

# Grizzly Peak View Subdivision 822 Oak Street

CITY OF  
ASHLAND

## Planning Commission Cont'd Hearing September 14, 2021



# 822 Oak Street Proposal

- ❑ Outline and Final Plan approval for a five-lot, four-unit Performance Standards Option subdivision for the two properties located at 822 Oak Street.
- ❑ A Variance to allow a private driveway to serve four units where dedication of a public street is typically required per **AMC 18.4.6.040.C.1.**
- ❑ A Conditional Use Permit to modify a non-conforming development where the required driveway separation is not provided for an avenue under **AMC 18.4.3.080.C.3.a.**
- ❑ An Exception to Street Standards to not install city standard street frontage improvements (i.e. parkrow with street trees and sidewalk) along Oak Street, and
- ❑ A Street Tree Removal Permit to remove three Oak trees along the Oak Street frontage.

Last month, the applicant asked to continue following presentations and initial discussion. Focus of continuance was on solar envelope for Lot 1.

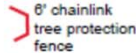
## Setback Exhibit & Tree Protection

### Tree Protection Measures

1. Six-foot tall, chain-link fencing with steel posts placed no farther than ten feet apart, will be installed at the edge of the tree protection zone.
2. The fencing will be flush with the initial undisturbed grade.
3. Approved signs will be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Advisor for the project.
4. No construction activity will occur within the tree protection zone, including, dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles.
5. The tree protection zone will remain free of chemically injurious materials and liquids, and construction debris or run-off.
6. No excavation, trenching, grading, root pruning, or other activity will occur within the tree protection zone unless approved by the Staff Advisor.
7. All required tree protection measures will be instituted prior to any development activities, including, clearing, grading, excavation, or demolition work, and will be removed only after completion of all construction activity, including landscape and irrigation installation.

SCALE: 1" = 30'

**X** Tree to remove



35% +

BAR IS ONE INCH ON ORIGINAL  
ANSI B (TABLOID) SIZE DRAWING

0  1"

IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

**KAS**  
ARCHITECTS  
INC. 1251 N. 5th St.  
Suite 100  
Milwaukee, WI 53212  
Tel: (414) 775-2887  
Fax: (414) 775-2887  
www.kasinc.com

OVERLOOK  
DRIVE 4-LOT  
SUBDIVISION

**SETBACKS EXHIBIT**

ASHLAND, OREGON 97520

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	89°31'52"	12.50'	19.53'	12.40'	S 45°14'20" W - 17.61'
②	89°31'38"	32.50'	50.78'	32.23'	S 45°14'13" W - 45.77'
③	89°31'36"	15.00'	23.44'	14.88'	S 45°14'12" W - 21.13'
④	90°28'24"	15.00'	23.69'	15.12'	S 44°45'48" E - 21.30'
⑤	89°31'33"	17.50'	27.34'	17.36'	N 45°14'10" E - 24.65'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	S 00°28'24" W	44.39'
②	N 90°00'00" W	37.67'
③	S 00°00'00" W	12.00'
④	S 90°00'00" E	37.33'
⑤	S 00°28'24" W	18.81'
⑥	S 89°31'36" E	15.00'
⑦	N 00°28'24" E	8.50'
⑧	N 00°28'24" E	21.62'
⑨	N 00°28'24" E	105.20'
⑩	S 00°00'06" W	16.50'
⑪	S 00°28'24" W	17.52'
⑫	S 45°14'15" W	5.83'
⑬	S 44°45'43" E	6.07'



SCALE: 1" = 30'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Shawn Kampmann

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
02083 LS

RENEWAL DATE: 6/30/2005

SURVEYED BY:

POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009DATE: JANUARY 26, 2004  
PROJECT NO. 122-03

Assessor's Map No. 391E04CA Tax Lots 2802 &amp; 2804

PROPERTY LINE ADJUSTMENT &  
LAND PARTITION SURVEY  
PARTITION PLAT NO. P-19 - 2004OF  
PARCELS 2 & 3  
PARTITION PLAT NO. P-21-2000LOCATED IN  
SOUTHWEST QUARTER OF SECTION 4  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGONFOR  
CAROLE WHEELDON & DAVID BEAUDOIN815 OAK STREET  
ASHLAND, OREGON 97520

