



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, March 10, 2026

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

I. CALL TO ORDER

7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street

II. ANNOUNCEMENTS

1. Staff Announcements
2. Advisory Committee Liaison Reports

III. CONSENT AGENDA

- Approval of Minutes
1. February 24, 2026 Special Meeting Minutes

IV. PUBLIC FORUM

Note: To speak to an agenda item in person you must fill out a speaker request form at the meeting and will then be recognized by the Chair to provide your public testimony. Written testimony can be submitted in advance or in person at the meeting. If you wish to discuss an agenda item electronically, please contact PC-public-testimony@ashland.or.us by 10:00 a.m. on March 10, 2026 to register to participate via Zoom. If you are interested in watching the meeting via Zoom, please utilize the following link: <https://zoom.us/j/98953674106>

V. TYPE II PUBLIC HEARINGS

PLANNING ACTION: PA-T2-2026-00066
SUBJECT PROPERTY: a portion of Tax lot 8600 of map 39-1E-04-AD
APPLICANT: Rogue Planning & Development Services, LLC
OWNER: CT Properties, LLC
DESCRIPTION: A request for concurrent outline plan and final plan approval for a Performance Standards Option (PSO) Subdivision to divide 'Area 7' into four new lots. The application also includes a request for residential Site Design Review approval, and the removal of a single non-hazard tree. **COMPREHENSIVE PLAN DESIGNATION:** North Mountain Plan; **ZONING:** NM-MF; **MAP:** 39-1E-04-AD; **TAX LOT:** 8600

VI. OPEN DISCUSSION

VII. ADJOURNMENT

Next Meeting Date: March 24, 2026

Next Meeting Date:

If you need special assistance to participate in this meeting, please contact Derek Severson at planning@ashlandoregon.gov or 541.488.5305 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.





Planning Commission Minutes

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

February 24, 2026

SPECIAL MEETING

***DRAFT* Minutes**

I. CALL TO ORDER:

Chair Verner called the meeting to order at 7:00 p.m. at the Civic Center Council Chambers, 1175 E. Main Street.

Commissioners Present:

Lisa Verner
Eric Herron
Kerry KenCairn
Russell Phillips
John Maher
Jay Lininger

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Supervisor
Michael Sullivan, Executive Assistant

Absent Members:

Susan MacCracken Jain

Council Liaison:

Jeff Dahle

II. ANNOUNCEMENTS

- 1. Staff Announcements** – None
- 2. Advisory Committee Liaison Reports** – None

III. CONSENT AGENDA

Approval of Minutes

1. February 10, 2026 Regular Meeting Minutes

Commissioners Maher/Lininger m/s to approve the consent agenda as presented. Commissioner KenCairn abstained from voting due to her absence from the February 10th meeting. Voice Vote: All AYES. Motion Passed 5-0.

IV. PUBLIC FORUM – None



Planning Commission Minutes

IV. **UNFINISHED BUSINESS**

Approval for Findings for PA-T2-2025-00065, 431 North Main Street

Chair Verner noted that staff had sent out revised findings for approval (see attachment #1).

Ex Parte Contact

No ex parte contact was disclosed.

Decision

Commissioners Phillips/Herron m/s to approve the findings as presented and amended by staff. Commissioner KenCairn abstained from voting due to her absence from the February 10th meeting. Roll Call Vote: Commissioners Phillips, Maher, Herron, Lininger, Verner: AYE. Motion passed 5-0.

V. **DISCUSSION ITEMS**

Oregon Legislative Updates Discussion

Community Development Director Brandon Goldman briefly outlined recent state legislation, specifically Senate Bill 974 and House Bill 2138, and the impacts these bills would have on Ashland Land Use (see attachment #2). Mr. Goldman detailed how Senate Bill 974 changes how certain residential application and engineering plans are reviewed, requiring administrative decisions first, with hearings before the Planning Commission only in the event of an appeal. House Bill 2138 expands and clarifies middle housing, land divisions, and single-room occupancy housing, with several future code compliance deadlines.

Planning Supervisor Derek Severson detailed the Oregon Housing Needs Analysis (OHNA) as a statewide methodology for estimating regional housing needs, establishing local housing production targets, and how these targets will impact future housing development in the City (see attachment #3).

The Commission discussed how Senate Bill 974 and House Bill 2138 will impact land use, as well as City staff and the Commission's role in project review. Mr. Goldman stated that staff will bring specific code amendments to the Commission for public hearings in the near future.

VI. **OTHER BUSINESS**

Election of Planning Commission Officers

Commissioners KenCairn/Lininger m/s to maintain Commissioner Verner as Chair and Commissioner KenCairn as Vice-Chair.



Planning Commission Minutes

Discussion: Commissioner Maher stated his intention of nominating Commissioner Phillips as Vice-Chair.

Commissioner KenCairn withdrew her motion.

Commissioners Maher/Herron m/s to maintain Commissioner Verner as Chair and to nominate Commissioner Phillips as Vice-Chair. Voice Vote: Commissioners Maher, Phillips, Herron, KenCairn, Lininger, and Verner: AYE. Motion passed 6-0.

VII. OPEN DISCUSSION – None

VIII. ADJOURNMENT

Meeting adjourned at 7:56 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*

ATTENTION

**For attachments to February 24,
2026 Meeting Minutes, please use
the link below:**

<https://ashlandor.portal.civicclerk.com/event/473/files/agenda/2089>

TYPE II PUBLIC HEARING

**PA-T2-2025-00066,
Kestrel Park Area 7,
a portion of Tax Lot 8600**

NOTICE OF PUBLIC HEARING

PLANNING ACTION: PA-T2-2026-00066

SUBJECT PROPERTY: a portion of Tax lot 8600 of map 39-1E-04-AD

APPLICANT: Rogue Planning & Development Services, LLC

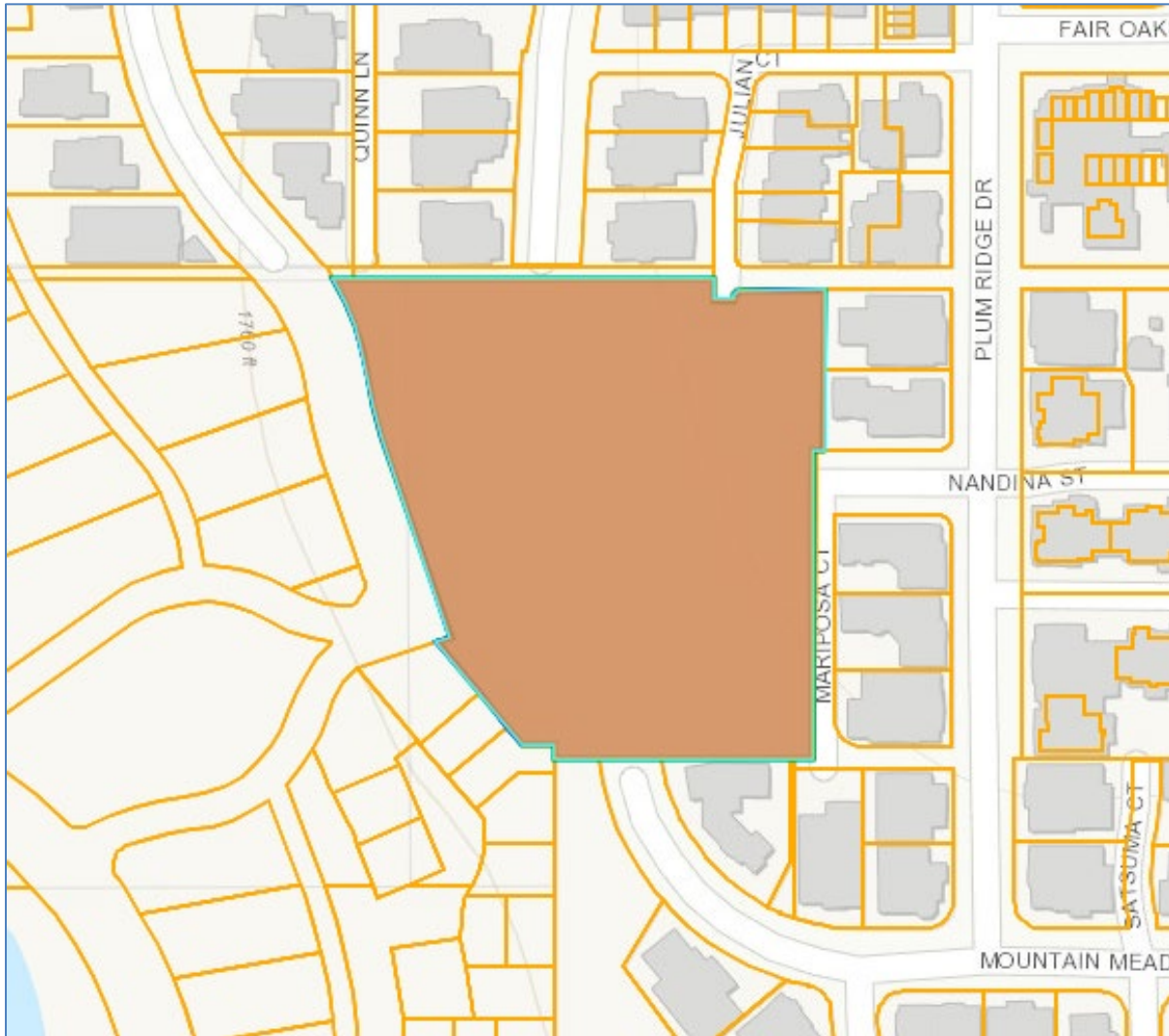
OWNER: CT Properties, LLC

DESCRIPTION: A request for concurrent outline plan and final plan approval for a Performance Standards Option (PSO) Subdivision to divide 'Area 7' into four new lots. The application also includes a request for residential Site Design Review approval, and the removal of a single non-hazard tree.

COMPREHENSIVE PLAN DESIGNATION: North Mountain Plan; **ZONING:** NM-MF;

MAP: 39-1E-04-AD; **TAX LOT:** 8600

ASHLAND PLANNING COMMISSION MEETING: *Tuesday March 10, 2026 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*



COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900

Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at <https://gis.ashland.or.us/developmentproposals/>. Copies of application materials will be provided at reasonable cost, if requested. Application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

If you have questions or comments concerning this request, please feel free to contact Aaron Anderson at 541-488-5305 or planning@ashland.or.us.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

OUTLINE PLAN SUBDIVISION APPROVAL (AMC 18.3.9.040.A.3)

Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

- a. The development meets all applicable ordinance requirements of the City.
- b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
- c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.
- d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
- e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- f. The proposed density meets the base and bonus density standards established under this chapter.
- g. The development complies with the Street Standards.
- h. The proposed development meets the common open space standards established under section [18.4.4.070](#). Common open space requirements may be satisfied by public open space in accordance with section [18.4.4.070](#) if approved by the City of Ashland.

APPROVAL CRITERIA FOR FINAL PLAN

18.3.9.040.B.5

Final Plan approval shall be granted upon finding of substantial conformance with the Outline Plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the

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outline plan with the final plan meets all of the following criteria.

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.
- c. The open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the Street Standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. **Underlying Zone:** The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. **Overlay Zones:** The proposal complies with applicable overlay zone requirements (part 18.3).
- C. **Site Development and Design Standards:** The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. **City Facilities:** The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. **Exception to the Site Development and Design Standards:** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

TREE REMOVAL PERMIT (AMC 18.5.7.040.B)

Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

- a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
- b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
- c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

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- d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
- e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

NORTH MOUNTAIN NEIGHBORHOOD

SECTION 18.3.5.030 Site Plan & Architectural Review Procedure

C. Supplemental Approval Criteria. In addition to the criteria for approval required by other sections of this ordinance, applications within the NM district shall also meet all of the following criteria.

1. The application demonstrates conformity to the general design requirements of the North Mountain Neighborhood Plan, including density, transportation, building design, and building orientation.
2. The application complies with the specific design requirements as provided in the North Mountain Neighborhood Design Standards.

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Staff Report

**ASHLAND PLANNING DEPARTMENT
STAFF REPORT**

Before the Planning Commission – March 10, 2026

PLANNING ACTION: PA-T2-2026-00066
OWNER: CT Properties LLC
APPLICANT: Rogue Planning & Development Services, LLC

LOCATION: *a portion of* Tax Lot 8600 assessor map 39-1E-04-AD
ZONE DESIGNATION: North Mountain Multi-Family (NM-MF)
COMP. PLAN DESIGNATION: North Mountain

ORDINANCE REFERENCES:

18.2.4	General Regulations for Base Zones
18.2.5	Standards for Residential Zones
18.3.5	North Mountain Neighborhood District
18.3.9	Performance Standards Overlay
18.4	Site Development & Design Standards
18.5.1	General Review Procedures
18.5.2	Site Design Review
18.5.3	Land Divisions & Property Line Adjustments
18.6.1	Definitions

APPLICATION DATE: January 26, 2026
PUBLIC NOTICE: February 16, 2026 **22 days prior to hearing**
MEETING DATE: March 10, 2026

PROPOSAL: A request for concurrent Outline and Final Plan approval for a four-lot Performance Standards Option (PSO) subdivision and a request for residential Site Design Review approval to construct three triplex buildings. The fourth building, a duplex, is not subject to Site Design Review. The application also includes a request to remove a single non-hazard tree.

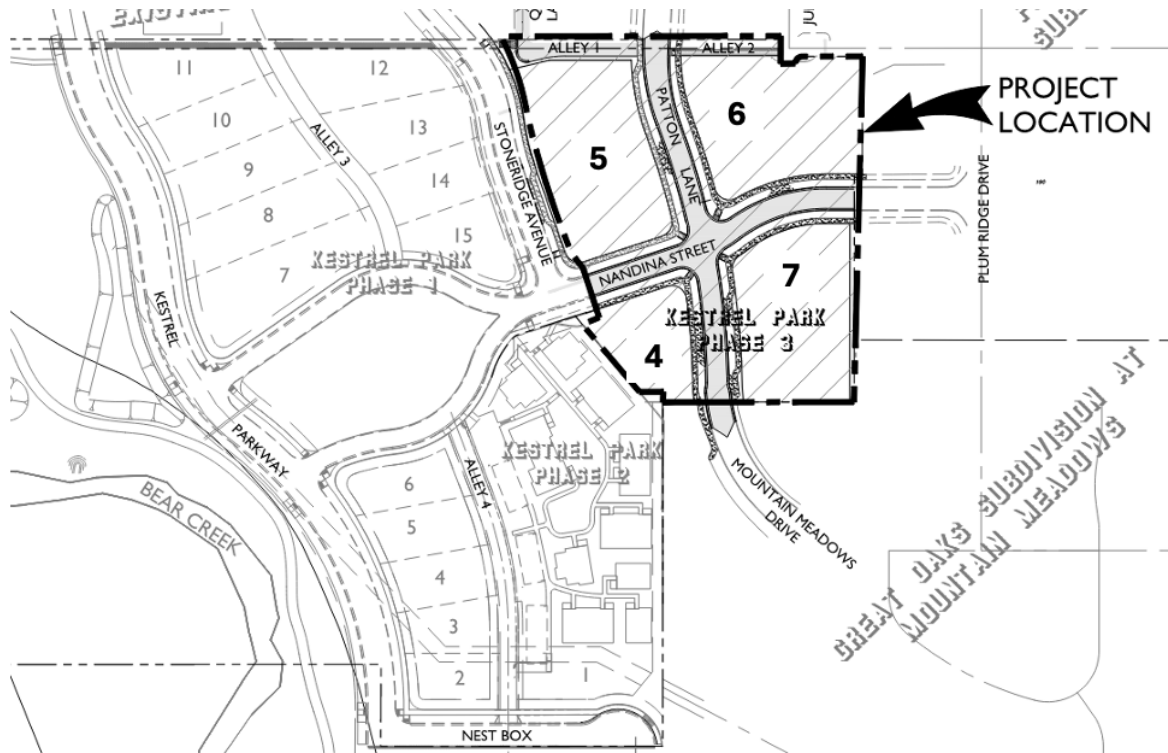
The property was created as lot 31 of Kestrel Park Phase II and was reserved for this final phase of the Kestrel Park Subdivision. The property is zoned “North Mountain-Multi Family” (NM-MF) and is regulated by the North Mountain Neighborhood Plan (NMNP). The NMNP is codified at Ashland Municipal Code (AMC) 18.3.5 and applies to all properties within the North Mountain Neighborhood Plan area (adopted by City Ordinance 2800 in April 1997).

I. Introduction and Background

This is the final component of the third phase of the Kestrel Park Subdivision. This phase is the culmination of the entire Kestrel Park Subdivision which began in 2018 and we do not attempt to provide a complete background and roadmap to all the previous approvals and appeals of the prior phases. The staff report prepared for the original outline approval for Phase 3 plan (see PA #T2-2024-00054) has an extensive planning history of all previous phases.

1) Background

The subject property is a portion of Lot 31 (of Phase 2) and was reserved for this final phase. The previously approved Phase 3 of the subdivision (presently under construction) connects both Nandina Street and Patton Lane / Mountain Meadows Drive to create four blocks that have been identified previously as areas four, five, six and seven (shown below).



The Residential development for areas four, five, and six as well as the related public improvements have all been approved, however the plat has not been recorded yet as the construction of those improvements is ongoing.

As relevant to this application, during the original Outline Plan approval for Phase 3, Area 7' was removed from consideration at the last minute. The design for area seven has been modified and now proposed to subdivide 'Area 7' into four new lots, with one lot proposed to be developed with a duplex and the remaining three lots proposed to be developed with triplexes.

The reason to refer to this application as 'Area 7 of Phase 3' is that, while the subdivision of 'Area 7' is being addressed individually, it is still the applicant's intent to file a final plat for all of Phase 3 together.

2) Site Description

The subject property is Tax lot #8600 of Assessor Map 39-1E-04-AD; it does not presently have an assigned street address. The application also includes three tax lots owned by the City of Ashland; tax lot 4700 a 0.05-acre strip of land along the north, as well as tax lots 7800 & 4900 which are both 'street plugs' to be vacated for street R-O-W. The property was created as lot-31 of Kestrel Park Phase II and was reserved for this final phase of the Kestrel Park Subdivision.

The property is 2.27 acres in size and slopes from east to west at approximately 15% and is zoned North Mountain Multi-Family (NM-MF).

3) Proposal

The AMC requires that all applications involving the creation of three or more lots in the NMNP to be processed in accordance with AMC 18.3.9 the ‘Performance Standards Option and PSO Overlay’ chapter (see: AMC 18.3.5.040.K). The proposed PSO subdivision includes a total of 4-lots for residential development. The application includes a request for Site Design Review approval for three multifamily triplexes, with the fourth lot proposed with a duplex. This provides a total of 11-dwelling units for all of ‘Area 7’.

II. Project Proposal – Outline Plan Subdivision and Residential Site Design Review.

1) Performance Standards Option (PSO) Subdivision – Outline Plan Approval

The preliminary final plat for all of Phase 3 of the Kestrel Subdivision is shown below. As mentioned above, construction of civil improvements is underway, and the present application only relates to the subdivision of Area 7* - highlighted in red dashed line below.



The approval criteria for Outline Plan include eight items which are summarized as follows:

- 1) The development meets all applicable ordinance requirements of the city.
- 2) Adequate key City facilities can be provided including water, sewer, paved access.

* Condition of Approval #2 from PA -T2-2025-00059: “All proposed public improvements including sidewalks, curbs, gutters, park rows with irrigated street trees and the alley shall be installed, including surrounding Area 7, prior to the recording of final plat. [emphasis added]

- 3) The natural features, such as wetlands and large trees, are included in unbuildable areas.
- 4) The development of the land will not prevent adjacent land from being developed.
- 5) There are adequate provisions for the maintenance of common open space.
- 6) The proposed density meets the base and bonus density standards.
- 7) The development complies with the street standards.
- 8) The proposed development meets the common open space standards.

The application includes detailed written responses to each of the approval criteria and design standards, and by their reference they are incorporated herein as if set out in full. Next, we briefly address each of the approval criteria, and any needed conditions of approval to demonstrate compliance with the applicable standards.

The first approval criterion is that *“the development meets all applicable ordinance requirements of the city.”* This first approval criterion is all-encompassing allowing the Planning Commission to address all city standards, even outside of Chapter 18 of the AMC. The application materials explain that the proposal utilizes the Performance Standards Option Chapter 18.3.9, and that the development demonstrates compliance with the standards from AMC 18.3.9.050 – 18.3.9.080. The application materials emphasize that as a Performance Standards Options proposal, the application is not required to meet the minimum lot size, lot width, lot depth or setback standards of part 18.2. With the application materials fully considered staff concluded that findings can be made that all applicable ordinance requirements will be met.

The second approval criterion is that *“adequate key City facilities can be provided including water, sewer, paved access.”* Staff reiterates that this is a portion of the third phase of the Kestrel Park Subdivision and that all city facilities were sized with the capacity for this phase in mind. Staff note that all relevant public improvements were approved with the original phase 3 outline plan and that they are currently under construction. Planning staff have consulted with the Engineering Department in Public Works regarding the civil plans and have confirmed that the proposed infrastructure will meet all city standards, and that there is sufficient capacity for the proposed development. Staff conclude that findings can be made that this approval criterion is met.

The third approval criterion is that *“the natural features, such as wetlands and large trees, are included in unbuildable areas.”* The previous phases of the subdivision have addressed floodplain and wetland areas. For this phase the subject property has no identified natural features or wetlands to consider with the exception of the single multi branched tree that is proposed for removal and is discussed further below. Staff believe findings can be made that this approval criterion is met.

The fourth approval criterion is that *“the development of the land will not prevent adjacent land from being developed.”* The subject property is surrounded by land that has already fully developed, and a finding can be made that this approval criterion is met.

The fifth approval criterion is that *“there are adequate provisions for the maintenance of common open space.”* Staff restate what was set out in the previous phase 3 approval: That the existing HOA’s were formed for the earlier phases of the Kestrel Park. *“The three phases are*

also tied together through monetary commitments (HOA Dues) for the maintenance of common areas and improvements such as the site's wetlands, common spaces, park benches, park row vegetation and irrigation and street trees." Staff conclude that the HOA provides sufficient evidence of the provisions for the ongoing maintenance for the common open space and that findings can be made that this approval criterion is met.

The sixth approval criterion is that *"the proposed density meets the base and bonus density standards."* The ultimate density of the Kestrel Park subdivision has been a significant point of emphasis of previous phases. This is because the subdivision spans multiple zones of different density, and that in addition to maximum density the NMNP also has a requirement for a minimum density of between 75% and 110% of each zone's base density. In previous phases there has been a table detailing the number of units in each phase, acreage and required densities. The remaining number of units required was summarized in the Planning Commission's outline plan phase 3 findings as follows: *"The Planning Commission concludes that Area 7 will need to develop with at least two but not more than eighteen units, and a condition of approval to that effect has been included below."* (PA-T2-2024-00054 section 2.4.6 at p.7). Staff would note that the 11 proposed dwelling units are greater than two, and less than 18. Staff conclude that findings can be made that this approval criterion will be met.

The seventh approval criterion is that *"the development complies with the street standards."* As mentioned previously all of the associated civil improvements have been previously approved during the original Phase 3 outline and final plan approval. Additionally, as was stated in the previous land use approval, all properties were required to sign in favor of and agree to participate in a Local Improvement District (LID) for the future construction of a bridge across Bear Creek to connect Nevada Street to Oak Street. As such, a condition was included to require that all properties within the Kestrel Park Subdivision sign a similar agreement prior to signature of the final survey plat. The subject properties here are within the subdivision and are subject to that original condition which has been included below. Staff conclude that with the condition of approval findings can be made that this approval criterion will be met.

