Adjacent to Residential Uses.* To provide compatible building scale and privacy between developments, buildings in the RHD zone shall provide additional setbacks or "step-downs" adjacent to lower-density residential development.

1. This standard applies to new and vertically expanded buildings that exceed 30 feet or two stories, whichever is less, on lots adjacent to lots zoned RLD, RMD, or RMH.

2. The minimum side or rear yard setback shall be equal to the height of the proposed building less 15

feet. For example, a 35-foot-tall building would require a 20-foot setback.

3. Building height may “step-down” within the additional setback area; provided, that no portion of the building exceeds the allowed ratio in subsection (D)(2) of this section and the building meets the minimum side and rear yard setbacks otherwise required in this section. [Ord. 966 § 2 (Exh. B), 2021; Ord. 952 § 1 (Exh. A), 2019; Ord. 951 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.460, 2006.]

Finding: All adjacent zoning is RMH zone.

18.40.065 Density regulations.

A. *Minimum Density.* The minimum density shall be 18 units per net acre.

1. *Net Acre.* For the purposes of this section, a net acre is the total development acreage net of undevelopable lands (as defined in Chapter 18.15 TMC) and a 24 percent reduction allowing for infrastructure. Development projects less than one and one-half acres in size do not need to subtract infrastructure allowance. Development proposals one and one-half acres or larger may not exempt one and one-half acres from calculating infrastructure allowance.

Finding: This project is a fire rebuild to replace an existing duplex use with two detached single family structures.

B. *Maximum Density.* There shall be no maximum density, provided minimum lot area and dimensional standards in TMC 18.40.070 are met. [Ord. 966 § 2 (Exh. B), 2021.]

18.40.070 Lot area and dimensions.

A. *Minimum Lot Area.*

1. For single-family detached (existing) and duplex dwellings: 2,500 square feet.

Finding: The proposed parcels are 3744 square feet and meet this standard.

2. For single-family attached dwellings: 1,800 square feet.

3. For triplex, quadplex and multiple-family dwellings: 5,000 square feet.

B. *Maximum Building Coverage.*

1. Seventy-five percent.

Finding: The building coverage is 26% complying with this standard

C. *Minimum Lot Width.*

1. For single-family detached (existing) and duplex dwellings: 25 feet.

Finding: The parcel width is 34.6 feet complying with this standard.

2. For single-family attached dwellings: 20 feet.
3. For triplex, quadplex and multiple-family dwellings: 50 feet.

D. *Maximum Building Height.*

1. Forty feet or three stories, whichever is less.

Finding: The proposed structures are two story complying with this standard.

In summary this application is in compliance with the standards as noted in this document. Please note that the site plans will be applicable to each of the proposed parcels.

Respectfully submitted,

Herb Farber
Farber Consulting
PO Box 5286
Central Point Oregon 97502

Phone: 541-664-5599
Email: herb@farberconsulting.biz

Dated: October 5, 2021