RECEIVED

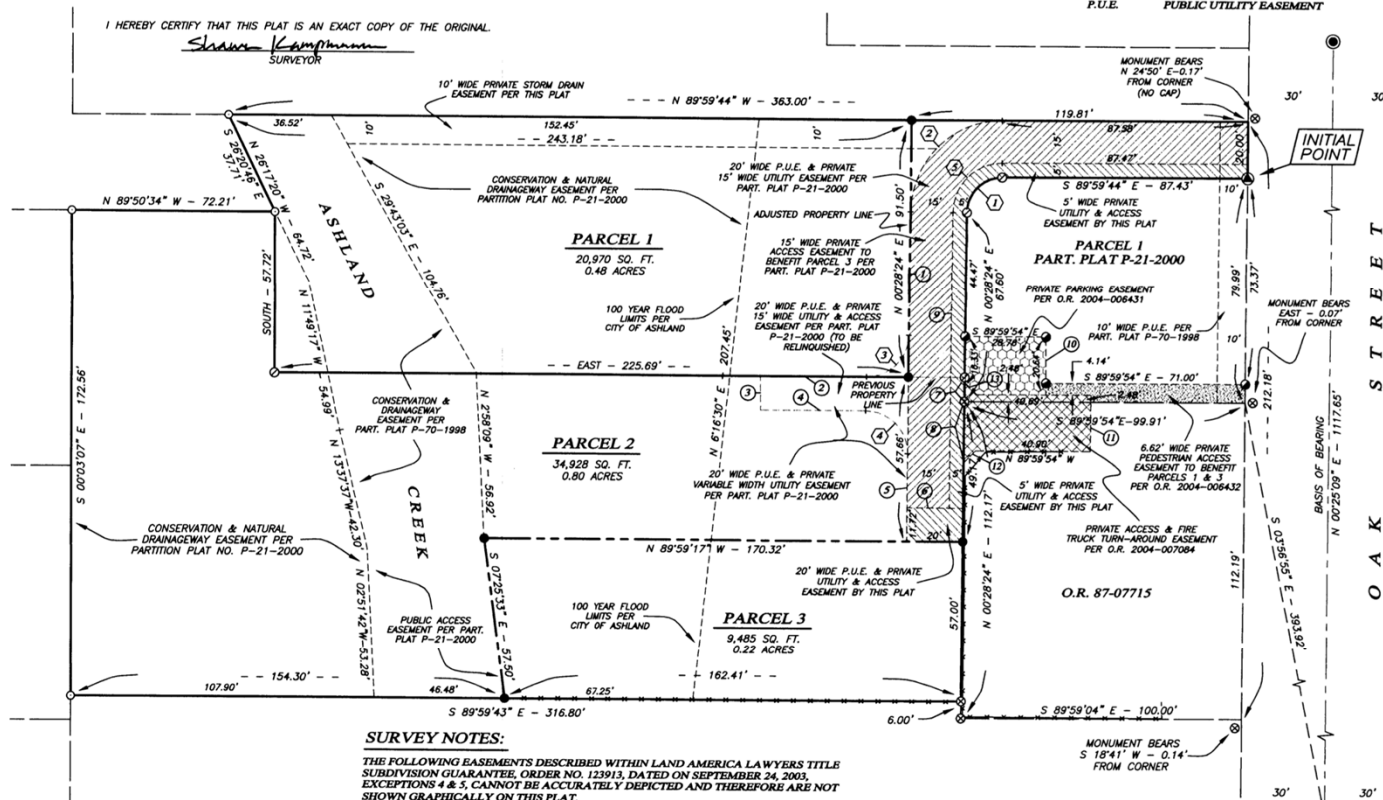
Date 4-8-04 By [Signature]

This survey consists of

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY  
SURVEYOR



## SURVEY NOTES:

THE FOLLOWING EASEMENTS DESCRIBED WITHIN LAND AMERICA LAWYERS TITLE SUBDIVISION GUARANTEE, ORDER NO. 123913, DATED ON SEPTEMBER 24, 2003, EXCEPTIONS 4 & 5, CANNOT BE ACCURATELY DEPICTED AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

RESERVATION OF RIGHT-OF-WAY AND RIGHTS OF ENTRY TO MAINTAIN AND REPAIR DITCHES AS CONTAINED WITHIN VOLUME 31, PAGE 605, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

RIGHT-OF-WAY & EASEMENT FOR WATER AND SEWER PIPES AS CONTAINED WITHIN VOLUME 273, PAGE 335, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

AN EXISTING OVERHEAD POWERLINE CROSSING PARCELS 2 & 3 WILL BE REMOVED AT THE TIME UNDERGROUND UTILITIES ARE INSTALLED ON THE SITE PRIOR TO CONSTRUCTION.

## BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 15 AS DERIVED FROM THE N.O.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE LINE BETWEEN STREET CENTERLINE MONUMENTS LOCATED ON OAK STREET AS REFERENCED ON SURVEY NO. 16463 & 15916, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

FILE: SURVEYS\122-03\PARTITION PLAT.DWG

SHEET 2 of 2

POLARIS LAND SURVEYING