The eighth and final approval criterion is that *"the proposed development meets the common open space standards."* Here we restate what was set out in the original phase 3 outline plan approval:

"The application notes the following: "The Kestrel Park Subdivision is 13.48 acres in size of which 5.13 acres was dedicated as open space (Bear Creek Riparian Area) and another .7 acres was platted as private open space for the subdivision's on-site wetlands and a couple of smaller landscape areas - located at various street corners as common neighborhood landscaping, for a total of 5.82 acres or roughly 43% of the subdivision's acreage of which only 8% is required with Performance Standard Subdivisions and an additional 4% for Site Review applications. Additionally, each of the proposed multi-family units do include an additional 8% recreational space (porches/patios)."

Staff conclude that findings can be made that this approval criterion will be met.

Staff conclude, based on the above, that findings can be made that the Outline Plan Approval Criteria criterion will be met.

2) Final Plan Approval

The approval criteria for Final Plan are intended to ensure substantial conformance between Outline Plan approval and Final Plan approval when the two are requested as separate procedural steps. When both Outline and Final plan are filed concurrently, as is the case here, there is no procedural separation between the two, and the concurrent Final Plan proposal is identical to the Outline Plan in terms of number of dwelling units, yard depths, distances between buildings, common open spaces, building sizes, building elevations and exterior materials, standards resulting in density bonuses, and street standards. Based on the above Staff conclude that findings can be made that the final plan approval criteria are met.

3) NMNP Supplemental Design Standards

The NMNP also included Supplemental Approval Criteria that require that there is conformity with both the “*general design requirements of the North Mountain Neighborhood Plan, including density, transportation, building design, and building orientation*” as well as the “*specific design requirements as provided in the North Mountain Neighborhood Design Standards.*” The NMNP includes detailed Design standards for both roads and architectural design. The application states that the NMNP design standards are fully met and include detailed dimensions on the site plan showing that porches meet the correct sizes. Additionally, there are standards for garage setbacks, however in this application there are no proposed garages as all parking is off the proposed alley. The remainder of the architectural standards are discussed below under the Site Design Review approval criteria. Staff conclude that findings can be made that the Supplemental Approval Criteria criterion will be met.

4) Residential Site Design Review

The applicability section of Site design review is provided at AMC 18.5.2.020.B and requires Site Design Review for “*Three or more dwelling units on a lot*” as is proposed on three of the lots in this application.

The first criterion of approval for Site Design Review is that “*The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*” PSO subdivisions are not required to meet the minimum lot size, lot width, lot depth, and setback standards of part 18.2, and other standards as specifically provided by AMC 18.3.9. By virtue of being a PSO development this approval criterion is effectively not applicable. Staff conclude that findings can be made that this approval criterion will be met.

The second criterion of approval for Site Design Review is that “*The proposal complies with applicable overlay zone requirements (part 18.3).*” The only applicable overlay zone is the North Mountain Neighborhood District at AMC 18.3.5 which governs all development in the NMNP area. Included in the NMNP standards are the Site Development and Design Standards at AMC 18.3.5.100. When printed these standards occupy 30 pages, so we do not address each item individually. That said the building elevations and renderings make clear that the architectural design requirements are clearly met as the proposed buildings features include covered porches, eaves, and building offsets. The site plans have dimensions shown that the three single family

common wall buildings each include the required setback and offset for the garages as illustrated in AMC 18.3.5.100.A.4.a. Staff conclude that findings can be made that this approval criterion will be met.

The third criterion of approval for Site Design Review is that *“The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided below.”* Because the development is regulated by the NMNP many of the regulations in 18.4 are not in effect. AMC 18.3.5.020 provides in part that “where the provisions of this chapter conflict with comparable standards described in any other ordinance, resolution or regulation, the provisions of the North Mountain Neighborhood district shall govern.” That said, the site plan clearly demonstrates that the driveway spacing meets or exceeds the 24’ requirement as well as details on recycling and refuse area. The application materials include a detailed landscaping plan showing that all portions of a lot not otherwise developed are to be landscaped.

The buildings are proposed to be separated to respond to the character of the neighborhood, rather than developed as a single apartment building on one tax lot. The application proposes to comply with building separation requirements of the Performance Standards Options chapter, and to apply a “Mill Pond” standard for solar access to allow shading five-feet up the wall of the first story’s living space. The lower level is considered a basement here, not a story.

The “Mill Pond” solar access standard is not codified, but was first allowed with the Mill Pond subdivision, a Performance Standards Options subdivision in the 1980’s, where the flexibility of the Performance Standards meant that there were not always standard setbacks between buildings. The “Mill Pond” standard allowed a shadow to be cast to the bottom windowsill of the first story living space on the property to the north as functionally equivalent to “Standard A” Solar Access. This standard has been allowed for a number of subdivisions over the last 40 years, and in staff’s assessment, the Planning Commission can reasonably make a finding that the shading proposed is functionally equivalent to Standard A. A condition is recommended below to require that the building permit submittals demonstrate compliance with the “Mill Pond” shading described in the application, and with that staff conclude that findings can be made that this approval criterion will be met.

The fourth criterion of approval for Site Design Review is that *“The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.”* As discussed above the proposed street network and proposed City facilities have been sized specifically for the proposed density. The application includes detailed civil plans and staff are confident that findings can be made that this approval criterion has been met.

The last criterion of approval for Site Design Review is that *“The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsections below, are found to exist...”* There are no exceptions requested to the above standards and staff is confident that findings can be made that this criterion of approval has been met.

5) Tree removal

The application includes a request to remove what is described as a ‘multi stem’ cherry tree which is located in the proposed building envelope of the multi family housing. Staff have doubts about whether the proposed tree is regulated based on the photos and site visits. Based on the trees form it presents more like a shrub rather than a dominate trunk that then splits. The Tree Management Advisory Committee (MAC) reviewed the application also questioned if the proposed tree removal was in fact a regulated tree, while also unanimously recommending approval of the proposed removal. Based on the location the proposed removal meets the criteria of approval for removal as it is located within the building envelope.

6) Public Input

Notice was posted at the property frontage and mailed to all properties within 200’ on February 13th, 2026. At present no public comment has been received.

III. Procedural – Approval Criteria

1) Outline Plan Approval Criteria

AMC 18.3.9.040.A.3 provides the approval criteria and standards for Outline Plan approval:

A.3 Approval criteria for Outline Plan. The planning commission shall approve the Outline Plan when it finds all of the following criteria have been met:

- A. the development meets all applicable ordinance requirements of the city.
- B. adequate key city facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a city facility to operate beyond capacity.
- C. the existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.
- D. the development of the land will not prevent adjacent land from being developed for the uses shown in the comprehensive plan.
- E. there are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- F. the proposed density meets the base and bonus density standards established under this chapter.
- G. the development complies with the street standards.
- H. the proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the city of Ashland.

2) Final Plan Approval Criteria

AMC 18.3.9.040.B.5 provides the approval criteria and standards for Final Plan approval:

5. Approval Criteria for Final Plan. Final plan approval shall be granted upon finding of substantial conformance with the outline plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria:

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.
- c. The common open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the street standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

3) Supplemental Approval Criteria

AMC 18.3.5.030.C provides the approval criteria and standards for development in the NMNP.

C. Supplemental Approval Criteria. In addition to the criteria for approval required by other sections of this ordinance, applications within the NM district shall also meet all of the following criteria.

1. The application demonstrates conformity to the general design requirements of the North Mountain Neighborhood Plan, including density, transportation, building design, and building orientation.
2. The application complies with the specific design requirements as provided in the North Mountain Neighborhood Design Standards.

4) Site Design Review Approval Criteria

AMC 18.5.2.050 provides the approval criteria and standards for Site Design Review:

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

A. Underlying Zone. The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).

C. Site Development and Design Standards. The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.

E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1, 2, or 3, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty;

2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards; or

3. There is no demonstrable difficulty in meeting the specific requirements for a cottage housing development, but granting the exception will result in a design that equally or better achieves the stated purpose of section 18.2.3.090.

5) Tree Removal Approval Criteria

AMC 18.5.7.040 provides the approval criteria and standards for tree removal.

2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

- a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design

Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.

b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

IV. Conclusion and Recommendations

Staff recommend that the Planning Commission approve concurrent Outline Plan and Final Plan for the PSO subdivision and the requested tree removal. Staff also recommend that the Planning Commission approve Site Design Review for the three proposed triplex buildings.

If the Planning Commission approves the application, staff recommends including the following conditions of approval below:

- 1) That all proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) That all new addresses shall be assigned by City of Ashland Planning Department.
- 3) That permits shall be obtained from the Ashland Public Works Department prior to any work in the public right of way, including but not limited to permits for driveway approaches, street improvements, utilities or any necessary encroachments.
- 4) That the properties within the project sign in favor and agree to participate in a local improvement district (LID) for future construction of the Nevada Street bridge across Bear Creek. The agreement shall be prepared by the City of Ashland and signed by the property owner prior to signature of the final survey plat. Nothing in this condition is intended to prohibit an owner/developer, their successors or assigns from exercising their rights to freedom of speech and expression by orally objecting or participating in the LID hearing or to take advantage of any protection afforded any party by City ordinances and resolutions.
- 5) That a final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.A.2 of the Ashland Land Use Ordinance shall be provided prior to bringing combustible materials onto the property, and any new

landscaping proposed shall comply with these standards and shall not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.

- 6) That the building permit submittals shall demonstrate compliance with the Millpond Standard for solar access described in the application materials, with shading not to extend above the lowest windowsill (five feet) of the first story living space.
- 7) That a final survey plat shall be submitted within 18 months of Final Plan approval. Prior to submittal of the final subdivision survey plat for signature:
 - a. Final electric service, utility and civil plans including but not limited to the water, sewer, storm drainage, electric, street and driveway improvements shall be submitted for the review and approval of the Planning, Building, Electric, and Public Works/Engineering Departments with the Final Plan submittal. The street system plan shall include full street designs with cross-sections consistent with the City's Street Design Standards for the proposed residential neighborhood streets and alleys, as approved. Street lights shall be included in keeping with city street light standards. The utility plan shall include the location of connections to all public facilities including the locations of water lines and meter sizes; fire hydrant; sanitary sewer lines, manholes and clean-out's; storm drain lines and catch basins; and locations of all primary and secondary electric services including line locations, transformers (to scale), cabinets, meters and all other necessary equipment. Transformers, cabinets and vaults shall be located in areas least visible from streets, while considering the access needs of the utility departments. Any required private or public utility easements shall be delineated on the civil plans. All civil infrastructure shall be installed by the applicants, inspected and approved prior to the signature of the final survey plat.
 - b. That the applicant shall submit a final electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets, street lights and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to the signature of the final survey plat. Transformers and cabinets shall be located in areas least visible from streets and outside of the sidewalk corridor and vision clearance areas, while considering the access needs of the Electric Department. Electric services shall be installed underground to serve all lots within the applicable phase prior to signature of the final survey plat. At the discretion of the Staff Advisor, a bond may be posted for the full amount of underground service installation (with necessary permits and connection fees paid) as an alternative to installation of service prior to signature of the final survey plat. In either case, the electric service plan shall be reviewed and approved by the Electric, Engineering, Building and Planning Departments prior to installation of facilities.
 - c. A final storm drainage plan detailing the location and final engineering for all storm drainage improvements associated with the project shall be submitted for review and approval by the Departments of Public Works, Planning and Building Divisions. The storm drainage plan shall demonstrate that post-development peak flows are less than or equal to the pre-development peak flow for the site as a

whole, and that storm water quality mitigation has been addressed through the final design.

- d. A final grading and erosion control plan shall be submitted for the review and approval of the Building, Planning and Engineering divisions.
 - e. That a parking lot tree canopy plan shall be prepared by a licensed landscape architect or International Society of Arboriculture (ISA) certified arborist and provided for review. This plan shall include written certification from the landscape architect/arborist that the final plan as prepared is consistent with ANSI A300 standards.
 - f. That the requirements of the Ashland Fire Department relating to approved addressing; fire apparatus access, fire apparatus access approach, aerial ladder access, firefighter access pathways, and fire apparatus turn-around; fire hydrant distance, spacing and clearance; fire department work area; fire sprinklers; limitations on gates, fences or other access obstructions; and addressing standards for wildfire hazard areas including vegetation standards and limits on work during fire season shall be satisfactorily addressed in the final submittals. Fire Department requirements shall be included in the civil drawings.
 - g. That draft CC&Rs for the Homeowner's Association shall be provided for review and approval of the Staff Advisor with the Final Plan submittal. The CC&R's shall describe responsibility for the maintenance of all common use-improvements including driveway, open space, landscaping including trees and street trees, utilities, and stormwater detention and drainage system, and shall include an operations and maintenance plan for the stormwater detention and drainage system.
 - h. A fencing plan which demonstrates that all fencing shall be consistent with the provisions of the "Fences and Walls" requirements in AMC 18.4.4.060, and that fencing around common open space, except for deer fencing, shall not exceed four feet in height. Fencing limitations shall be noted in the subdivision CC&R's. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.
8. Prior to the signature of the final plat:
- a. All easements including but not limited to public and private utilities, public pedestrian and public bicycle access, drainage, irrigation and fire apparatus access shall be indicated on the final subdivision plat submittal for review by the Planning, Engineering, Building and Fire Departments.
 - b. The final survey plat shall include the dedication of right-of-way necessary to accommodate the proposed street system.
 - c. Subdivision infrastructure improvements including but not limited to utilities, driveways, streets and common area improvements shall be completed according to approved plans, inspected and approved.
 - d. Irrigated street trees selected from the Recommended Street Tree Guide and planted according to city planting and spaces standards shall be planted along all

street frontages pursuant to the proposed landscape plan, inspected and approved by the Staff Advisor.

- e. Electric services shall be installed underground to serve all lots, inspected and approved. The final electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.
- f. That the sanitary sewer laterals and water services including connection with meters at the street shall be installed to serve all lots within the applicable phase, inspected and approved.

Applicant Submittal

ROGUE PLANNING & DEVELOPMENT SERVICES, LLC



Kestrel Park, Phase 3 – Area 7

A PERFORMANCE STANDARDS SUBDIVISION BY TAYLORED ELEMENTS

**REQUEST FOR OUTLINE AND FINAL PLAN APPLICATION OF A
FOUR LOT PERFORMANCE STANDARDS SUBDIVISION
INCLUDING A REQUEST FOR
SITE DESIGN REVIEW FOR THREE, ATTACHED TRIPLEX DWELLINGS**

Map & Tax Lot:	391E04AD - 8600
Property Owner:	CT Properties LLC 1679 Jackson Road Ashland, OR 97520
Surveyor:	Pacific Crest Surveying 340 A Street #209 Ashland, OR 97520
Building Design:	DeZine Fine Homes 190 Harrison Street Ashland, OR 97520
Landscape Design:	Terrain Landscape Architecture 310 Oak Street, Suite 3 Ashland, OR 97520
Planning Consultant:	Rogue Planning & Development Services 1314-B Center Dr., PMB #457 Medford, OR 97501

Property Details:

The property is zoned North Mountain NM-MF (multi-family) and is part of the Kestrel Park Subdivision, referenced as area 7 on the subdivision plans. It was established as lot-31 of Kestrel Park Phase II.

The parent parcel spans 2.27 acres, while the specific lot encompasses approximately 18,019 square feet. The future streets are presently being developed. When complete, this lot will have street frontage along Patton Lane on the west side. The north will be bound by Nandina Street, and the east side of the development area bound by Mariposa Lane.



Historically, the North Mountain neighborhood has been planned since 1995, with the North Mountain Neighborhood Plan adopted in 1997 to guide growth over 30 years. Developments include a mix of single-family homes, cottage-style residences, and multi-family units, with extensive approvals in 2019 and 2020 for phased subdivisions.

In 2019, an Outline and Final Plan (PA-T1-2019-00075) was approved for six larger lot areas with additional multi-family units and single-family residences. This phase consisted of single-family detached homes which are predominantly completed and outlined the area of future developments.

In 2020, the Planning Commission approved a Final Plan proposal for a 15-unit, 16-lot subdivision for Area 3 of the Kestrel Park Subdivision, including a remainder parcel which included identified future phasing Areas #4 - #7 (PA-T1-2020-00113). This area or phase of the master plan consists of attached and detached cottage homes which have been completed.

In 2025, the Planning Commission approved an Outline Plan approval for a 15 lot Performance Standards Subdivision, including a Site Design Review for 16 multi-family apartments, and Variance was approved (PA-T2-2024-00054). Following the Outline Plan application, the area of the subject development, Area 7, was eliminated from the proposal and deferred for future development proposal. This received approval in 2025. Grading, drainage, street, and utility plans were included in these previous submittal. The plans were coordinated and designed in concert with various service agencies and City staff. Those infrastructure improvements and utility installation within the larger subdivision area are currently under construction.

Request:

Request for approval of an Outline and Final Plan for Performance Standards Subdivision (PSO) to create four residential lots. Each lot is proposed to be developed with attached residential. Two lots are proposed with duplex units and two lots are proposed with a three-unit, triplex building as shown in the submitted architectural plans and solar analysis. Site Design Review approval is requested for the two triplex developments.

The lot numbering is in sequence with the Lot numbering within Kestrel Park Phase 3.

Units Proposed: 11

- Lot 13 – Building 2: Triplex (3 units)
 - Lot Size: 3,469 sq. ft.
 - Building size: 1,350.2 sq. ft.
 - Total coverage: 4,373.4 sq. ft.
- Lot 14 – Building 1: Duplex (2 units)
 - Lot Size: 2,954 sq. ft.
 - Building size: 1,089.9 sq. ft.
 - Total coverage: 1,565.9 sq. ft.
- Lot 15 – Building 4: Triplex (3 units)
 - Lot Size: 5,636 sq. ft.
 - Building size: 1,448.94 sq. ft.
 - Total coverage: 4,022.94 sq. ft.
- Lot 16 – Building 3: Triplex (3 units)
 - Lot Size: 3,588 sq. ft.
 - Building size: 1,616 sq. ft.
 - Total coverage: 2,266 sq. ft.

The proposed number of units remains within the allowed density range for Kestrel Park Phase III Areas 4–7 (23.66–43.56 units total).

The proposed buildings provide strong street-facing entries and articulated façades consistent with North Mountain Neighborhood Design Standards.

The development site slopes downhill toward the west and south. To work with the existing terrain, each building is designed with a daylight-basement foundation that steps up with the hillside. This design approach reduces the need for tall retaining walls, helps maintain a comfortable, pedestrian friendly building height and mass, and provides an organic transition between structures and the natural topography.

The proposed project complies with Ashland's solar access performance standard requirements that have been applied within the North Mountain Neighborhood. Solar diagrams and corresponding illustrations have been provided within the Solar Analysis sheets to demonstrate compliance with the City's Solar Performance standards. These graphics show how each building's height, placement, and relationship to surrounding lots meet standard A solar access criteria without encroaching on neighboring properties passive solar and solar generating capabilities. The proposal for Buildings 2 and 4 includes the use of a modified solar setback to allow limited shadowing of Buildings 1 and 3 to the north, consistent with the "Millpond Standard" or North Mountain Standard, which permits shadow to encroach up the south wall of the structure to the north by up to five feet above the finished floor elevation. Supporting drawings have been included to illustrate how this standard is satisfied.

There is adequate parking for the development provided through on-street parking bays located along the frontages of Patton Lane and head-in parking accessed from the public alley to the east. These bays are incorporated into the street design to serve residents and visitors while maintaining an efficient and walkable neighborhood environment.

On the following pages, findings of fact addressing the City of Ashland's Performance Options Subdivision Criteria for an Outline Plan Subdivision (Ashland Municipal Code (AMC) 18.3.9.040 A.3), Final Plan Subdivision (AMC 18.3.9.040 B.5.), and Site Review Criteria (AMC 18.5.2.050) and Tree Removal (AMC 18.5.5.040) are provided. For clarity, the criteria are in Times New Roman font and the applicant's responses are in Calibri font.

Thank you for your consideration,

Amy Gunter
Rogue Planning & Development Services, LLC
541-951-4020
Amygunter@rogueplanning.com

Findings of Fact

Ashland Municipal Code (AMC)

AMC 18.3.9.040 A.3. Outline Plan Approval Criteria

a. The development meets all applicable ordinance requirements of the City.

Finding:

The proposed subdivision meets all applicable ordinance requirements of the City of Ashland. As permitted under the Performance Standards Option, the design provides a more flexible and innovative development pattern than conventional zoning standards allow, while maintaining full compliance with all mandatory criteria. Within the Kestrel Park Subdivision there is a mixture of housing types with a planned range of densities. The project reflects the intent of the PSO by emphasizing energy-efficient construction, architectural variety, and site design that works with existing topography rather than against it. Buildings are stepped with the hillside to reduce cut and fill, maintain an appropriate scale, and integrate smoothly with surrounding development.

The subdivision also upholds the PSO requirement to provide a quality of life equal to or greater than that achievable under standard zoning. The proposal continues the established development pattern of the North Mountain Neighborhood and Kestrel Park by incorporating pedestrian-oriented building fronts, and connected streets. These elements reinforce the character of nearby neighborhoods such as North Mountain, Ashland Village, Clay Creek Gardens, and Beach Creek—other successful PSO developments that prioritize porches, walkability, and visually engaging streetscapes.

Finally, the design reduces the impact of development on the natural and built environment. Although this portion of Phase III contains fewer natural features than earlier phases of Kestrel Park, the project responds sensitively to the site's east-to-west slope and avoids unnecessary grading by incorporating daylight-basement building designs. Street and pedestrian connections align with the existing neighborhood framework, limiting disruption and ensuring compatibility with the surrounding residential pattern.

b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.

Finding:

All of the site's necessary utilities extend to the subject property from the various public utility easements and street rights-of-way surrounding the site. Existing public utilities with capacity to service the proposed housing units have been designed and installed during the construction of the abutting streets and alleys.

The attached preliminary Civil Plans illustrate the various utilities and their extension to the proposed units. The project's Civil Engineer has communicated with City staff to ensure the subject infrastructure needs meet City standards and address all capacity requirements. At the time of the Final Plan submittal, as well as the Engineering Departments final sign-off of the street construction drawings, the plans will be further refined and formalized.

c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.

Finding:

The applicants have evaluated the site for existing natural features, including wetlands, floodplain corridors, mature trees, ponds, and other significant environmental elements. This portion of Phase III contains no identified wetlands, riparian corridors, notable tree stands, rock outcroppings, or other significant natural features.

d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.

Finding:

The subject property is surrounded on all sides by urbanized lands in compliance with the City's Comprehensive Plan, including existing residential subdivisions to the north, east and west. As such, the development of the subject property will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.

e. There are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.

Finding:

Most of the Kestrel Park Subdivision's open space areas have been incorporated within the initial Phase I and Phase II areas. No open space areas are proposed in Phase III, but common areas do exist in Areas #6 for shared driveways, common landscaping and irrigation as it relates to the individual parcels occupied with multi-family housing.

f. The proposed density meets the base and bonus density standards established under this chapter.

Finding:

The proposed subdivision complies with the base density standards established for the North Mountain Multi-Family (NM-MF) zoning district and the density requirements allocated to Kestrel Park Phase III

(Areas 4–7). The development includes 11 dwelling units, which falls fully within the approved density range of 23.66 to 43.56 units for the combined Phase III areas. The Planning Commission decision in 2025 notes the required density of Area 7 requiring between 1.44 – 18.92 dwelling units (PA-T2-2024-00054, Findings of Fact, Section 2.4.6; Pg. 7). No bonus density is requested or required to achieve this total.

Kestrel Park Density Allocation Table			
NM Zone	NM-G	NM-R-1-7.5	NM-MF
Acres	5.99 ac	2.76 ac	4.74 ac
Dwelling Units Per Acre	-	3.6	12
75% to 110% Base Density Requirement	-	7.42–11.02	42.66 – 62.56 ((56.88 - base))
Approved Density (Phase I – Areas 1 & 2)	-	11	4
Approved Density (Phase II – Area 3)	-	-	15
Permitted Density (Phase III – Areas 4 - 7)	-		23.66* – 43.56**

g. The development complies with the street standards.

Finding:

The proposed streets comply with the Planning Commission’s previously approved findings of fact as noted below from the original Kestrel Park Subdivision’s 2019 approval (PA-T1-2019-00075).

h. The proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the City of Ashland.

Finding:

The Kestrel Park Subdivision is 13.48 acres in size of which 5.13 acres was dedicated as open space (Bear Creek Riparian Area) and another .7 acres was platted as private open space for the subdivision’s on-site wetlands and a couple of smaller landscape areas - located at various street corners as common neighborhood landscaping, for a total of 5.82 acres or roughly 43% of the subdivision’s acreage of which only 8% is required with Performance Standard Subdivisions and an additional 4% for Site Review applications. Overall, the proposal complies with the open space provisions noted in Chapter 18.4.4.070.

Proximity to a public park also warrants an exception to common open space requirements if the above were to be not found sufficient.

AMC 18.3.9.040 B.5. Final Plan Approval Criteria

a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.

Finding:

The number of dwelling units remains the same as originally proposed and adopted with the Outline Plan.

b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.

Finding:

This standard is met.

c. The common open spaces vary no more than ten percent of that provided on the outline plan.

Finding:

This standard is met.

d. The building size does not exceed the building size shown on the outline plan by more than ten percent.

Finding:

This standard is met.

e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.

Finding:

This standard is met.

f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.

Finding:

No density bonus points are being requested.

g. The development complies with the street standards.

Finding:

This standard is met.

h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

Finding:

The proposed plan has not been changed as it relates to density allocations.

SITE DESIGN REVIEW

Chapter 18.5.2

18.5.2.050 Approval Criteria

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

A. Underlying Zone. The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

Finding:

The subject application complies with all of the applicable provisions of the NM-R-1-5 zone, including building and yard setbacks from the parent parcel, density, lot coverage, building height, building orientation, architecture, solar access and all other applicable standards.

B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).

Finding:

The subject property is located within the North Mountain Neighborhood District and is therefore subject to the applicable standards of AMC 18.3.5. The proposal complies with all relevant provisions of the district, including dimensional requirements, building orientation standards, parking provisions, and the minimum and maximum density criteria. In addition, the supplemental approval criteria for Site Design and Architectural Review contained in AMC 18.3.5.030(C) are addressed in the following findings.

North Mountain Neighborhood:

18.3.5.030 Site Plan and Architectural Review Procedure

C. Supplemental Approval Criteria. In addition to the criteria for approval required by other sections of this ordinance, applications within the NM district shall also meet all of the following criteria.

1. The application demonstrates conformity to the general design requirements of the North Mountain Neighborhood Plan, including density, transportation, building design, and building orientation.
2. The application complies with the specific design requirements as provided in the North Mountain Neighborhood Design Standards.

Finding:

The proposal complies with the specific design requirements of the North Mountain Neighborhood Design Standards. These standards address permitted building types, façade design, pedestrian orientation, solar access, open space relationships, and dimensional requirements within the NM district.

The submitted architectural plans, elevations, and solar analysis demonstrate compliance with these standards. Buildings provide appropriately scaled façades and pedestrian-oriented elements consistent with required design guidelines. Solar compliance is demonstrated through the submitted solar access diagrams showing Class A compliance and, where applicable, the modified solar standard permitted within the North Mountain district. Building placement and massing respect required setbacks, height limitations, and orientation requirements.

Furthermore, the subdivision layout and building configuration maintain the intended neighborhood structure by placing buildings close to streets, reinforcing a strong pedestrian environment, and incorporating architectural styles compatible with existing development in Kestrel Park. All dimensional and design requirements applicable to the NM district have been met or exceeded.

C. Site Development and Design Standards. The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

Finding:

The proposed application complies with all applicable Site Development and Design Standards of Chapter 18.4, where applicable. Additional Findings have been included below

Chapter 18.4.2

BUILDING PLACEMENT, ORIENTATION, AND DESIGN

18.4.2.030

Residential Development

C. Building Orientation. Residential buildings that are subject to the provisions of this chapter shall conform to all of the following standards. See also solar orientation standards in section 18.4.8.050.

1. Building Orientation to Street. Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.
2. Limitation on Parking Between Primary Entrance and Street. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.
3. Build-to Line. Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.

Finding:

All dwelling units have been oriented toward the adjacent street or internal pedestrian circulation routes to maintain a strong relationship between building entries and the public realm. Where buildings front a public street, primary entrances face the street and are connected to the right-of-way through clearly defined walkways that promote pedestrian access and visibility.

No off-street parking is located between the buildings and the street.

The project also complies with the applicable build-to line standard, placing building façades within the required front yard range to establish a continuous and cohesive street edge.

D. Garages. The following standards apply to garages, carports, canopies, and other permanent and temporary structures used for parking or storing vehicles, including those parking and vehicle storage structures accessory to detached single-family dwellings. The standards are intended to balance residents' desire for a convenient, safe, and private vehicle access to their homes with the public interest in maintaining safe and aesthetically pleasing streetscapes. The standards therefore promote pedestrian safety and visibility of public ways, while addressing aesthetic concerns associated with street-facing garages. For the purpose of this subsection, a garage opening is considered to be facing a street where the opening is parallel to or within 45 degrees of the street right-of-way line.

Finding:

No garages are proposed.

E. Building Materials. Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors, which attract attention to the building or use, are unacceptable.

Finding:

The proposed building material includes Cementous lap siding with multi-groove Hardie board panel elements to enhance entry areas and patio areas. There is composite shingle roofing and standing seam metal roofing over covered patio areas (flat roofs sections). Neutral, natural paint colors compatible with the surround area provide for a cohesive building design that fits within the North Mountain Neighborhood.

F. Streetscape. One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.

Finding:

Street tree planting plan compliant with the street tree spacing standards are provided on the project Landscape Plans (L. 1.0).

G. Landscaping and Recycle/Refuse Disposal Areas. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.

Finding:

See findings addressing this criteria further below.

H. Open Space. Common and/or private open space is required to be provided pursuant to section 18.4.4.070.

Finding:

Adequate open space includes common area, subdivision park area and private open space. See more details in the open space section below.

Chapter 18.4.3

PARKING, ACCESS, AND CIRCULATION

18.4.3.040 -Vehicle and Bicycle Quantity Standards

Finding:

There are 12 off-street parking spaces provided via the alley. Additional on-street parking is provided via parking bays on Patton Lane. The multi-family design standards allow for a maximum

of two vehicle parking spaces per unit. The proposal provides less than one vehicle parking space per dwelling.

These parking spaces are near the dwelling units with the required landscape and distance separation to buffer the parking spaces from the dwellings.

18.4.3.050

Accessible Parking Spaces

Finding:

There is one, Van Accessible ADA parking space within the parking area accessed from the alley. The accessible parking space will be signed and comply with required dimensional and slope criteria and is adjacent to pedestrian access to the buildings.

18.4.3.070

Bicycle Parking Standards

Finding:

A total of 16 bicycle parking spaces provided which meets the requirement for three triplex buildings, with two-bedroom units. The bicycle parking spaces are covered shelters with U racks. There are six bike parking spaces for Lot 14 on Lot 14, in the northwest corner of the property near the north most unit adjacent to the stairs. The other bike parking spaces are located in adjacent to the parking area. These bike parking spaces are accessible via the public right of ways and internal pathways. All bicycle parking spaces are designed to comply with the standards from 18.4.3.070 including spacing, coverage, lighting and are placed in locations that provide maximum visibility from the units and in various locations based on the need of the tenants.

18.4.3.080

Vehicle Area Design

Finding:

There are 12 parking spaces on site provided as head-in parking spaces, accessed from the public alley. Additional parking is provided via the on-street parking bays on the right-of-way of Patton Lane.

The proposed parking area complies with the parking area design standards. There are landscape bays to provide shade trees. The vehicle parking spaces comply with minimum dimensional standards of 9'X18' for standard spaces and 8'X16' for compact spaces. The spaces are designed

to mitigate environmental impacts through the use of increased shade from the large stature tree canopy to provide more than 50% of the parking area with shade. There are no conflicts with overhead utilities and the trees.

Stormwater will be removed from the parking areas via catch basins at the low points in the paving. The required 40 percent of the parking spaces will be EV ready.

18.4.3.090

Pedestrian Access and Circulation

Finding:

All walkways within the development are continuous and designed to get pedestrians safely to their front doors, the bike parking shelters, and/or the trach enclosure. The walkways comply with minimum width standards.

Chapter 18.4.4

LANDSCAPING, LIGHTING, AND SCREENING

Finding:

A landscape plan is provided demonstrating compliance with all required planting standards, including coverage, species selection, street trees, lighting, trash, and irrigation provisions.

With respect to the open space requirements, the proposed Phase III development continues the established pattern of the Kestrel Park Subdivision, which has already dedicated and provided substantial open space areas as part of the approved Phase I and Phase II improvements.

The Kestrel Park Subdivision encompasses 13.48 acres, of which 5.13 acres were dedicated as public open space (Bear Creek Riparian Area) and an additional 0.7 acres were platted as private open space for the subdivision's on-site wetlands and smaller landscaped common areas dispersed throughout the neighborhood. In total, 5.82 acres, or approximately 43 percent of the entire subdivision acreage, has been set aside as functional open space, significantly exceeding the 8 percent required for Performance Standard Subdivisions and the additional 4 percent required for Site Review applications. These areas were intentionally planned to serve the recreational, environmental, and aesthetic needs of the subdivision's residents and surrounding community, providing opportunities for walking, passive recreation, riparian access, bird watching, and future connectivity to the Bear Creek Greenway extension.

Phase III is eligible for an exemption from additional on-site open space because the development is located immediately adjacent to and integrated with this established network of

open space and with the large public park facilities serving the North Mountain and Kestrel Park neighborhoods. The neighborhood's public park resources are directly accessible to the residents of Phase III and provide more than adequate recreational amenities to satisfy the open space needs that would otherwise be required within the project boundary itself. These existing public and private open space resources function as extensions of the Phase III development and are readily accessible through internal sidewalks, shared accessways, and pedestrian linkages.

While no new subdivisional open space areas are proposed within Phase III, the design incorporates shared common areas, as well as outdoor private amenities. Every building within Phase III includes its own private patio space, ensuring dedicated outdoor living areas in addition to the extensive common and public open space surrounding the subdivision. These private patios complement the broader open space system and contribute to residents' access to functional outdoor environments for daily use.

Chapter 18.4.5

TREE PRESERVATION AND PROTECTION

Finding:

A non-hazard, multi-stem, 10" DBH Cherry Tree that was approved for removal in the Outline Plan Approval was not removed due to the removal of Area 7 from the Plan. The tree appears to be a shrub-like in nature likely due to repeated mowing preventing a single stem with a branching structure typical of a Cherry tree.

This tree is located within the area of site disturbance for the construction of parking and dwellings within Area 7. Per PA-T202024-00054, staff and the Tree Management Advisory Committee (MAC) previously reviewed tree, its location and condition and questioned if the proposed tree removal was in fact a regulated tree, while also unanimously recommending approval of the proposed removal. Based on the location the proposed removal meets the criteria of approval for removal as it is located within the building envelope.

The tree removal will not cause a significant decline in tree canopy coverage of fruit trees in the vicinity. The tree is not part of any windbreak, and its removal will not cause erosion. The proposed tree planting plan mitigates the loss of the Cherry tree and replaces the canopy of this multi-stemmed Cherry tree.

Chapter 18.4.6

PUBLIC FACILITIES

Finding:

Public facilities necessary to serve the subject property, including street improvements, storm drainage and surface water management, sanitary sewer, potable water service, and other utilities, are provided in accordance with design standards. The street layout and improvements proposed as part of this subdivision align with the planned extensions of Patton Lane, Nandina Street, and the alley and are consistent with the City's street design expectations, including connectivity, and circulation.

Chapter 18.4.7

SIGNS

Finding:

No signs are proposed.

Chapter 18.4.8

SOLAR ACCESS

Finding:

The proposal complies with the solar access requirements of AMC 18.4.8. A complete Solar Analysis has been submitted illustrating how building height, placement, and site slope demonstrate the City's solar access performance standards. The project also utilizes the modified solar setback provisions allowed within the North Mountain Neighborhood (Millpond/North Mountain Standard), which permit limited shadowing on the south wall of adjacent buildings up to five feet above finished floor elevation of the upper floor level.

The application seeks flexibility to allow for the shadow of the adjacent buildings on the lots to shade the structure to the north more than a six-foot fence would. Each building is not designed but the request would be to allow a five-foot shadow up the adjacent south wall of the structure to the north. Separation between the buildings is preferred to large spans of attached wall housing and the introduction of property lines which necessitates the Solar Performance Standard.

The submitted diagrams demonstrate that the buildings conform to these standards, and therefore the application satisfies AMC 18.4.8 – Solar Access.

D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.

Finding:

All of the site's necessary utilities extend to the subject property from the various public utility easements and street rights-of-way surrounding the site. Existing public utilities with capacity to service the proposed housing units have been designed and installed during the construction of the abutting streets and alleys.

The attached Civil Plans illustrate the various utilities and their extension to the proposed units. The project's Civil Engineer has communicated with City staff to ensure the subject infrastructure needs meet City standards and address all capacity requirements. At the time of the Final Engineering Plan submittal, final sign-off of the street construction drawings, the plans will be further refined but remain consistent with the drawing included herein.

Water: The property is currently served by eight-inch water mains that will be able to connect into the proposed layout. The existing water lines extend to and through Nandina Street and Patton Lane.

Sewer: The property is currently served by an eight-inch sanitary sewer main extending from Nandina Street and Patton Lane.

Electricity: The applicants have met with the Electric Department and discussed the backbone installation of a three-phase system to serve the development. The Electric Department has suggested that the applicant carefully consider the needs for later phases of the development, including such details as accessory units and chargers for electric vehicles, will be provided, up front as addressing these in the initial infrastructure design will be more efficient and less costly than adding them after the fact in a later phase. The applicants indicate that a final electrical distribution will be provided for review with the Final Engineering Plan details.

Urban Storm Drainage: As with the various utilities, 12" storm drain facilities exist within the adjacent rights-of-way abutting the property which collects urban run-off and transfers it down to a 12" main in Kestrel Parkway and out to the subdivision's storm water collection basin within the recently constructed Bear Creek open space area.

Overall, the applicants contend adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation. The development will not cause a City facility to operate beyond capacity. Easements will be provided for public and private utilities that cross property lines.

E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1, 2, or 3, below, are found to exist.

Finding:

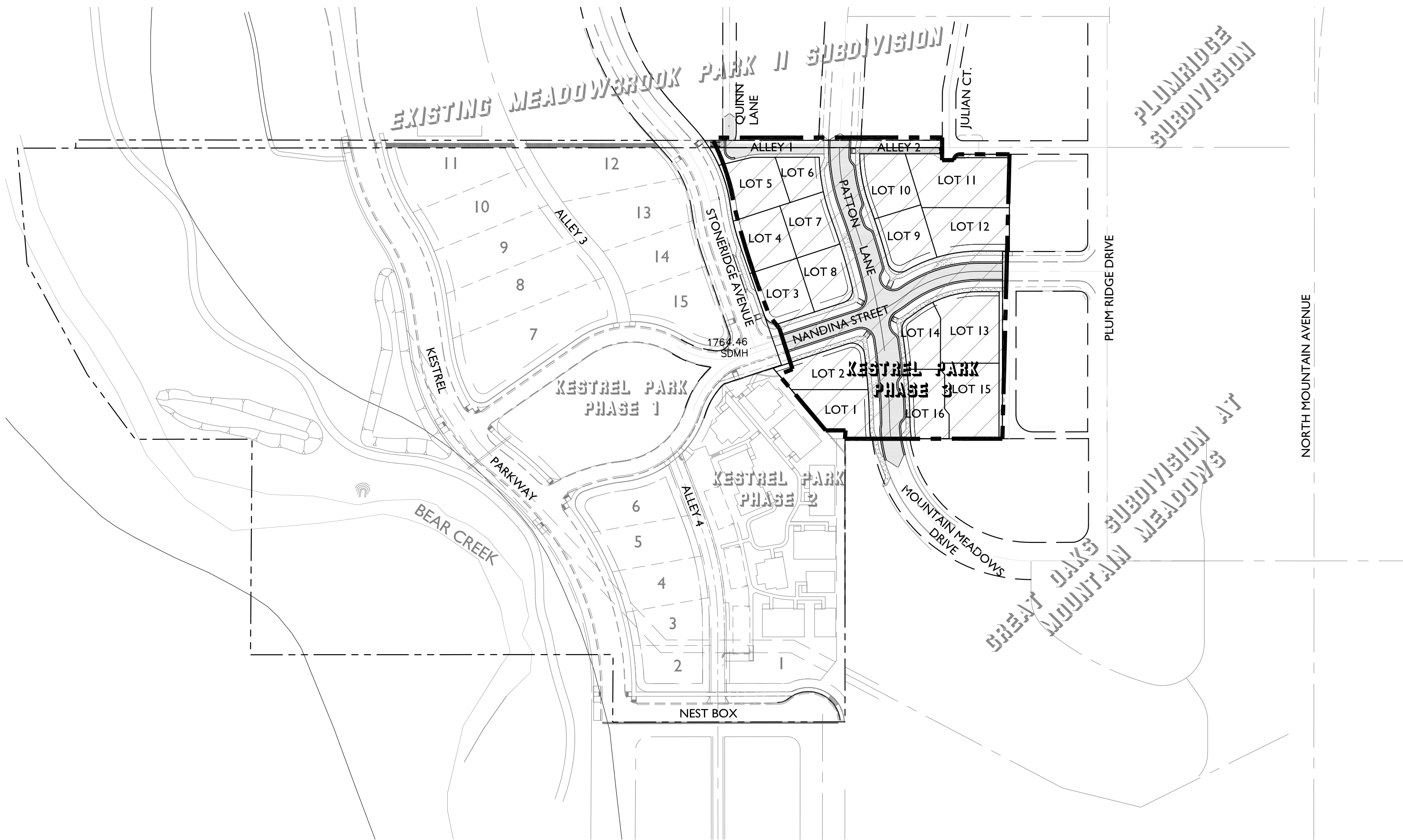
Not applicable. The applicants are not requesting any exceptions to the Site Development and Design Standards.

GENERAL NOTES

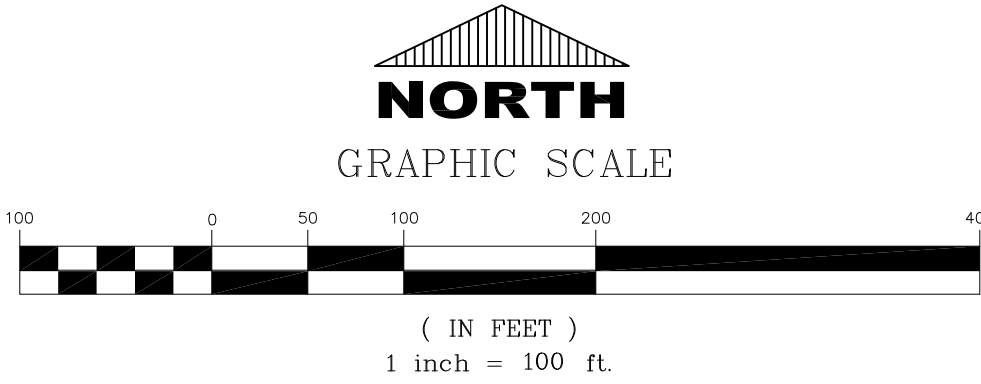
1. ALL WORK SHALL CONFORM TO THE APWA/ODOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OREGON CHAPTER, 2024 AND AS AMENDED BY THE CITY OF ASHLAND ENGINEERING DEPARTMENT.
2. STORM DRAIN PIPE SHALL BE AS INDICATED ON THE PROJECT PLANS. PRIVATE STORM DRAIN PIPE (4", 6" & 8") SHALL BE PVC CONFORMING TO ASTM D-3034. EACH SERVICE TERMINATION POINT SHALL BE MARKED WITH A PAINTED 2" x 4" AND STORM DRAIN DETECTOR TAPE SHALL BE USED.
3. SANITARY SEWER PIPE SHALL BE PVC (ASTM D-3034). SANITARY SEWER LATERALS SHALL BE CONNECTED TO THE MAIN WITH A ONE PIECE PREFABRICATED SEWER WYE AND SHALL EXTEND 2' BEYOND THE P.U.E. EACH SERVICE TERMINATION POINT SHALL BE MARKED WITH A PAINTED GREEN 2" x 4". SANITARY SEWER DETECTOR TAPE SHALL BE USED. ONLY GREEN PIPE ALLOWED PER CITY STANDARDS.
4. CLASS "B" BACKFILL SHALL BE USED IN ALL TRENCHES WITHIN THE RIGHT OF WAY AND SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (PER CITY OF ASHLAND). CLASS "E" BACKFILL SHALL BE USED IN ALL TRENCHES UNDER EXISTING ASPHALT.
5. GRANULAR MATERIALS SHALL BE OBTAINED FROM A CITY APPROVED SOURCE. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF THE MATERIAL SOURCE PRIOR TO ANY GRANULAR MATERIAL PLACEMENT. CONTRACTOR SHALL NOT CHANGE MATERIAL SOURCE WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
6. ALL STORM DRAIN CURB INLETS SHALL BE CITY OF ASHLAND TYPE 4A WITH A 4' CURB OPENING UNLESS OTHERWISE SPECIFIED ON THE PLANS.
7. ALL STORM DRAIN PIPES SHALL HAVE WATER-TIGHT JOINTS. PVC AND SANITITE PIPE JOINTS SHALL CONFORM TO ASTM D-3212 (TESTABLE JOINTS). PRE-MANUFACTURED TEES SHALL BE USED FOR LATERALS CONNECTING TO NEW STORM DRAIN/SANITARY SEWER MAINS.
8. ALL WATER PIPE SHALL BE PER CURRENT CITY OF ASHLAND STANDARDS, BE FULLY RESTRAINED AND VISIBLY RECOGNIZABLE AS SUCH (EBAA MEGALUG OR APPROVED EQUAL).
- a. PIPE: AWWA 21.51 DUCTILE IRON, CLASS 54, FULLY RESTRAINED JOINT UNLESS NOTED OTHERWISE.
- b. FITTINGS: AWWA C116 OR C153 WITH "EBAA MEGALUGS" OR APPROVED EQUAL. RESTRAIN ALL JOINTS UNLESS OTHERWISE NOTED ON PLANS.
- c. INSTALL THRUST BLOCKS AS SHOWN ON PLANS.
- d. THE CITY SHALL INSTALL ALL WATER SERVICES INCLUDING THE TAP, SERVICE LINE & METER. THE CONTRACTOR SHALL INSTALL THE METER BOX, LID & ACCESSORIES.
- e. THE OWNER SHALL ENTER INTO AN AGREEMENT WITH THE CITY TO STERILIZE ALL WATER SERVICES. COSTS FOR THIS WORK WILL BE BILLED BY THE CITY TO THE OWNER ON AN ACTUAL COST BASIS FOR LABOR, MATERIALS, EQUIPMENT RENTAL AND OVERHEAD.
- f. CONTRACTOR SHALL FURNISH ENGINEER OF RECORD AND CITY WITH DATA ON ALL VALVES AND PIPE APPURTENANCES WITH THE AS-BUILTS.
9. SEPARATION OF SANITARY SEWER AND WATER MAINS SHALL BE IN ACCORDANCE WITH OREGON STATE HEALTH DIVISION RULES AND/OR AS MODIFIED BY THE CITY OF ASHLAND.
10. ALL GIVEN PIPE LENGTHS AND SLOPES ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
11. ALL WORK ON GRAVITY STORM DRAIN AND SANITARY SEWER SYSTEMS SHALL BEGIN AT THE LOWEST POINT AND PROCEED UPGRADE TO THE HIGHEST POINT. WORK SHALL NOT BEGIN ANYWHERE OTHER THAN THE LOWEST POINT. DO NOT LEAVE OUT SECTIONS OF THE SYSTEM AND RESTART AT A HIGHER POINT. CAP/PLUG SS DAILY DURING CONSTRUCTION.
12. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND STRUCTURES ARE APPROXIMATE. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.
13. CONTRACTORS AND SUBCONTRACTORS SHALL BE PREQUALIFIED WITH THE CITY OF ASHLAND ENGINEERING DEPARTMENT PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY OREGON UTILITY NOTIFICATION CENTER (1-800-332-2344) AND THE CITY OF ASHLAND ENGINEERING (541-488-5587) 48 HOURS PRIOR TO STARTING WORK.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE VARIOUS UTILITY COMPANIES REGARDING INSTALLATION AND/OR RELOCATION REQUIREMENTS FOR THEIR FACILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
16. STABILIZATION FABRIC SHALL CONFORM TO ODOT 2024 SPECIAL PROVISIONS 02320.
17. POWER FACILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. SEE POWER PLANS PREPARED BY CITY OF ASHLAND ELECTRIC DEPARTMENT FOR DETAILED PLANS & SPECIFICATIONS.
18. BASIS OF BEARING: SEE TOPOGRAPHIC SURVEY, SHEET T.1
19. BENCHMARK: SEE TOPOGRAPHIC SURVEY, SHEET T.1

CIVIL IMPROVEMENT PLANS
FOR
KESTREL PARK SUBDIVISON
PHASE 3

LOCATED IN
SECTION 4, T. 39 S., R. 1 E., W.M.
TAX LOTS 900, 2000, 8600
CITY OF ASHLAND
JACKSON COUNTY, OREGON



VICINITY MAP



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DRAWN BY: BHD	DATE: 1/25
CHECKED BY: MNK, AMB	DATE: 1/25
APPROVED RYS:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:



CONTACT INFORMATION

LEGEND

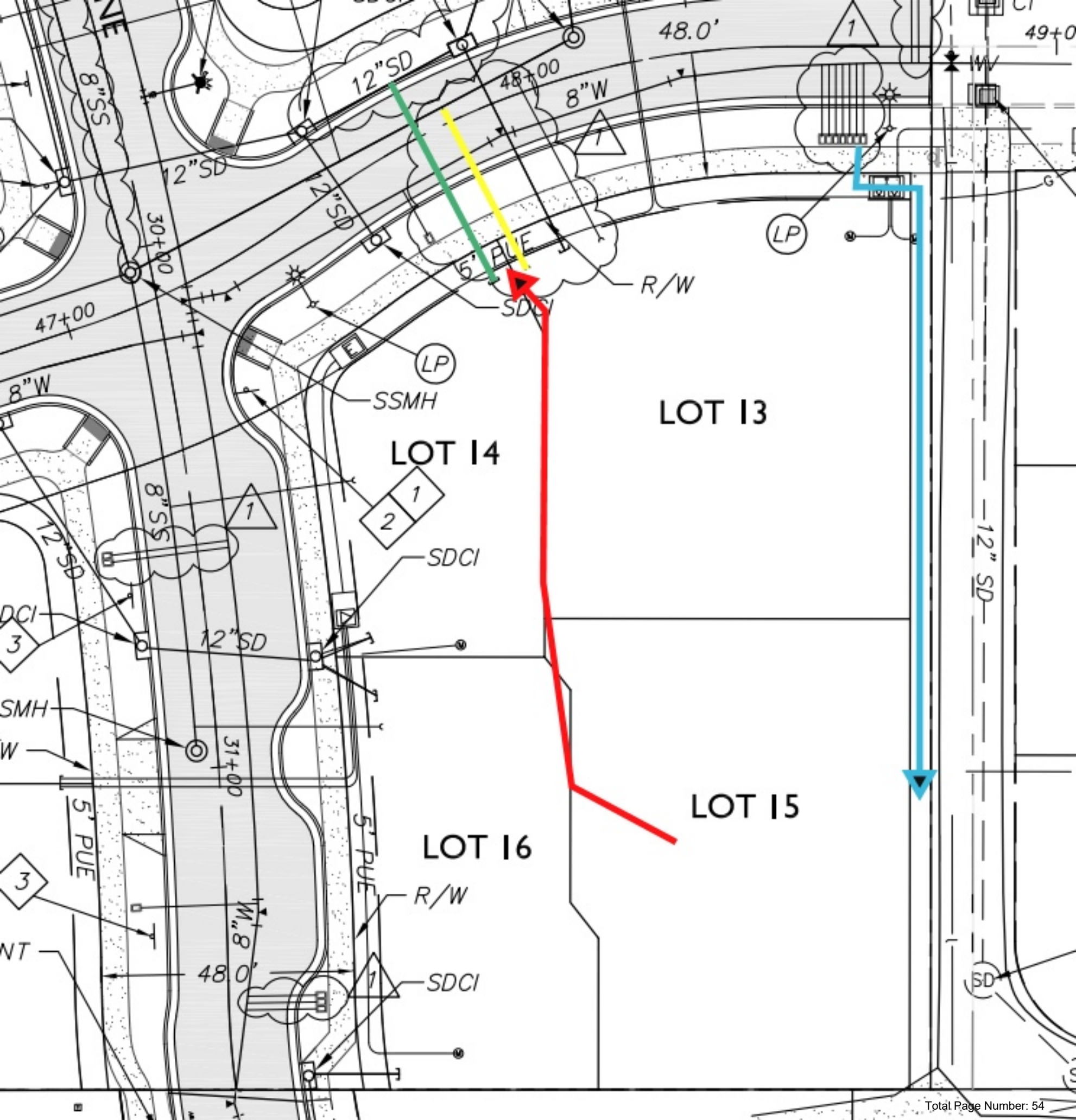
SHEET INDEX

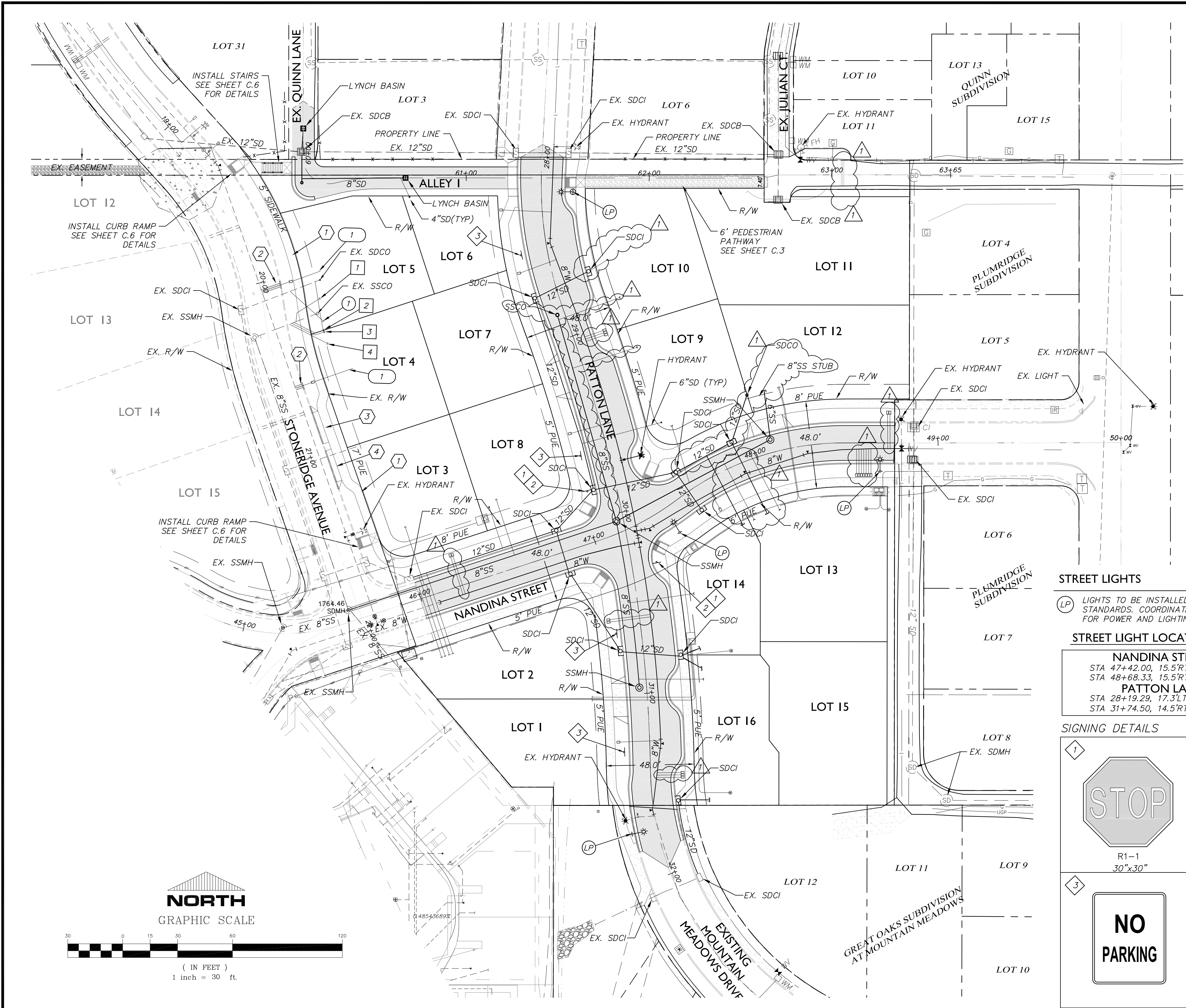
ENGINEER OF RECORD: ANTHONY BAKKE, P.E. C.E.C., INC. 132 W. MAIN ST., SUITE 103 MEDFORD, OR 97501 PH: (541) 779-5268	CITY/ASHLAND PUBLIC WORKS: KARL JOHNSON ENGINEERING DIVISION 51 WINBURN WAY MEDFORD, OR 97520 PH: (541) 552-2415	CABLE COMPANY: CHARTER COMMUNICATIONS ERIC CHASE 1341 CENTER DR., SUITE C MEDFORD, OR 97504 PH: (541) 500-8992
SURVEYOR OF RECORD: SHAWN KAMPMANN POLARIS LAND SURVEYING P.O. BOX 459 ASHLAND, OR 97502 PH: (541) 482-5009	ELECTRIC/AFN: TOM MCBARTLETT CITY OF ASHLAND 90 NORTH MOUNTAIN ASHLAND, OR 97520 PH: (541) 488-5357	GAS COMPANY: ERIK ENRIQUEZ AVISTA UTILITIES 580 BUSINESS PARK DR MEDFORD, OR 97504 PH: (458) 225-4732
DEVELOPER/OWNER: KYLE TAYLOR TAYLORED ELEMENTS 1679 JACKSON ROAD ASHLAND, OR 97520 PH: (541) 690-1617	IRRIGATION: WANDRA DERRY TALENT IRRIGATION DISTRICT 104 W. VALLEY VIEW RD. TALENT, OR 97540 PH: (541) 535-1529	TELEPHONE COMPANY: LANCE HARVEY LUMEN/CENTURY LINK 132 W. 4th STREET MEDFORD, OR 97501 PH: (541) 776-8128

LINES		SYMBOLS	
----- EX SD -----	EXISTING STORM	⊙	STORM MANHOLE
----- EX SS -----	EXISTING SEWER	○	AREA DRAIN
----- EX W -----	EXISTING WATER	—●—	PIPE PLUG
----- EX G -----	EXISTING GAS	—●—	CATCH/LYNCH BASIN
----- EX P -----	EXISTING POWER	—●—	UTILITY POLE/GUY WIRE
----- EX TV -----	EXISTING PHONE	—●—	STREET LIGHT
----- EX TV -----	EXISTING TV	—●—	TELEPHONE PEDESTAL
----- EX PVMNT -----	EXISTING PVMNT	—●—	POWER TRANSFORMER
----- EX C & G -----	EXISTING C & G	—●—	POWER SWITCHGEAR
----- EX SIDEWALK -----	EXISTING SIDEWALK	—●—	GAS VALVE
----- EX DITCH -----	EXISTING DITCH	—●—	STORM SERVICE
----- EX FENCE -----	EXISTING FENCE	—●—	

COVER SHEET	A.1
SECTIONS	A.2
UTILITY, SITE, LIGHTING, & SIGNING PLAN	B.1
NANDINA STREET	C.1
PATTON LANE	C.2
ALLEY 1	C.3
CURB RETURNS	C.4-C.5
GRADING PLAN	D.1
NANDINA SECTIONS	D.2
PATTON SECTIONS	D.3
EROSION & SEDIMENT CONTROL PLAN	E.1-E.5
DETAILS	F.1-F.2
TOPOGRAPHIC SURVEY	T.1

NO.	REVISION	DATE	BY
1	UPDATED ALL LOT NUMBERS	12/20/25	BHD
CITY OF ASHLAND - ENGINEERING DEPARTMENT			
KESTREL PARK SUBDIVISION PHASE 3 CIVIL IMPROVEMENTS COVER SHEET			PROJECT NO. — DRAWING NO. A.1
REVIEWED PUBLIC WORKS DIRECTOR:		DATE:	
NAME: KES-PH3.DWG		PROJ.: 22-30	
		PLOT DATE: 12/23/2025	





ELECTRICAL SERVICE FACILITIES

ELECTRICAL SERVICE FACILITIES SHOWN WITHIN THIS PLAN SET IS FOR REFERENCE ONLY. SEE UTILITY COMPANY PLANS FOR ELECTRICAL PLANS AND SPECIFIC ELECTRICAL FACILITY REQUIREMENTS.

NOTE: CONTRACTOR TO COORDINATE WITH PACIFIC POWER PRIOR TO INSTALLATION.

UTILITY NOTE:

ALL PRIVATE SD LINES TO BE INSTALLED PER OREGON PLUMBING SPECIALTY CODE & CITY OF ASHLAND STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS

CONSTRUCTION NOTES

- 1 CONSTRUCT STONERIDGE SIDEWALK WITH STREET IMPROVEMENTS. SEE SHEET A.2 FOR SECTION DETAIL.
- 2 SAWCUT EXISTING AC AS REQUIRED. SLURRY BACKFILL, APPLY TACK COAT AND SAND SEAL. REMOVE & REPLACE EX. CURB AS NEEDED.
- 3 INSTALL 18' WIDE DRIVEWAY AT STA 20+86.00 LT ON STONERIDGE AVE.
- 4 INSTALL 18' WIDE DRIVEWAY AT STA 21+08.00 LT ON STONERIDGE AVE.

PRIVATE SEWER CONSTRUCTION NOTES

- 1 INSTALL PRIVATE 4\"/>
- 2 INSTALL PRIVATE 4\"/>
- 3 INSTALL PRIVATE 4\"/>
- 4 INSTALL PRIVATE 4\"/>

PRIVATE STORM CONSTRUCTION NOTES

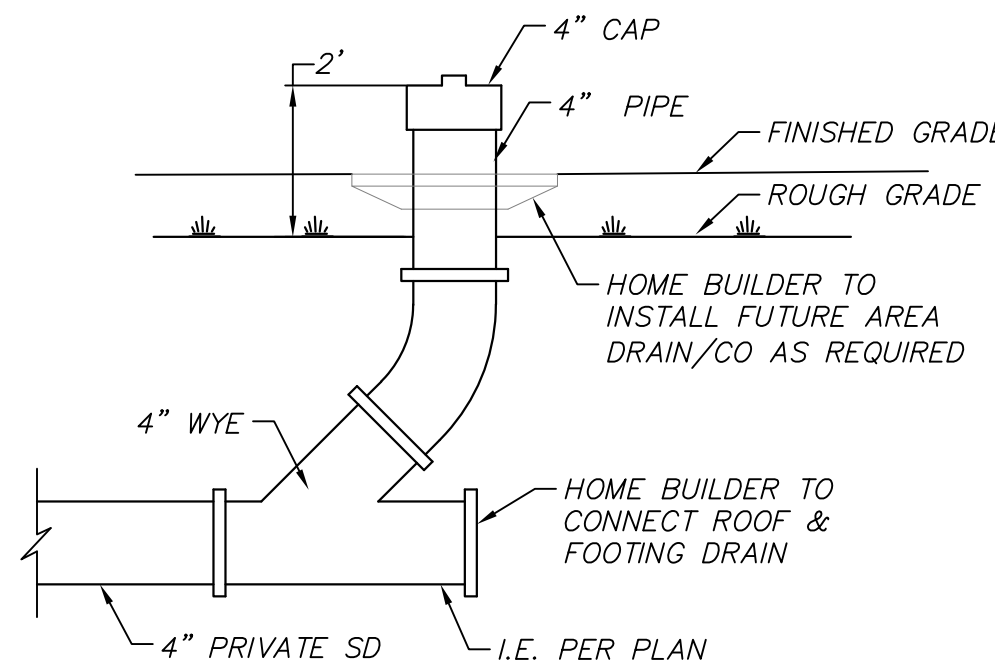
- 1 CONNECT TO EX. 8\"/>

PRIVATE WATER CONSTRUCTION NOTES

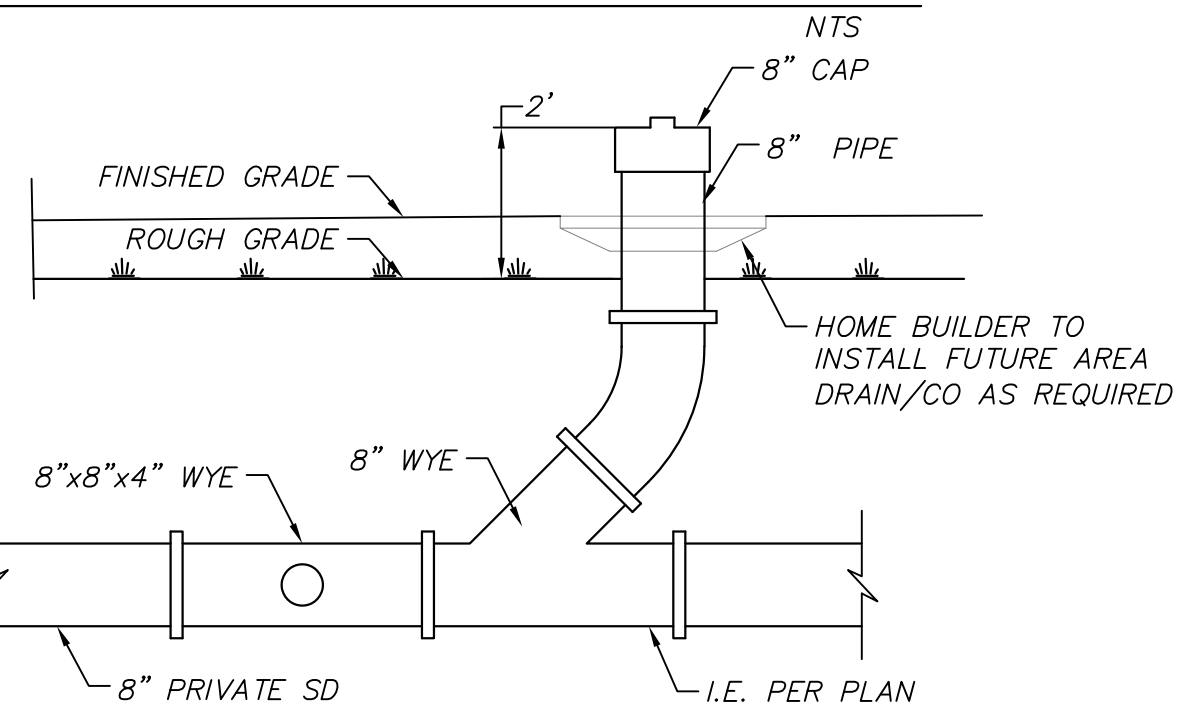
- 1 CITY WATER DEPT. TO TAP WATER MAIN AND INSTALL WATER SERVICE AND WATER METER. WATER SERVICE SIZING TO BE VERIFIED BY MECHANICAL ENGINEER/PROJECT PLUMBER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ASHLAND WATER DEPARTMENT FOR INSTALLATION OF SERVICES.

WATER SERVICE TABLE

DESCRIPTION	STATION	OFFSET	DESCRIPTION
LOT 35	20+02.50 (STONERIDGE)	16.5' LT	SINGLE
LOT 34	20+61.00 (STONERIDGE)	16.5' LT	SINGLE



INDIVIDUAL PRIVATE STORM AREA DRAIN AND TEE DETAIL



COMMON PRIVATE STORM AREA DRAIN AND TEE DETAIL

NTS

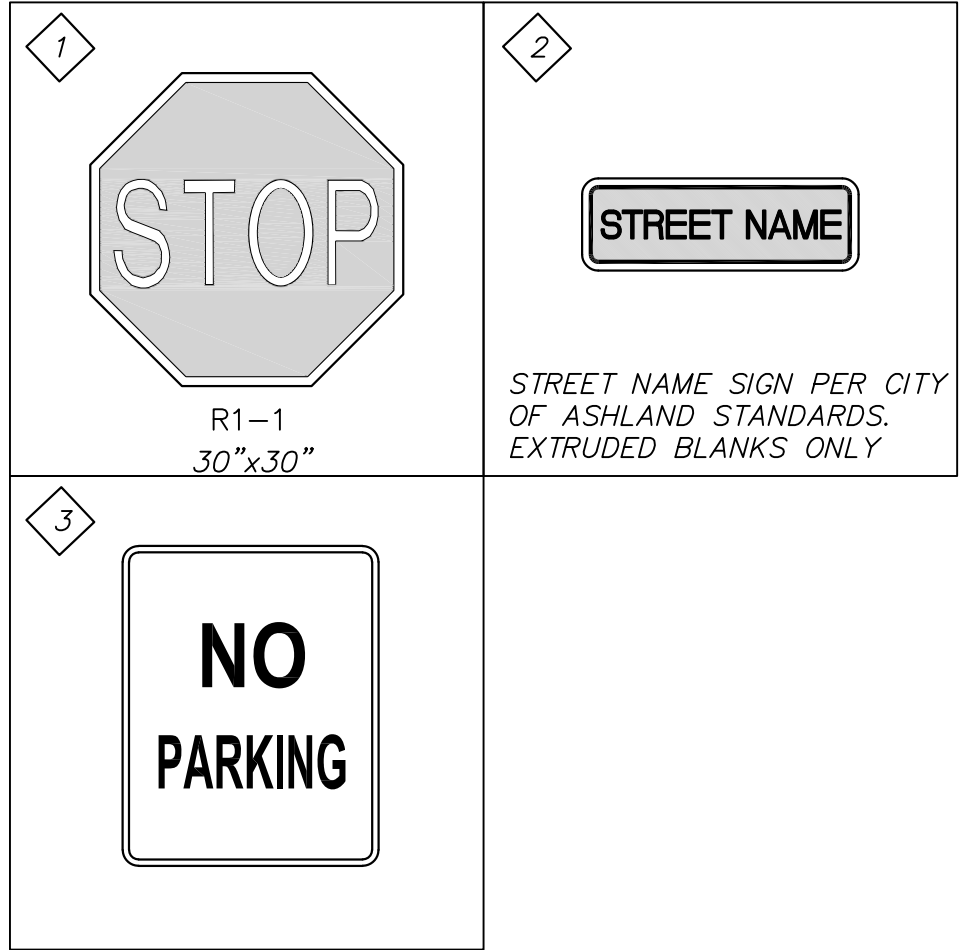
STREET LIGHTS

- LP LIGHTS TO BE INSTALLED PER CITY OF ASHLAND STANDARDS. COORDINATE WITH CITY OF ASHLAND FOR POWER AND LIGHTING REQUIREMENTS.

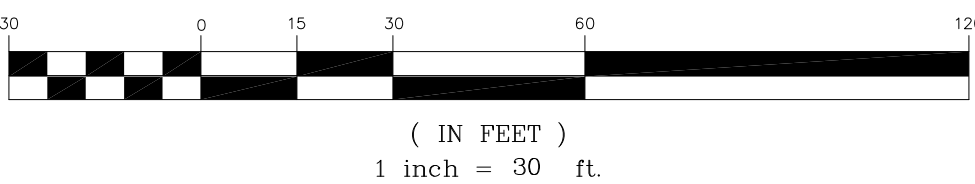
STREET LIGHT LOCATION TABLE

NANDINA STREET	
STA 47+42.00, 15.5'RT	
STA 48+68.33, 15.5'RT	
PATTON LANE	
STA 28+19.29, 17.3'LT	
STA 31+74.50, 14.5'RT	

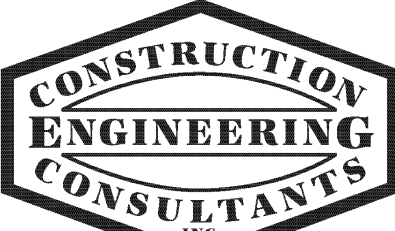
SIGNING DETAILS



NORTH
GRAPHIC SCALE



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DRAWN BY: NBK	DATE: 01/23
CHECKED BY: AMB, MWK	DATE: 01/23
APPROVED RVS:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:

NO.	REVISION	DATE	BY
1	ADDED 8\"/>	12/9/25	BHD



CITY OF ASHLAND - ENGINEERING DEPARTMENT

KESTREL PARK SUBDIVISION PHASE 3
CIVIL IMPROVEMENTS

UTILITY, SITE, LIGHTING, & SIGNING PLAN

REV. CITY ENGINEER: DATE

PROJECT NO.

-

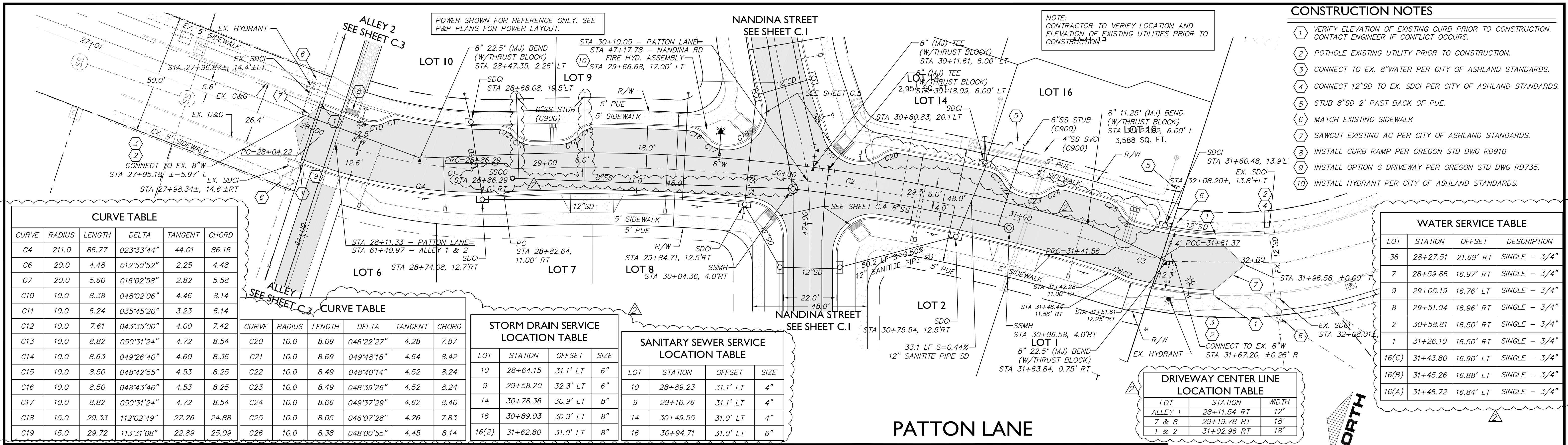
DRAWING NO.

B.1

NAME: KES-PH3.DWG

PROJ.: 22-30

PLOT DATE: 12/23/2025



- CONSTRUCTION NOTES**
- 1. VERIFY ELEVATION OF EXISTING CURB PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICT OCCURS.
 - 2. POTHOLE EXISTING UTILITY PRIOR TO CONSTRUCTION.
 - 3. CONNECT TO EX. 8" WATER PER CITY OF ASHLAND STANDARDS.
 - 4. CONNECT 12" SD TO EX. SDCI PER CITY OF ASHLAND STANDARDS.
 - 5. STUB 8" SD 2' PAST BACK OF PUE.
 - 6. MATCH EXISTING SIDEWALK
 - 7. SAWCUT EXISTING AC PER CITY OF ASHLAND STANDARDS.
 - 8. INSTALL CURB RAMP PER OREGON STD DWG RD910
 - 9. INSTALL OPTION G DRIVEWAY PER OREGON STD DWG RD735.
 - 10. INSTALL HYDRANT PER CITY OF ASHLAND STANDARDS.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C4	211.0	86.77	023°33'44"	44.01	86.16
C6	20.0	4.48	012°50'52"	2.25	4.48
C7	20.0	5.60	016°02'58"	2.82	5.58
C10	10.0	8.38	048°02'06"	4.46	8.14
C11	10.0	6.24	035°45'20"	3.23	6.14
C12	10.0	7.61	043°35'00"	4.00	7.42
C13	10.0	8.82	050°31'24"	4.72	8.54
C14	10.0	8.63	049°26'40"	4.60	8.36
C15	10.0	8.50	048°42'55"	4.53	8.25
C16	10.0	8.50	048°43'46"	4.53	8.25
C17	10.0	8.82	050°31'24"	4.72	8.54
C18	15.0	29.33	112°02'49"	22.26	24.88
C19	15.0	29.72	113°31'08"	22.89	25.09

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C20	10.0	8.09	046°22'27"	4.28	7.87
C21	10.0	8.69	049°48'18"	4.64	8.42
C22	10.0	8.49	048°40'14"	4.52	8.24
C23	10.0	8.49	048°39'26"	4.52	8.24
C24	10.0	8.66	049°37'29"	4.62	8.40
C25	10.0	8.05	046°07'28"	4.26	7.83
C26	10.0	8.38	048°00'55"	4.45	8.14

STORM DRAIN SERVICE LOCATION TABLE

LOT	STATION	OFFSET	SIZE
10	28+64.15	31.1' LT	6"
9	29+58.20	32.3' LT	6"
14	30+78.36	30.9' LT	8"
16	30+89.03	30.9' LT	8"
16(2)	31+62.80	31.0' LT	8"

SANITARY SEWER SERVICE LOCATION TABLE

LOT	STATION	OFFSET	SIZE
10	28+89.23	31.1' LT	4"
9	29+16.76	31.1' LT	4"
14	30+49.55	31.0' LT	4"
16	30+94.71	31.0' LT	6"

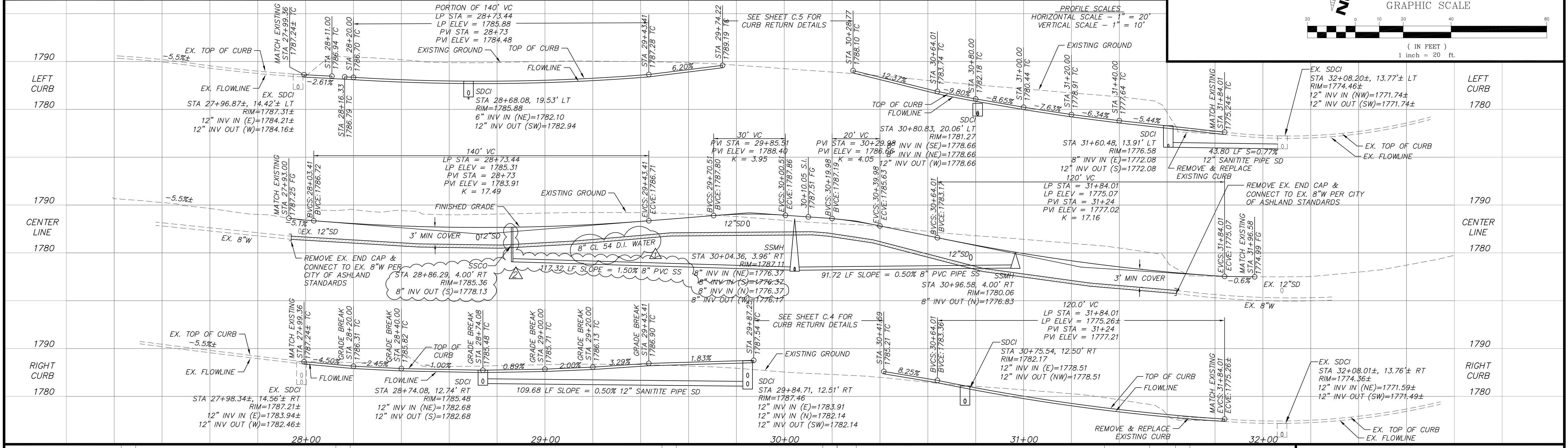
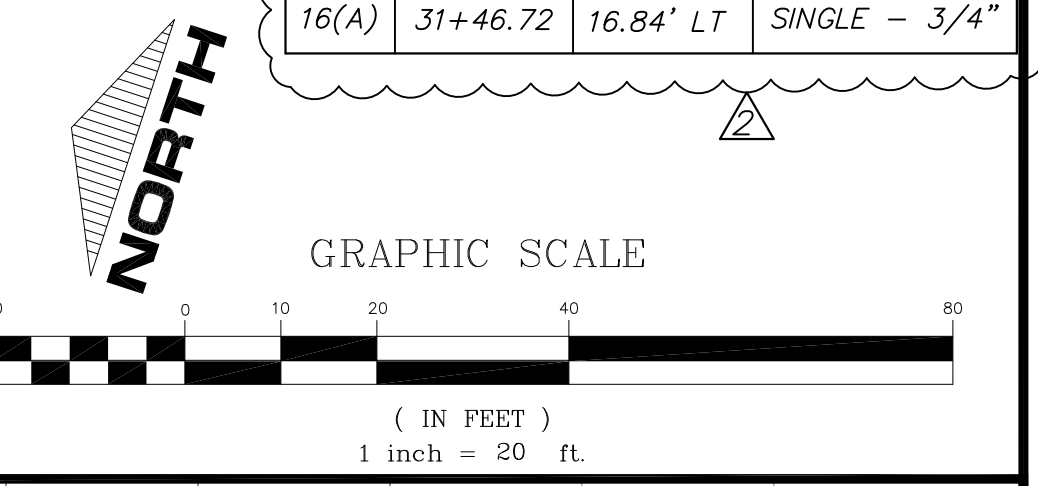
WATER SERVICE TABLE

LOT	STATION	OFFSET	DESCRIPTION
36	28+27.51	21.69' RT	SINGLE - 3/4"
7	28+59.86	16.97' RT	SINGLE - 3/4"
9	29+05.19	16.76' LT	SINGLE - 3/4"
8	29+51.04	16.96' RT	SINGLE - 3/4"
2	30+58.81	16.50' RT	SINGLE - 3/4"
1	31+26.10	16.50' RT	SINGLE - 3/4"
16(C)	31+43.80	16.90' LT	SINGLE - 3/4"
16(B)	31+45.26	16.88' LT	SINGLE - 3/4"
16(A)	31+46.72	16.84' LT	SINGLE - 3/4"

DRIVEWAY CENTER LINE LOCATION TABLE

LOT	STATION	WIDTH
ALLEY 1	28+11.54 RT	12'
7 & 8	29+19.78 RT	18'
1 & 2	31+02.96 RT	18'

PATTON LANE



DRAWN BY: NBK
CHECKED BY: AMB, MWK
APPROVED RVS:
APPROVED:
APPROVED:

DATE: 01/23
DATE: 01/23
DATE:
DATE:
DATE:

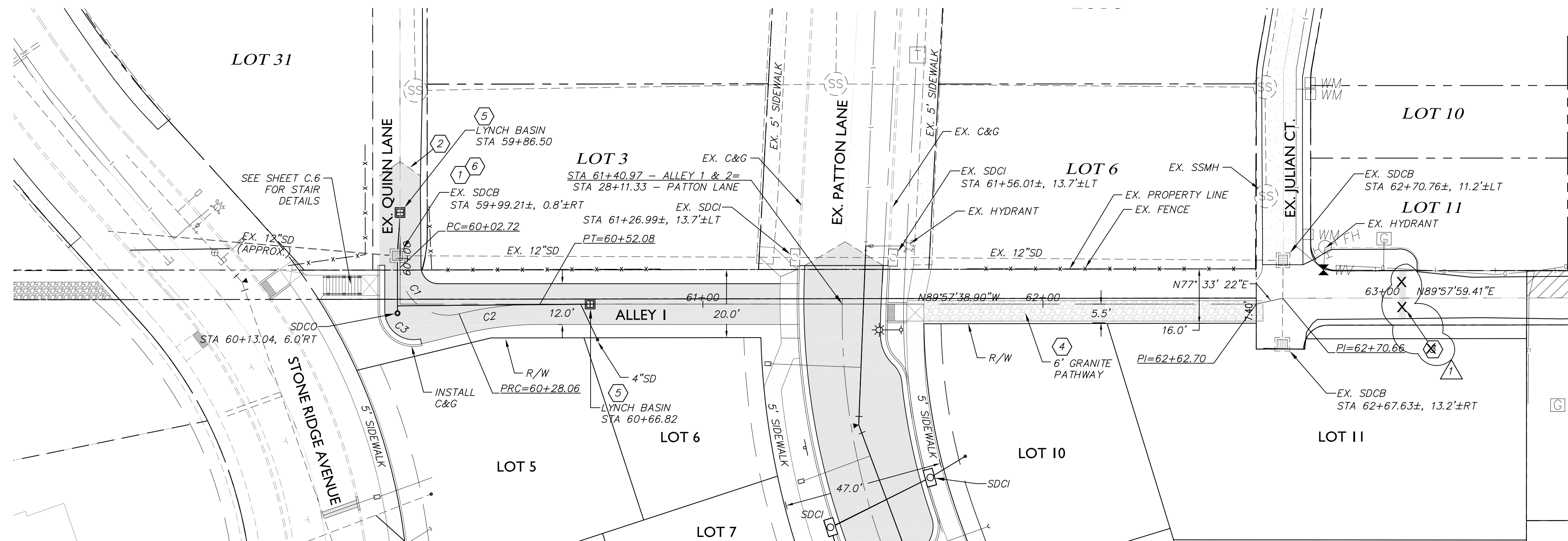
NO. REVISION
1. CHANGE WATER CLASS FROM 54 TO 52
2. ADDED 8" PVC SS MAIN & STUBS TO NORTHERN END OF PATTON

DATE BY
10/16/25 P.A.
12/8/25 BHD

CITY OF ASHLAND - ENGINEERING DEPARTMENT
KESTREL PARK SUBDIVISION PHASE 3 CIVIL IMPROVEMENTS
PATTON LANE

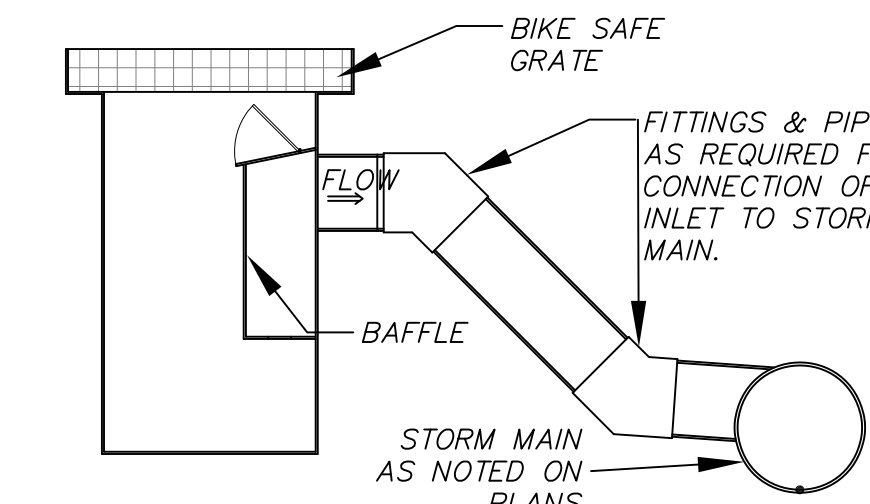
PROJECT NO. -
DRAWING NO. C.2

REV. CITY ENGINEER: DATE



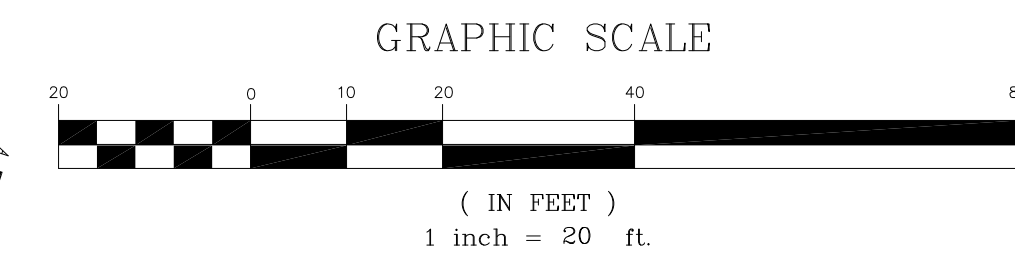
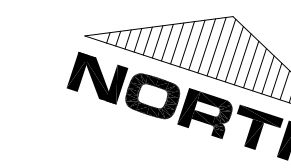
CONSTRUCTION NOTES

- 1 ADJUST EX. STRUCTURE TO FINISH GRADE
- 2 SAWCUT EXISTING AC AS REQUIRED FOR A SMOOTH TRANSITION PER CITY OF ASHLAND STANDARDS.
- 3 SAWCUT EXISTING AC, SLURRY BACKFILL, APPLY TACK COAT AND SAND SEAL PER CITY OF ASHLAND STANDARDS.
- 4 INSTALL PEDESTRIAN PATH PER SECTION ON SHEET A.2
- 5 INSTALL LYNCH BASIN PER DETAIL THIS SHEET.
- 6 CONTRACTOR TO POTHOLE EXISTING UTILITY PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICT OCCURS.



STEEL LYNCH BASIN DETAIL

NOTE: MODEL CB SERIES AS MANUFACTURED BY N.T.S. GRATEMASTER, INC. HILLSBORO, OR (O.A.E) (PRIVATE)



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	14.0	25.35	103°44'14"	17.83	22.02
C2	100.0	24.02	013°45'44"	12.07	23.96
C3	8.5	15.35	103°27'36"	10.77	13.35

STORM DRAIN SERVICE LOCATION TABLE			
LOT	STATION	OFFSET	SIZE
6	60+69.02	10.5' RT	4"

WATER SERVICE TABLE			
LOT	STATION	OFFSET	DESCRIPTION

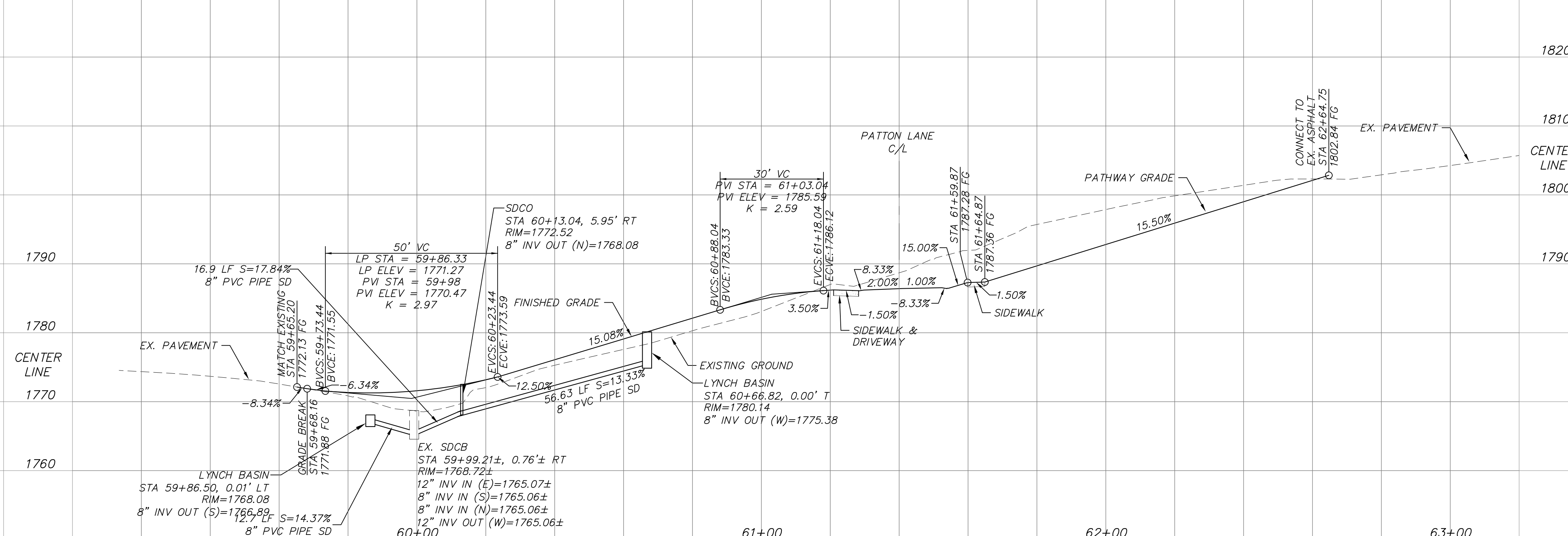
PATTON LANE
SEE SHEET C.2

POWER SHOWN FOR REFERENCE ONLY. SEE P&P PLANS FOR POWER LAYOUT.

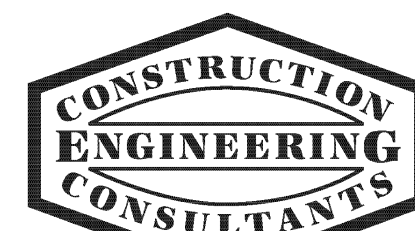
NOTE:
CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

PRIOR TO CONSTRUCTION OF CURBS:
CONTRACTOR TO VERIFY PROPOSED CURB GRADES RESULT IN A ROADWAY CROSS-SLOPE OF 2% TO 4% CONTRACTOR TO NOTIFY ENGINEER OF THE RESULTS PRIOR TO CONSTRUCTION.

ALLEY I & 2



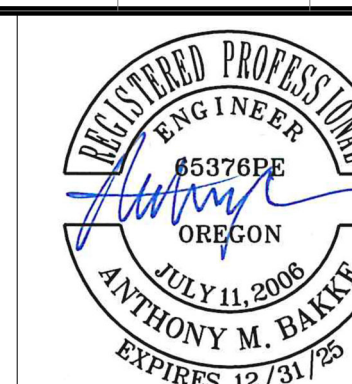
PROFILE SCALES
HORIZONTAL SCALE - 1" = 20'
VERTICAL SCALE - 1" = 10'



P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

DRAWN BY: NBK	DATE: 01/23
CHECKED BY: AMB, MWK	DATE: 01/23
APPROVED RVS:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:

NO.	REVISION	DATE	BY
1	UPDATED LOT NUMBERS AND REMOVED WM FROM THIS SHEET.	12/20/25	BHD



CITY OF ASHLAND - ENGINEERING DEPARTMENT

KESTREL PARK SUBDIVISION PHASE 3
CIVIL IMPROVEMENTS

ALLEY 1

REV. CITY ENGINEER:

DATE

PROJECT NO.

-

DRAWING NO.

C.3

NAME: KES-PH3.DWG

PROJ.: 22-30

PLOT DATE: 12/23/2025



CONTOURS

CONTOUR INTERVAL = 2'

INDEX INTERVAL = 10'

EXISTING GROUND ——— ELEV ———

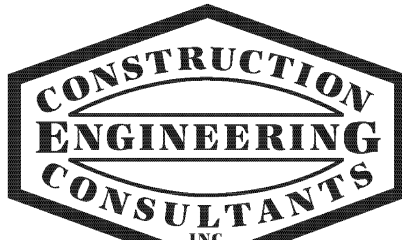
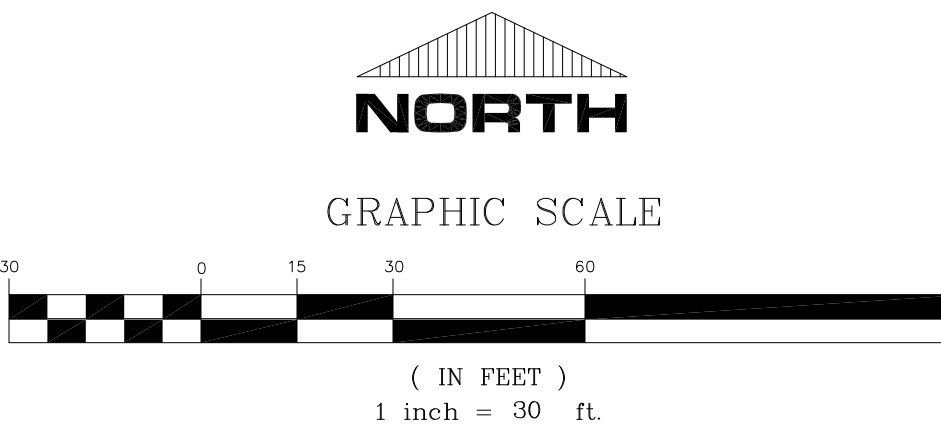
FINISHED GROUND ——— ELEV ———

GENERAL NOTES:

1. STORM DRAIN LINES SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. SEE PLAN & PROFILE SHEETS FOR DETAIL INFORMATION.
2. PROPOSED CONTOURS SHOWN REPRESENT FINISHED GRADES IN ROAD AREAS. PROPOSED CONTOURS SHOWN IN ALL OTHER AREAS REPRESENT APPROXIMATE GRADING PRIOR TO CONSTRUCTION OF BUILDINGS. FINISHED GRADING AFTER COMPLETION OF BUILDING CONSTRUCTION MAY VARY FROM THE PROPOSED CONTOURS SHOWN ON THIS DRAWING.
3. EXCESS SPOILS SHALL BE REMOVED FROM THE PROJECT AS NEEDED UNLESS OTHERWISE COORDINATED WITH THE PROJECT ENGINEER. MATCH EXISTING GRADES AT ADJACENT PROPERTY LINES & MAINTAIN EXISTING DRAINAGE DIRECTION. DO NOT BLOCK ANY OFF SITE DRAINAGE PATHS.

GEOTECHNICAL NOTES

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE GEOTECH REPORT PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER, AND FOLLOW ALL OF THE RECOMMENDATIONS CONTAINED WITHIN THE REPORT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE PROJECT GEOTECHNICAL ENGINEER FOR REQUIRED REMEDIATION. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR REQUIRED SITE OBSERVATIONS AND TESTING OF ALL EARTHWORK OPERATIONS.



P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

DRAWN BY: NBK	DATE: 01/23
CHECKED BY: AMB, MWK	DATE: 01/23
APPROVED RVS:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:

NO.	REVISION	DATE	BY
1	UPDATED ALL LOT NUMBERS	12/20/25	BHD



CITY OF ASHLAND - ENGINEERING DEPARTMENT

KESTREL PARK SUBDIVISION PHASE 3
CIVIL IMPROVEMENTS

GRADING PLAN

PROJECT NO.

—

DRAWING NO.

D.1

REV. CITY ENGINEER:

DATE

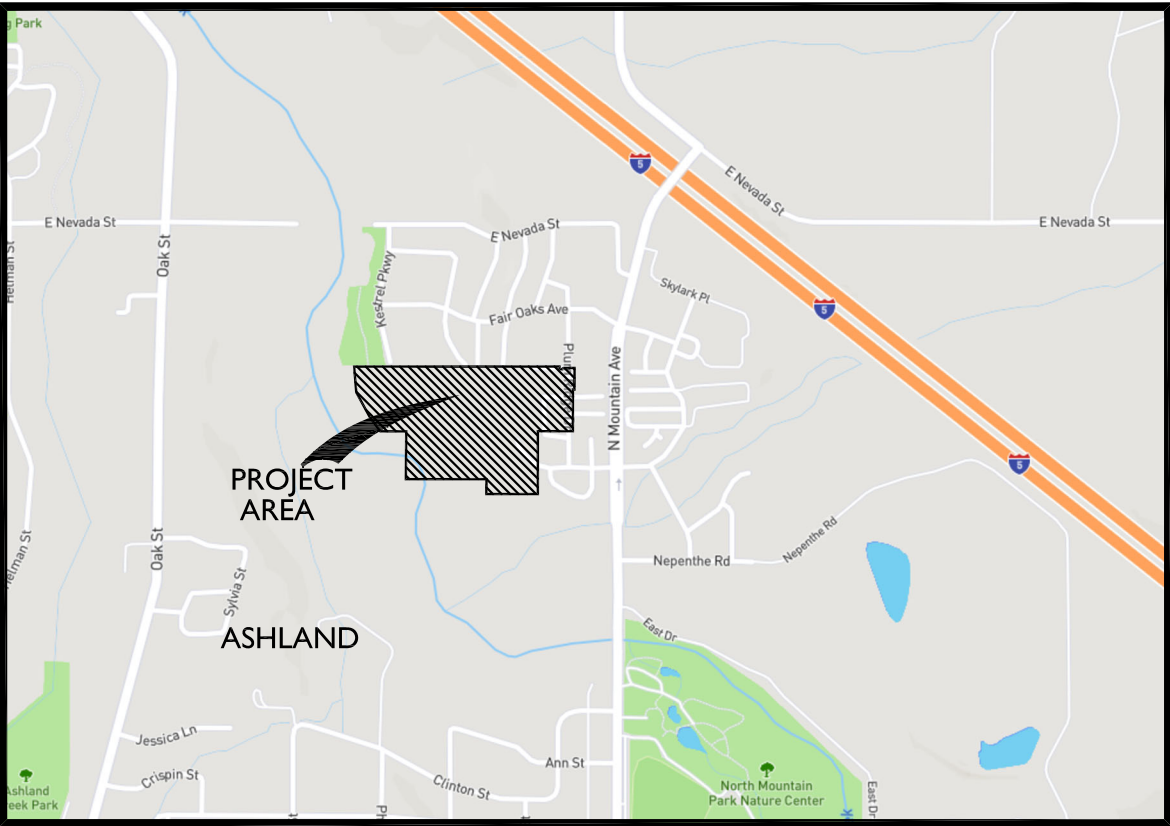
NAME: KES-PH3.DWG

PROJ.: 22-30

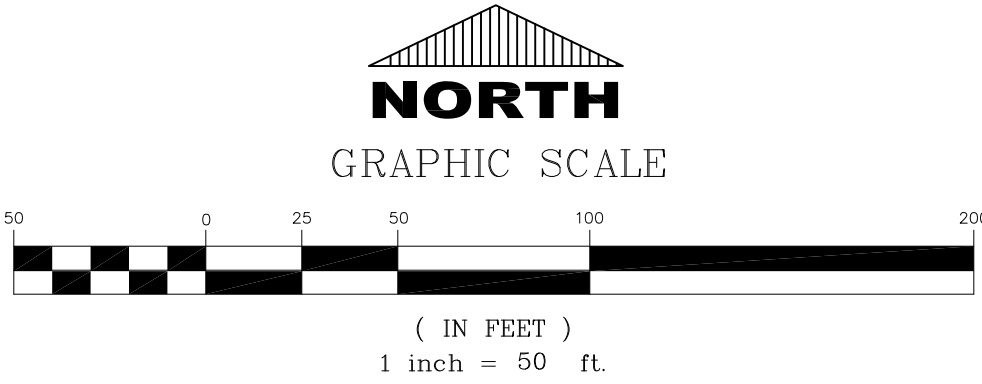
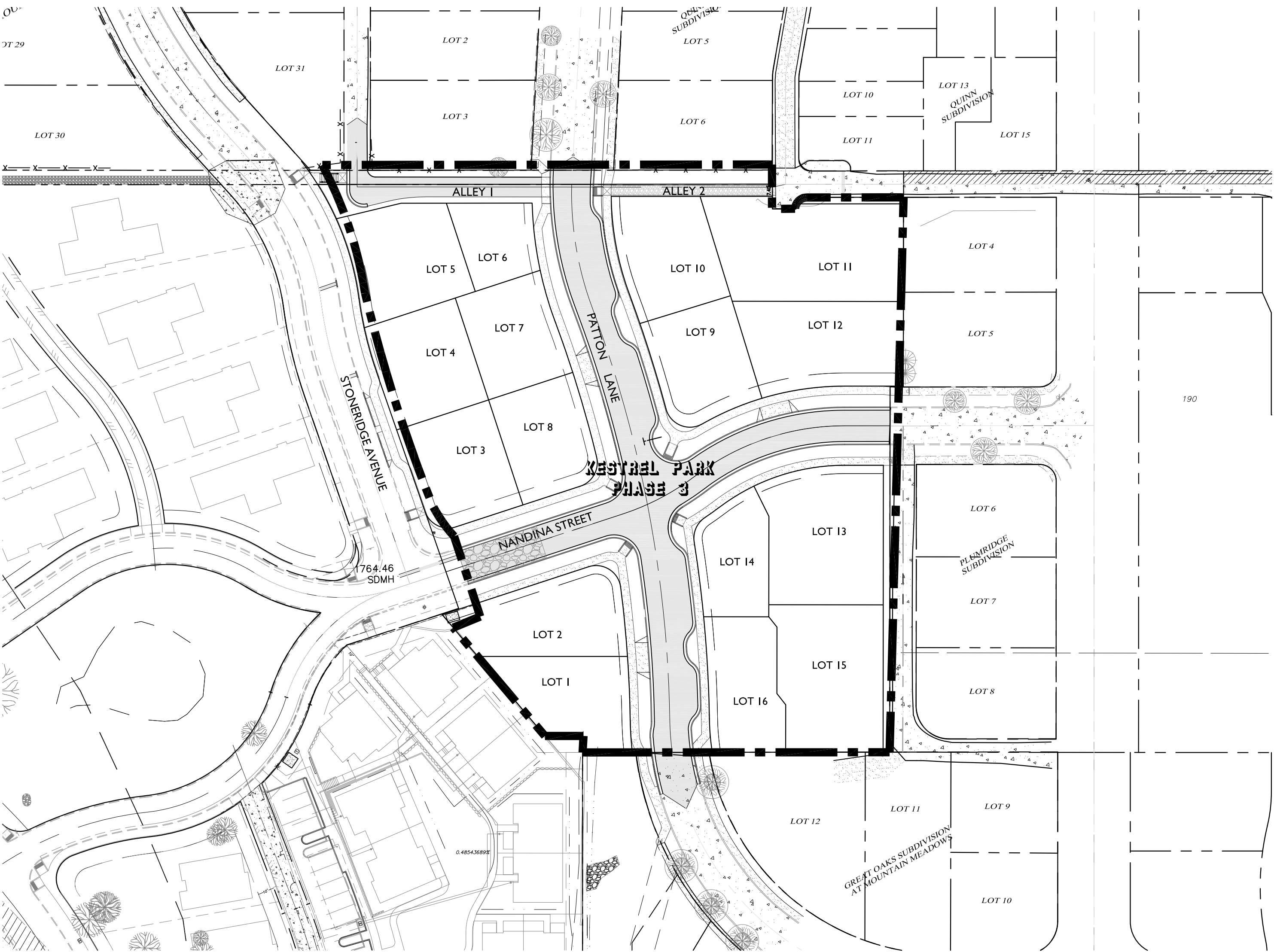
PLOT DATE: 12/23/2025

EROSION & SEDIMENT
CONTROL PLAN FOR
KESTREL PARK SUBDIVISION
PHASE 3

LOCATED IN
SECTION 4, T. 39 S., R. 1 E., W.M.
TAX LOTS 900, 2000, 8600
CITY OF ASHLAND
JACKSON COUNTY, OREGON



VICINITY MAP

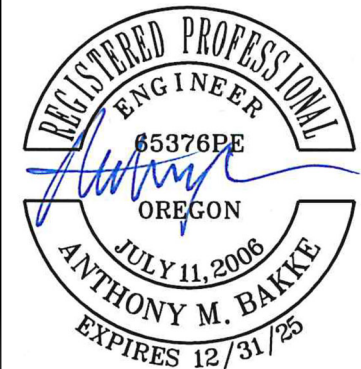


Know what's below.
Call before you dig.



P.O. BOX 1724 - MEDFORD, OREGON 97501
PH. (541) 779-5268

DRAWN BY: NBN	DATE: 1/23
CHECKED BY: MWN, AMB	DATE: 1/23
APPROVED BY:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:



SHEET INDEX		CITY OF ASHLAND - ENGINEERING DEPARTMENT	
COVER SHEET	E.1	KESTRAL PARK SUBDIVISION PHASE 3 EROSION & SEDIMENT CONTROL PLAN EROSION & SEDIMENT CONTROL PLAN	PROJECT NO. —
GENERAL NOTES	E.2		DRAWING NO. E.1
DEMOLITION, CLEARING, GRADING & EXCAVATION	E.3		
STREETS, UTILITIES, VERTICAL CONSTRUCTION, & FINAL STABILIZATION	E.4		
DETAILS	E.5		
REVIEWED PUBLIC WORKS DIRECTOR:		DATE:	

NAME: KES-PH3.DWG PLOT: 22-30 PLOT DATE: 12/29/2025

ESCP NARRATIVE FORM

PROJECT NAME: KESTREL PARK SUBDIVISION PHASE 3
LOT ACREAGE: 2.27 ACRES
DISTURBED AREA: 1.13 ACRES
LOCATION: T. 39 S., R. 1 W., SECTION 4, W.M.
TAX LOT 900, 2000, & 8600
LATITUDE: 42.208029°
LONGITUDE: -122.702887°

PROJECT GREATER THAN 20 ACRES: NO
PROJECT GREATER THAN 1 ACRE YES
STRUCTURALLY AMENDED SOIL USED ON SITE: NO
WITHIN 50' OF STATE SURFACE WATERS: NO
RECEIVING WATER BODY:
NEAREST OFFICIAL RAIN GAUGE:
ROGUE VALLEY INTL-MEDFORD AIRPORT

APPLICANT NAME: TAYLORED ELEMENTS
KYLE TAYLOR
ADDRESS: 1679 JACKSON ROAD
ASHLAND, OR 97520
(541) 690-1617

CERTIFIED EROSION AND SEDIMENT CONTROLS INSPECTOR:
NAME: MATTHEW LIPSCOMB
ADDRESS: 2448 ARROWPOINT CT.
MEDFORD, OR 97504
TELEPHONE: (541) 778-0314

CERTIFICATION: RVSS 538
TRAINING: RVSS
EXPERIENCE: 1 YRS

CONSTRUCTION ACTIVITIES:
303(D) CATEGORY 4/5 IMPAIRMENT STATEMENT:
WATER BODIES IMPACTED, INCLUDING 401, USAGE, DSL PERMIT
NAMES/NUMBERS:
DESCRIPTION AND PROJECTED SCHEDULE FOR TEH FOLLOWING:
1. ESTIMATED START DATE OF CONSTRUCTION ACTIVITIES IN EACH
POSITION OF SITE:
2. TEMPORARY OR PERMANENT STOP DATES OF CONSTRUCTION
ACTIVITIES IN EACH PORTION OF SITE:
3. ESTIMATED DATE OF TEMPORARY OR FINAL STABILIZATION OF EXPOSED
AREAS:
4. ESTIMATED DATE OF REMOVAL OF TEMPORARY STORMWATER
CONTROLS AND CONSTRUCTION EQUIPMENT OF VEHICLES, AND FINAL
END DATE OF CONSTRUCTION RELATED POLLUTANT GENERATION
ACTIVITIES:

DEMOLITION, UTILITIES, ROADS
N/A
N/A
07/2025 – 07/2025
09/2026
11/2026
11/2026

TYPE OF FILL MATERIAL:
SITE SOIL:
AUTHORIZED NON-STORMWATER DISCHARGE:
POLLUTANT GENERATING ACTIVITIES ON SITE:
SPILL PREVENTION PROCEDURES:
PLANNED BUSINESS DAYS AND HOURS:
NATURAL BUFFER ZONE COMPLIANCE ALTERNATIVE:

NATIVE SOIL, GRAVEL
TYPE B & D CARNEY CLAYS
N/A
N/A
N/A
MONDAY – FRIDAY, 8AM-7PM
TWO TIER FENCE WITH 7 DAY
STABILIZATION

NOTE:
ONCE KNOWN, DEVELOPER/GENERAL CONTRACTOR TO PROVIDE A LIST OF ALL CONTRACTORS THAT
WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE
CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. DEVELOPER/GENERAL CONTRACTOR TO
REVIEW THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED.

BMPs WITH ESCP IMPLEMENTATION SCHEDULE FORM

YEAR:		2025–2027												
BMPs	MONTH #:	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
TEMPORARY SEEDING AND PLANTING						X	X	X	X	X	X	X	X	
PERMANENT SEEDING AND PLANTING		X	X							X	X	X	X	X
CONSTRUCTION ENTRANCE		X	X	X	X	X	X	X	X	X	X	X	X	X
SEDIMENT FENCING		X	X	X	X	X	X	X	X	X	X	X	X	X
STORM DRAIN INLET PROTECTION		X	X	X	X	X	X	X	X	X	X	X	X	X

EROSION CONTROL INSPECTION TABLE

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE, WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE FROM THE SITE. AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTION IN ANY AREA OF THE SITE WHERE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 24 CALENDAR DAYS APART, THEN ONCE PER MONTH..
3. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY.
4. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED, IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.
5. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH, IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

SEEDING NOTES:

HYDROSEED SEED MIX:
65% FESCUE
15% BLUEGRASS
20% PERENNIAL RYE

SEED SHALL BE APPLIED AT A MINIMUM RATE OF 75 LBS/ACRE.

THE CONTRACTOR SHALL APPLY A COMMERCIALLY PREPARED FERTILIZER WITH THE ANALYSIS OF 16–20–0–14, APPLIED AT A RATE OF 250 LBS/ACRE.

MULCH SHALL BE APPLIED AT A RATE OF 2000 LBS/ACRE. MULCH SHALL BE VIRGIN WOOD CELLULOSE FIBER SPECIFICALLY PROCESSED AS A HYDROSEEDING MULCH AND CONTAIN NO GROWTH OR GERMINATION INHIBITING FACTORS.

TACKIFIER SHALL BE APPLIED AT THE RATE OF 40 POUNDS PER ACRE.

STANDARD NOTES FOR EROSION CONTROL PLANS

1. INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)

2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200–C PERMIT REQUIREMENTS. (SECTION6.5)

3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200–C PERMIT REQUIREMENTS. (SECTION 6.5.Q)

4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)

5. THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)

6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)

7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED, SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)

8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)

9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)

10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)

11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)

12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50–FEET OF WATERS OF THE STATE. (SECTION 2.2.4)

13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)

14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTIONS 2.1.1 AND 2.2.16)

15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)

16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)

17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATION MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.(SECTIONS 2.2.20 AND 2.2.21)

18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON–STORMWATER CONTROLS. (SECTION 2.3.7)

19. KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)

20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND– DISTURBING ACTIVITIES. (SECTION 2.2.7)

21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER–TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)

22. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH–OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)

23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)

24. PREVENT SOIL COMPACTION IN AREAS WHERE POST–CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)

25. USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)

26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)

27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)

28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)

29. IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)

30. USE WATER, SOIL–BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND–BLOWN SOIL. (SECTION 2.2.9)

31. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME–RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)

32. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO–COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)

33. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)

34. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)

35. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)

36. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)

37. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)

38. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED, INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN–STREAM CLEAN–UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)

39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)

40. DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)

41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)

42. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

ESTABLISHING TEMPORARY GRASSES AND PERMANENT VEGETATIVE COVER

CONDITIONS WHERE PRACTICE APPLIES

ALL EXPOSED DISTURBED SOIL SURFACES WHERE RUN–OFF MAY OCCUR

AREAS WHICH WILL NOT BE SUBJECTED TO HEAVY WEAR BY ON–GOING CONSTRUCTION TRAFFIC.

EXPOSED GROUND SURFACES AT END OF CONSTRUCTION PERIOD (PERMANENT COVER MUST BE ESTABLISHED PRIOR TO REMOVAL OF ANY EROSION CONTROL MEASURES).

TEMPORARY OR PERMANENT STABILIZATION OF NEW OR DISTURBED DITCHES OR SWALES.

DESIGN CRITERIA/SPECIFICATIONS: TEMPORARY EROSION CONTROL GRASSES AND PERMANENT VEGETATIVE COVER

TEMPORARY GRASS COVER MEASURES MUST BE FULLY ESTABLISHED BY NOVEMBER 1 OR OTHER COVER MEASURES WILL HAVE TO BE IMPLEMENTED UNTIL ADEQUATE GRASS COVERAGE IS ACHIEVED. TO ESTABLISH AN ADEQUATE GRASS STAND FOR CONTROLLING EROSION BY NOVEMBER 1, IT IS RECOMMENDED THAT SEEDING AND MULCHING OCCUR BY OCTOBER 1.

SOIL PREPARATION – TOP SOIL SHOULD BE PREPARED ACCORDING TO LANDSCAPE PLANS, IF AVAILABLE, OR RECOMMENDATIONS OF GRASS SEED SUPPLIER. IF APPLICABLE, IT IS RECOMMENDED THAT SLOPES BE ROUGHENED BEFORE SEEDING BY "TRACK–WALKING", (DRIVING A CRAWLING TRACTOR UP AND DOWN SLOPES TO LEAVE A PATTERN OF CLEAT IMPRINTS PARALLEL TO SLOPE CONTOURS). IF "TRACK–WALKING" IS NOT POSSIBLE, TOP SOIL SHALL BE FIRMLY TAMPED TO PROVIDE MORE STABLE SITES FOR SEEDS TO REST.

SEEDING – RECOMMENDED EROSION CONTROL GRASS SEED MIX FOR TEMPORARY AND PERMANENT SEEDING AS LISTED UNDER 01330 ARE AS FOLLOWS:

	PLS
LOLIUM PERENNE (DELAWARE DWARF PERENNIAL REYGRASS)	98 LB/ACRE
LOLIUM PERENNE (NOBILITY PERENNIAL REYGRASS)	97 LB/ACRE
FESTUCA RUBRA COMMUTATA (SILHOUETTE CHEWINGS FESCUE)	65 LB/ACRE
FESTUCA RUBRA (BADGER CREEPING RED FESCUE)	65 LB/ACRE

APPLY PERMANENT SEEDING IN STAGES UPON COMPLETION OF FINISH GRADE.

FERTILIZATION FOR GRASS SEED – AS PER SUPPLIER'S RECOMMENDATIONS. DEVELOPMENT AREAS WITHIN 50 FEET OF WATER BODIES AND WETLANDS MUST USE A NON–PHOSPHORUS FERTILIZER.

WATERING – SEEDING SHALL BE SUPPLIED WITH ADEQUATE MOISTURE TO ESTABLISH GRASS. SUPPLY WATER AS NEEDED, ESPECIALLY IN ABNORMALLY HOT OR DRY WEATHER OR ON ADVERSE SITES. WATER APPLICATION RATES SHOULD BE CONTROLLED TO PROVIDE ADEQUATE MOISTURE WITHOUT CAUSING RUNOFF.

RE–SEEDING – AREAS WHICH FAIL TO ESTABLISH GRASS COVER ADEQUATE TO PREVENT EROSION SHALL BE RE–SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED, AND ALL APPROPRIATE MEASURES TAKEN TO ESTABLISH ADEQUATE COVER.

AUTHORIZED NON-STORMWATER DISCHARGES

WATER AND ASSOCIATED DISCHARGES FROM EMERGENCY FIREFIGHTING ACTIVITIES

FIRE HYDRANT FLUSHING

PROPERLY MANAGED LANDSCAPE IRRIGATION

WATER USED TO WASH EQUIPMENT AND VEHICLES (EXCLUDING THE ENGINE, UNDERCARAGE, AND WHEEL/TIRES) PROVIDED THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, OR DETERGENTS ARE USED

POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS

EXTERNAL BUILDING WASHDOWN, PROVIDED SOAPS, SOLVENTS, AND DETERGENTS ARE NOT USED, AND EXTERNAL SURFACES DO NOT CONTAIN HAZARDOUS SUBSTANCES

PAVEMENT WAS WATERS, PROVIDED SPILLS OR LEAKS OF TOXIC OR HAZAROUS SUBSTANCES HAVE NOT OCCURRED (UNLESS ALL SPILL MATERIAL HAS BEEN REMOVED) AND WHERE SOAPS, SOLVENT, AND DETERGENTS ARE NOT USED, DIRECTING PAVEMENT WASH WATERS INTO ANY SURFACE WATER, STORMDRAIN INLET, OR STORMWATER CONVEYANCE IS PROHIBITED, UNLESS THE CONVEYANCE IS CONNECTED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL FOR THE POLLUTANTS PRESENT. HOISING OF ACCUMULATED SEDIMENTS ON PAVEMENT INTO ANY STORMWATER CONVEYANCE IS PROHIBITED.

UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE

UNCONTAMINATED, NON–TURBID DISCHARGES OF GROUNDWATER OR SPRING WATER

FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS OR CONTAMINATED GROUNDWATER

CONSTRUCTION DEWATERING ACTIVITIES (INCLUDING UNDERGROUND DEWATERING AND WELL DRILLING DISCHARGE ASSOCIATED WITH THE REGISTERED CONSTRUCTION ACTIVITY), PROVIDED THAT:

a) THE WATER IS LAND APPLIED IN A WAY THAT RESULTS IN COMPLETE INFILTRATION WITH NO POTENTIAL TO DISCHARGE TO SURFACE WATER OF THE STATE, OR THE USE OF A SANITARY OR COMBINED SEWER DISCHARGE IS AUTHORIZED WITH LOCAL SEWER DISTRICT APPROVAL; OR

b) BEST MANAGEMENT PRACTICES AND A TREATMENT SYSTEM APPROVED BY DEQ OR AGENT ARE USED TO ENSURE COMPLIANCE WITH DISCHARGE AND WATER QUALITY REQUIREMENTS

GENERAL NOTES

THE CONSTRUCTION, ADJUSTMENT, MAINTENANCE, AND UPGRADING OF THESE EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE DURATION OF THE PROJECT.

EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE FOR ANTICIPATED SITE CONDITIONS. ADJUST OR UPGRADE THESE MEASURES FOR UNEXPECTED STORM EVENTS TO ENSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DOES NOT LEAVE THE SITE.

DEVELOP A REVISED PLAN OF THE EROSION CONTROL MEASURES SHOWN AS REQUIRED BY SECTION 00280, OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION. IMPLEMENT THIS PLAN FOR ALL CLEARING AND GRADING ACTIVITIES AND IN SEGMENTS APPLICABLE TO EACH STAGING PHASE. CONSTRUCT IN SUCH A MANNER SO AS TO ENSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DOES NOT ENTER THE ROADWAY OR DRAINAGE.

INSTALL MEASURES WITHIN THE RIGHT–OF WAY UNLESS DIRECTED OTHERWISE.

INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN.

CONSTRUCT SEDIMENT FENCE 5 FEET DOWNSLOPE FROM THE TOE OF FILL SLOPES WHERE SEDIMENT–LADEN WATER HAS THE POTENTIAL OF ENTERING WATERWAYS OR LEAVING THE RIGHT–OF–WAY.

PROTECT ALL INLETS DURING SURFACE GRINDING, PAVING, AND EARTHWORK OPERATIONS TO PREVENT POLLUTANTS FROM ENTERING STORM WATER SYSTEMS.

POSSIBLE POLLUTANT-GENERATING ACTIVITIES

GENERAL CONSTRUCTION EQUIPMENT OPERATION, LOCATION VARIES:
–HYDROLIC FLUID LEAK/SPILL
–FUEL LEAK/SPILL
–OIL LEAK/SPILL

GENERAL MOTORIZED VEHICLE OPERATION, LOCATION VARIES:
–FUEL LEAK/SPILL
–OIL LEAK/SPILL

BUILDING MATERIALS–CONSTRUCTION EQUIPEMENT STAGING AREA, LOCATION VARIES:
–PAINTS/SOLVENTS
–CAULK/SEALANTS
–FLUORESCENT LIGHTING TUBES & BALLAST

LANDSCAPING MATERIALS–CONSTRUCTION EQUIPEMENT STAGING AREA, LOCATION VARIES:
–SEDIMENT
–FERTILIZERS

* SEE SHEET E.5 FOR DEQ FACT SHEET SPILL PLAN

811

Know what's below.
Call before you dig.

CONSTRUCTION
ENGINEERING
CONSULTANTS
INC.

P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

DRAWN BY: NBK
CHECKED BY: AMB, MWK
APPROVED RVS:
APPROVED:
APPROVED:
APPROVED:

DATE: 01/23
DATE: 01/23
DATE:
DATE:
DATE:
DATE:

NO. REVISION
1 OWNERSHIP AND INSPECTOR CHANGE

DATE
4/22/25

BY
BHD

REGISTERED PROFESSIONAL
ENGINEER
853769E
ANTHONY M. BAIRDS
JULY 11, 2008
EXPIRES 12/31/28

CITY OF ASHLAND - ENGINEERING DEPARTMENT

KESTREL PARK SUBDIVISION PHASE 3
CIVIL IMPROVEMENTS

EROSION & SEDIMENT CONTROL PLAN

REV. CITY ENGINEER: DATE

PROJECT NO.
–

DRAWING NO.
E.2

NAME: KES–PH3.DWG

PROJ.: 22–30

PLOT DATE: 12/29/2025

Total Page Number: 62

ESC CONSTRUCTION NOTES:

1. INSTALL ROCK CONSTRUCTION ENTRANCE PER OREGON STD DWG RD1000, SEE SHEET E.5.
2. FILTER FABRIC SEDIMENTATION FENCE INSTALLED AT THE LOCATIONS SHOWN PER OREGON STD DWG RD1040, SEE SHEET E.5.
3. CONCRETE WASH-OUT PER OREGON STD DWG RD1070, SEE SHEET E.5, OR APPROVED EQUAL. LOCATION MAY VARY.
4. STOCKPILE AREA. STOCKPILES SUBJECT TO EROSION OF SEDIMENT SHALL BE PROTECTED PER OREGON TECHNICAL SERVICES DETAIL DET6001, SHEET E.5. O.A.E. LOCATION MAY VARY.
5. CONSTRUCTION EQUIPMENT STAGING & POTENTIAL POLLUTANT-GENERATING MATERIAL STORAGE AREA. LOCATION MAY VARY.
6. SANITARY FACILITY SHALL BE PLACED MIN. 30' AWAY FROM ANY STORM DRAIN INLET. QUANTITY & LOCATION MAY VARY.
7. PROPOSED & EXISTING STORM DRAIN INLETS SHALL BE PROTECTED BY INLET BARRIERS PER OREGON STD DWG RD1010, SEE SHEET E.5.
8. USE EXISTING CURB FOR SEDIMENT CONTROL SIMILAR TO SEDIMENTATION FENCE.

STABILIZATION NOTE:

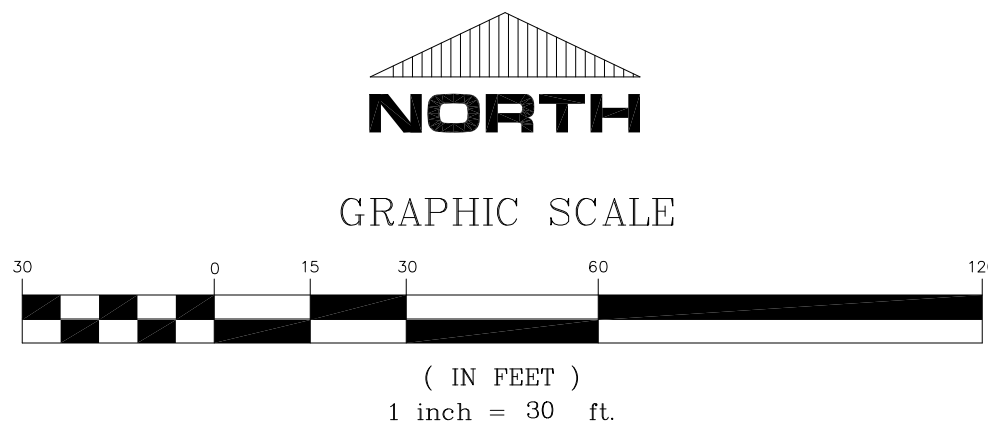
CONTRACTOR TO PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT AREAS OF EROSION. IF AN AREA IS NOT TO BE WORKED WITHIN A 14 DAY PERIOD, THE CONTRACTOR IS TO APPLY TEMPORARY HYDROSEED, STRAW, OR OTHER APPROVED BMP TO ANY AREA THAT IS CLEARED AND HAS POTENTIAL FOR RUNOFF. SEE ESTABLISHING TEMPORARY GRASSES AND PERMANENT VEGETATIVE COVER, SHEET E.4.

CONTOURS

CONTOUR INTERVAL = 1'

INDEX INTERVAL = 5'

EXISTING GROUND — — — — — ELEV — — — — —
FINISHED GROUND — — — — — ELEV — — — — —



P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

DRAWN BY: NBK	DATE: 01/23
CHECKED BY: AMB, MWK	DATE: 01/23
APPROVED RVS:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:

NO.	REVISION	DATE	BY
1	UPDATED ALL LOT NUMBERS	12/22/25	BHD



CITY OF ASHLAND - ENGINEERING DEPARTMENT

KESTREL PARK SUBDIVISION PHASE 3
CIVIL IMPROVEMENTS

EROSION & SEDIMENT CONTROL PLAN

REV. CITY ENGINEER: DATE

PROJECT NO.

—

DRAWING NO.

E.3

NAME: KES-PH3.DWG

PROJ.: 22-30

PLOT DATE: 12/29/2025

ESC CONSTRUCTION NOTES:

- 1
- INSTALL ROCK CONSTRUCTION ENTRANCE PER OREGON STD DWG RD1000, SEE SHEET E.5.
- 2
- FILTER FABRIC SEDIMENTATION FENCE INSTALLED AT THE LOCATIONS SHOWN PER OREGON STD DWG RD1040, SEE SHEET E.5.
- 3
- CONCRETE WASH-OUT PER OREGON STD DWG RD1070, SEE SHEET E.5, OR APPROVED EQUAL. LOCATION MAY VARY.
- 4
- STOCKPILE AREA. STOCKPILES SUBJECT TO EROSION OF SEDIMENT SHALL BE PROTECTED PER OREGON TECHNICAL SERVICES DETAIL DET6001, SHEET E.5. O.A.E. LOCATION MAY VARY.
- 5
- CONSTRUCTION EQUIPMENT STAGING & POTENTIAL POLLUTANT-GENERATING MATERIAL STORAGE AREA. LOCATION MAY VARY.
- 6
- SANITARY FACILITY SHALL BE PLACED MIN. 30' AWAY FROM ANY STORM DRAIN INLET. QUANTITY & LOCATION MAY VARY.
- 7
- PROPOSED & EXISTING STORM DRAIN INLETS SHALL BE PROTECTED BY INLET BARRIERS PER OREGON STD DWG RD1010, SEE SHEET E.5.
- 8
- USE EXISTING CURB FOR SEDIMENT CONTROL SIMILAR TO SEDIMENTATION FENCE.
- 9
- STRAW, MULCH, HYDROSEED OR OTHER DEQ ACCEPTABLE BMP TO BE INSTALLED 20' MINIMUM BEYOND BACK OF CURB OR OVER ANY PREVIOUS CONSTRUCTION. INSTALL PRIOR TO FINAL ACCEPTANCE.

STABILIZATION NOTE:

CONTRACTOR TO PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT AREAS OF EROSION. IF AN AREA IS NOT TO BE WORKED WITHIN A 14 DAY PERIOD, THE CONTRACTOR IS TO APPLY TEMPORARY HYDROSEED, STRAW, OR OTHER APPROVED BMP TO ANY AREA THAT IS CLEARED AND HAS POTENTIAL FOR RUNOFF. SEE ESTABLISHING TEMPORARY GRASSES AND PERMANENT VEGETATIVE COVER, SHEET E.4.

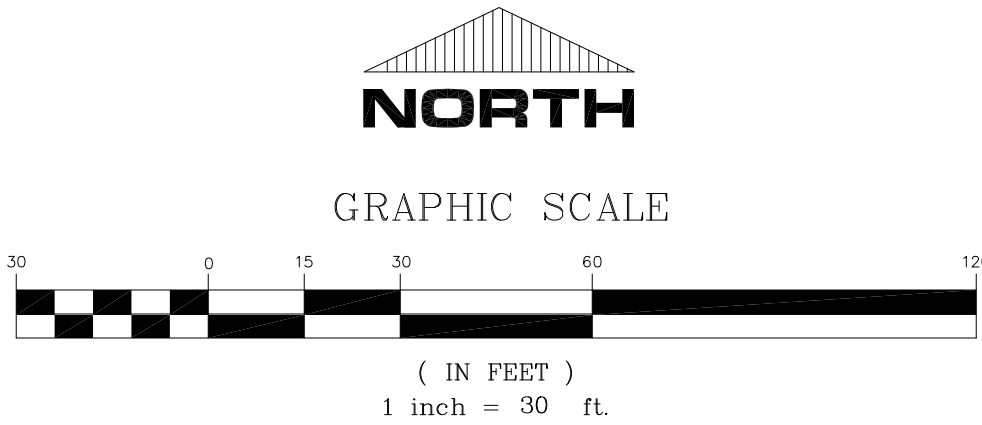
CONTOURS

CONTOUR INTERVAL = 1'

INDEX INTERVAL = 5'

EXISTING GROUND — ELEV —

FINISHED GROUND — ELEV —



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APPROVED RVS:	DATE:
APPROVED:	DATE:
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NO.	REVISION	DATE	BY
1	UPDATED ALL LOT NUMBERS	12/22/25	BHD



CITY OF ASHLAND - ENGINEERING DEPARTMENT

KESTREL PARK SUBDIVISION PHASE 3
CIVIL IMPROVEMENTS

EROSION & SEDIMENT CONTROL PLAN

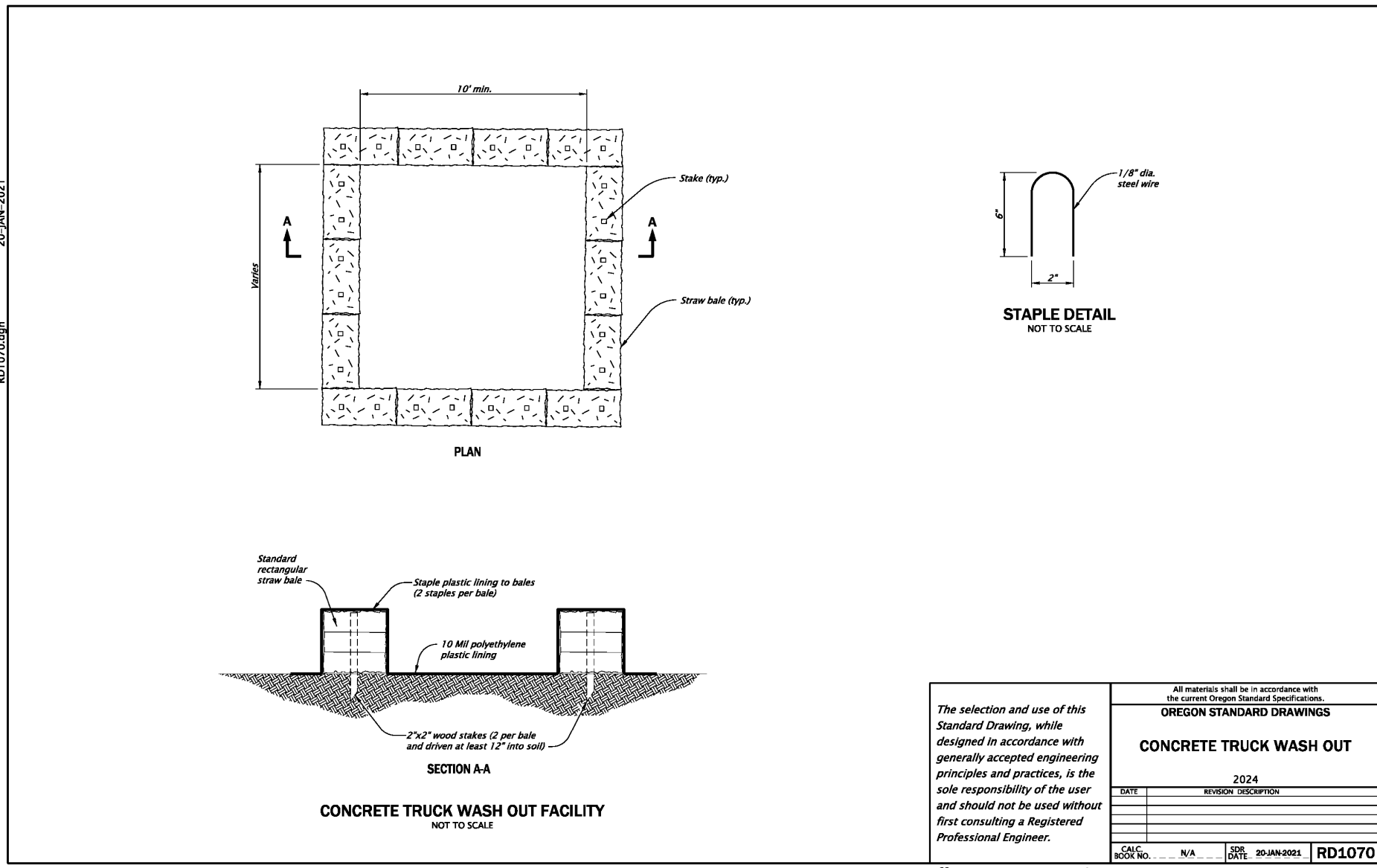
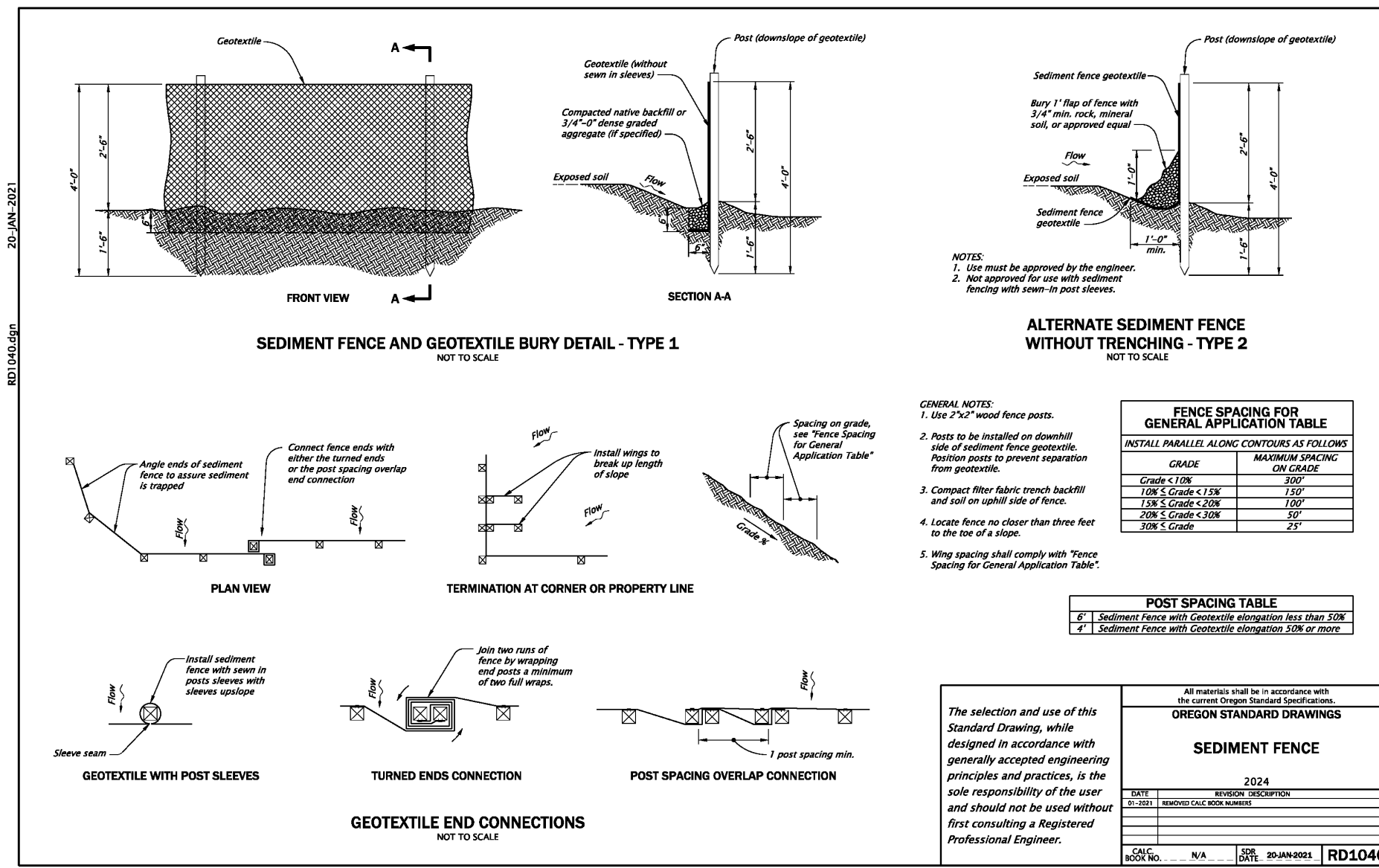
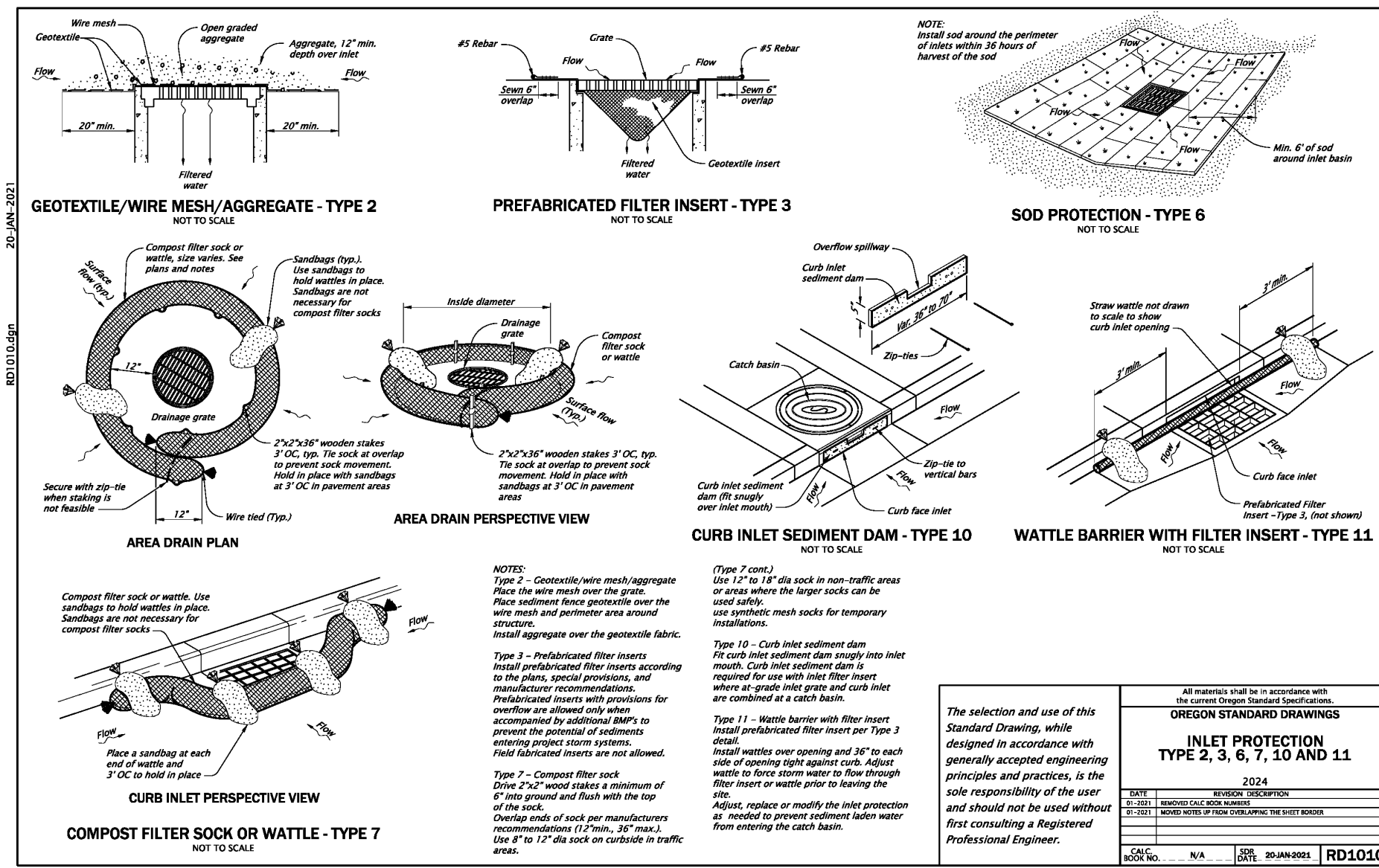
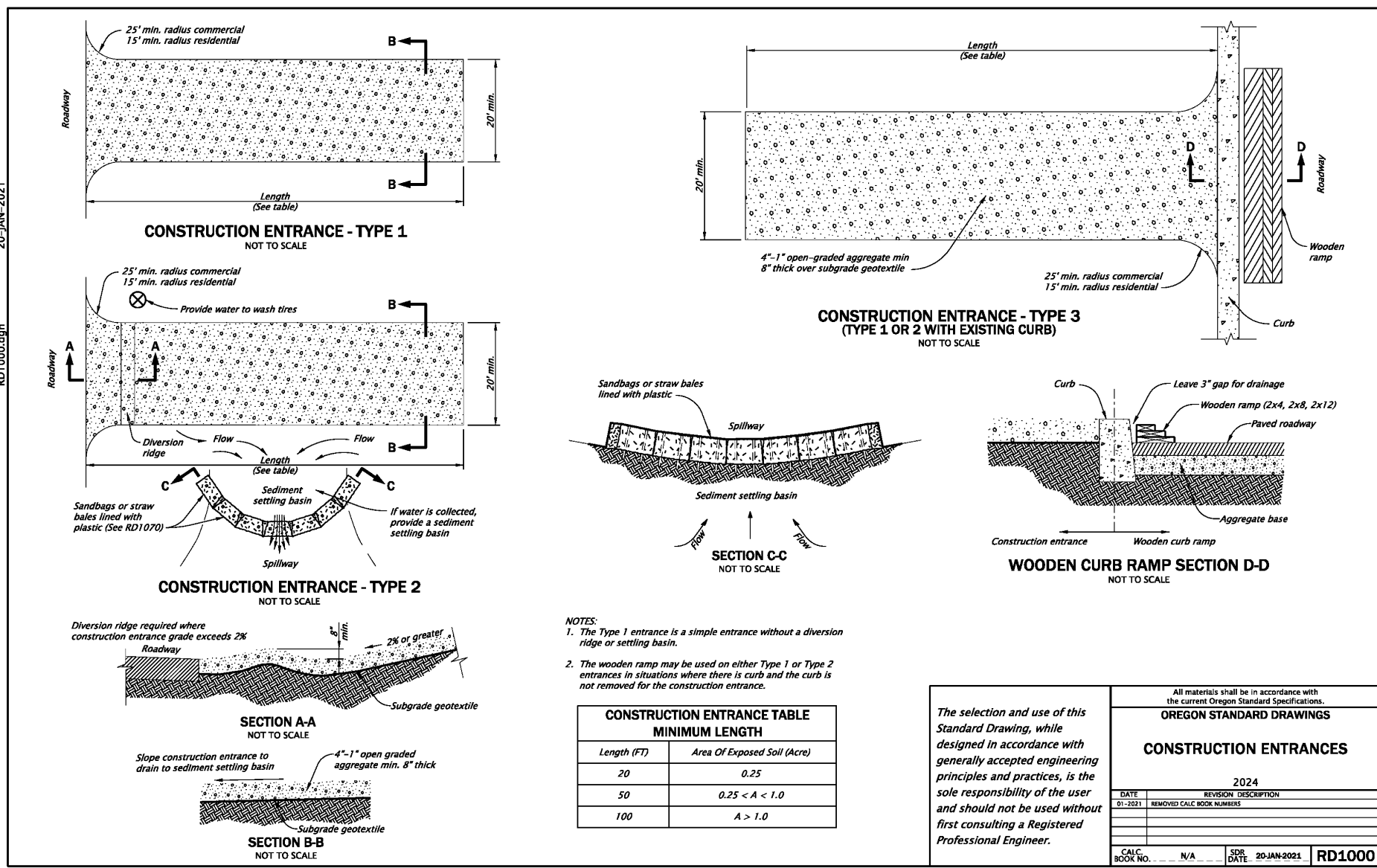
REV. CITY ENGINEER: DATE

PROJECT NO.

—

DRAWING NO.

E.4



Fact Sheet

What to do when you've had a spill

Contact local emergency services

Call 911 for medical emergency and public safety assistance from the local fire, police and medical services.

Report the spill immediately

Immediately report the spill or threatened spill to the Oregon Emergency Response System, 1-800-452-4311, when the spill or threat of a spill includes:

- Any amount of oil to waters of the state;
- Oil spills on land in excess of 42 gallons;
- Hazardous materials and reportable quantities that are equal to the Code of Federal Regulations, 40 CFR Part 302.

Provide information

When you report the spill to OERS, you will need to provide basic spill information:

- Contact names and phone numbers
- Type of oil or hazardous material
- Estimated quantity
- Location descriptions (land or water)

U.S. Environmental Protection Agency Notification

Some oil or hazardous material spills will require a separate notification to the National Response Center, 1-800-424-8802. Visit [EPA's Emergency Response](https://www.epa.gov/nrc) website for information necessary to determine if you need to report to the federal system.

Other actions to take

- Move away or upwind from the spill if you detect an odor and are unsure if it is safe.
- Avoid contact with liquids or fumes.
- Keep non-emergency people out of the area.
- Control and contain the spill.
- Clean up what you can immediately.
- Remove cleanup materials to an approved facility (such as a solid or hazardous waste landfill or recycling facility). Save your receipts for documentation.
- Continue with long-term cleanup measures.
- File a completed [Spill Release Report Form](https://www.deq.state.or.us/ems/SpillReleaseReportForm) with DEQ.

Your role

You are responsible for the immediate cleanup of your spill, regardless of the quantity involved. The responsibility lies with the person who spills the product, as well as the person owning or having authority over the oil or hazardous material. You may need to hire a qualified

contractor or properly trained and equipped personnel to respond immediately to the spill. If you fail to clean up your spill, DEQ may clean it up for you and, as allowed by law, fine you up to three times the cost of the cleanup, in addition to the actual cost of the cleanup ([Oregon Administrative Rules 330-142](https://www.deq.state.or.us/ems/SpillReleaseReportForm)).

DEQ's role

DEQ is responsible for ensuring that the cleanup is completed in a way that protects human health and the environment. Oregon law also requires DEQ to recover its costs in carrying out this responsibility.

For more information

Regional Emergency Response coordinators are listed in the margin. You may also visit the [DEQ Emergency Response website](https://www.deq.state.or.us/ems/SpillReleaseReportForm).

Alternative formats

Documents can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request a document in another format or language, call DEQ in Portland at 503-229-5505, or toll-free in Oregon at 1-800-452-4011, ext. 5056, or email deqinfo@deq.state.or.us.



State of Oregon
Department of
Environmental
Quality

Emergency Response
700 NE Multnomah
Portland, OR 97232
Phone: 503-229-4911
Fax: 503-229-5495
Contact: Mike Zoloth
mike.zoloth@deq.state.or.us
or
<https://www.deq.state.or.us/ems/SpillReleaseReportForm>

Contact the State On-Scene Coordinator in your area:

Northwest Region
Portland Metro and
North Coast
Michael O'Connell
503-229-5153
michael.oconnell@deq.state.or.us
or
<https://www.deq.state.or.us/ems/SpillReleaseReportForm>

Western Region
Bitter Lake Valley, Cascade,
Central and South Coast
David Brown
541-686-7819
david.brown@deq.state.or.us
or
<https://www.deq.state.or.us/ems/SpillReleaseReportForm>

Eastern Region
East of Cascade
Banks, Clatsop
541-433-2169
banks.james@deq.state.or.us
or
<https://www.deq.state.or.us/ems/SpillReleaseReportForm>

Contractors can work to control, contain and mitigate difficult spills like this truck crash on the North Eugene Highway that caused diesel to leak onto the river.

DEQ's role
DEQ is responsible for ensuring that the cleanup is completed in a way that protects human health and the environment. Oregon law also requires DEQ to recover its costs in carrying out this responsibility.

Depending on the type and quantity of material spilled, and the potential threat to people or the environment, DEQ may choose to oversee the cleanup. This oversight may take the form of DEQ staff at the scene, phone contact, document review or a combination of these actions. You are responsible for these oversight costs and will normally be billed within 45 days.

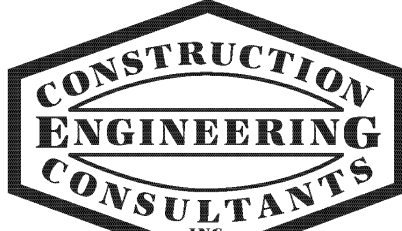
For more information
Regional Emergency Response coordinators are listed in the margin. You may also visit the [DEQ Emergency Response website](https://www.deq.state.or.us/ems/SpillReleaseReportForm).

Alternative formats
Documents can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request a document in another format or language, call DEQ in Portland at 503-229-5505, or toll-free in Oregon at 1-800-452-4011, ext. 5056, or email deqinfo@deq.state.or.us.

Last Updated: 9/11
By: K. Van Buren
08-12-090



Know what's below.
Call before you dig.



P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

DRAWN BY: NBK

CHECKED BY: AMB, MWK

APPROVED RVS:

APPROVED:

APPROVED:

APPROVED:

DATE: 01/23

DATE: 01/23

DATE:

DATE:

DATE:

DATE:

NO. REVISION

DATE BY



CITY OF ASHLAND - ENGINEERING DEPARTMENT

KESTREL PARK SUBDIVISION PHASE 3
CIVIL IMPROVEMENTS

EROSION & SEDIMENT CONTROL PLAN

REV. CITY ENGINEER: DATE

PROJECT NO.

—

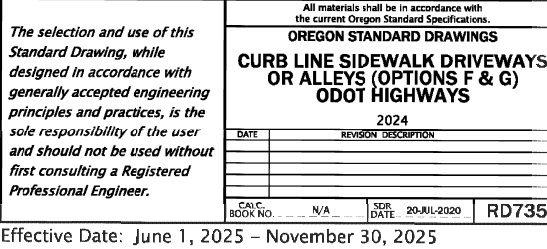
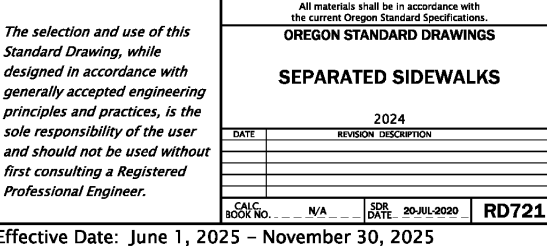
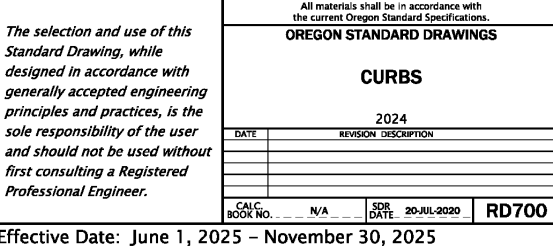
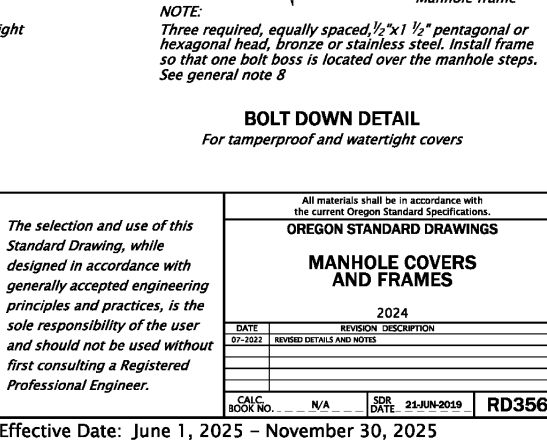
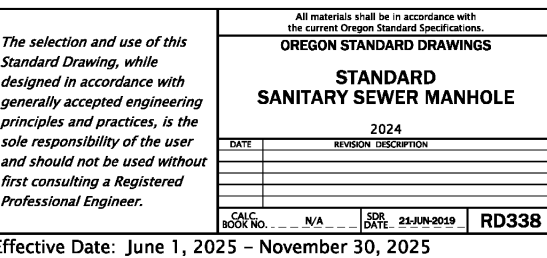
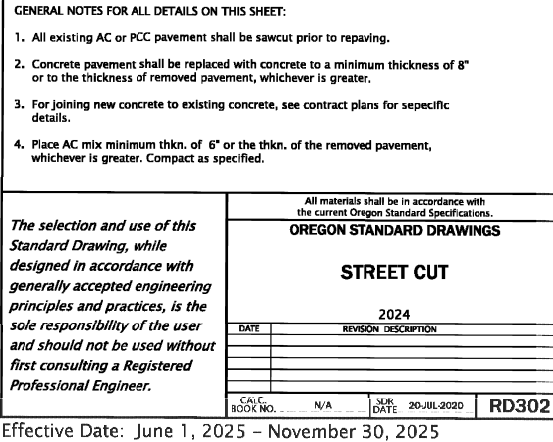
DRAWING NO.

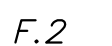
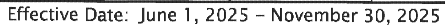
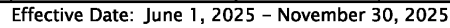
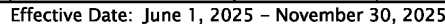
E.5

NAME: KES-PH3.DWG

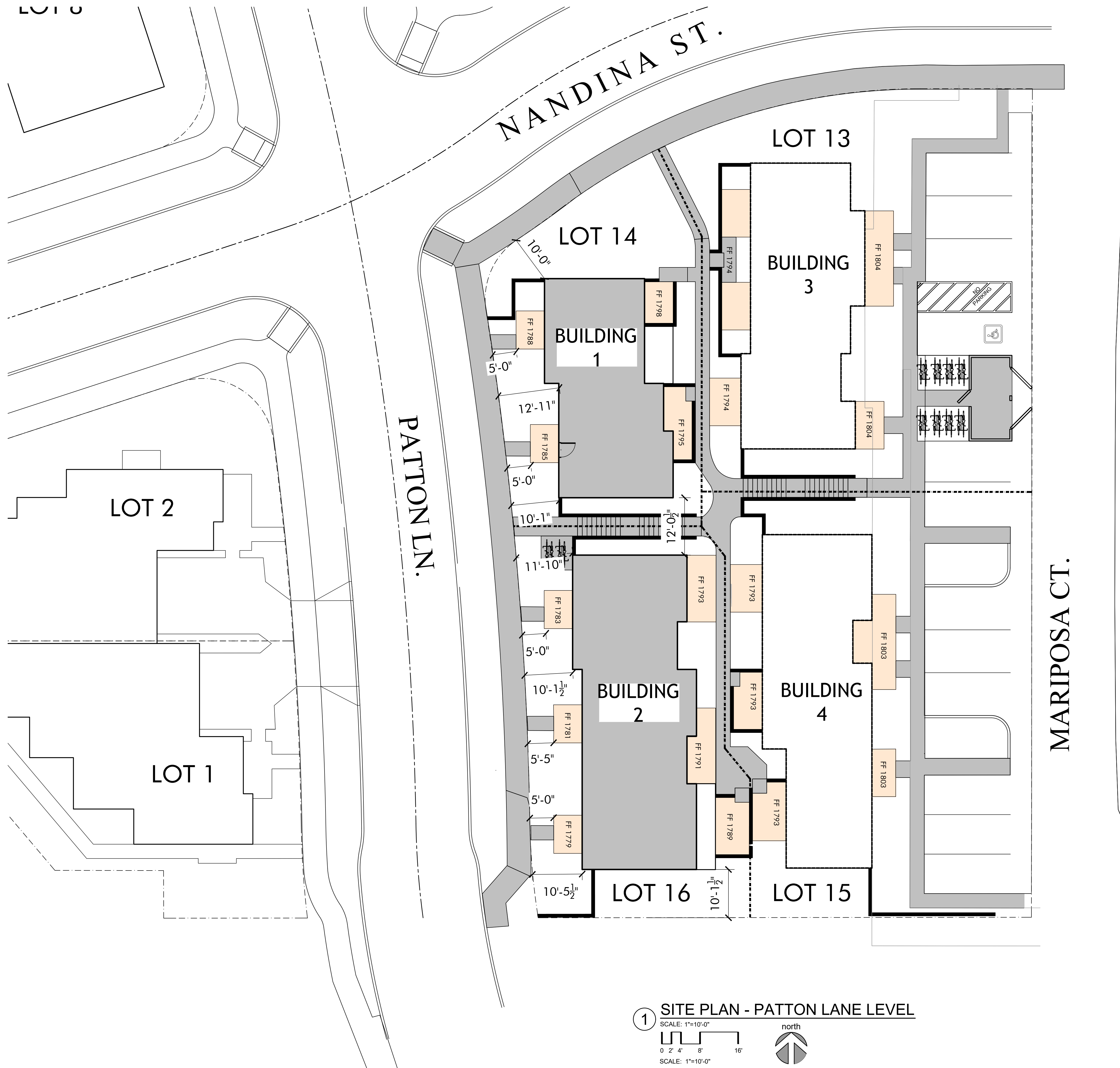
PROJ.: 22-30

PLOT DATE: 12/29/2025





PLOT DATE: 8/19/2025



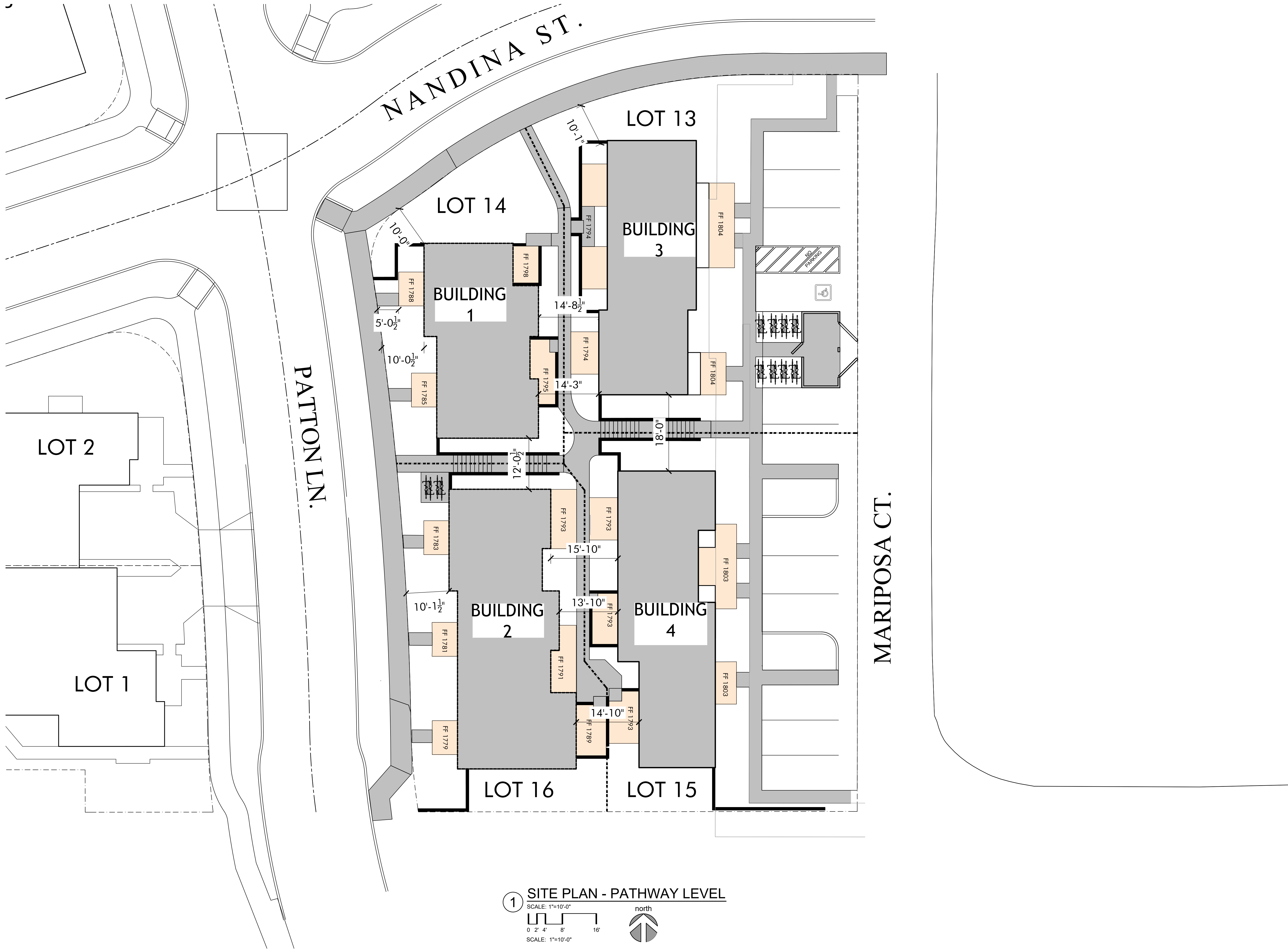
1 SITE PLAN - PATTON LANE LEVEL

SCALE: 1"=10'-0"

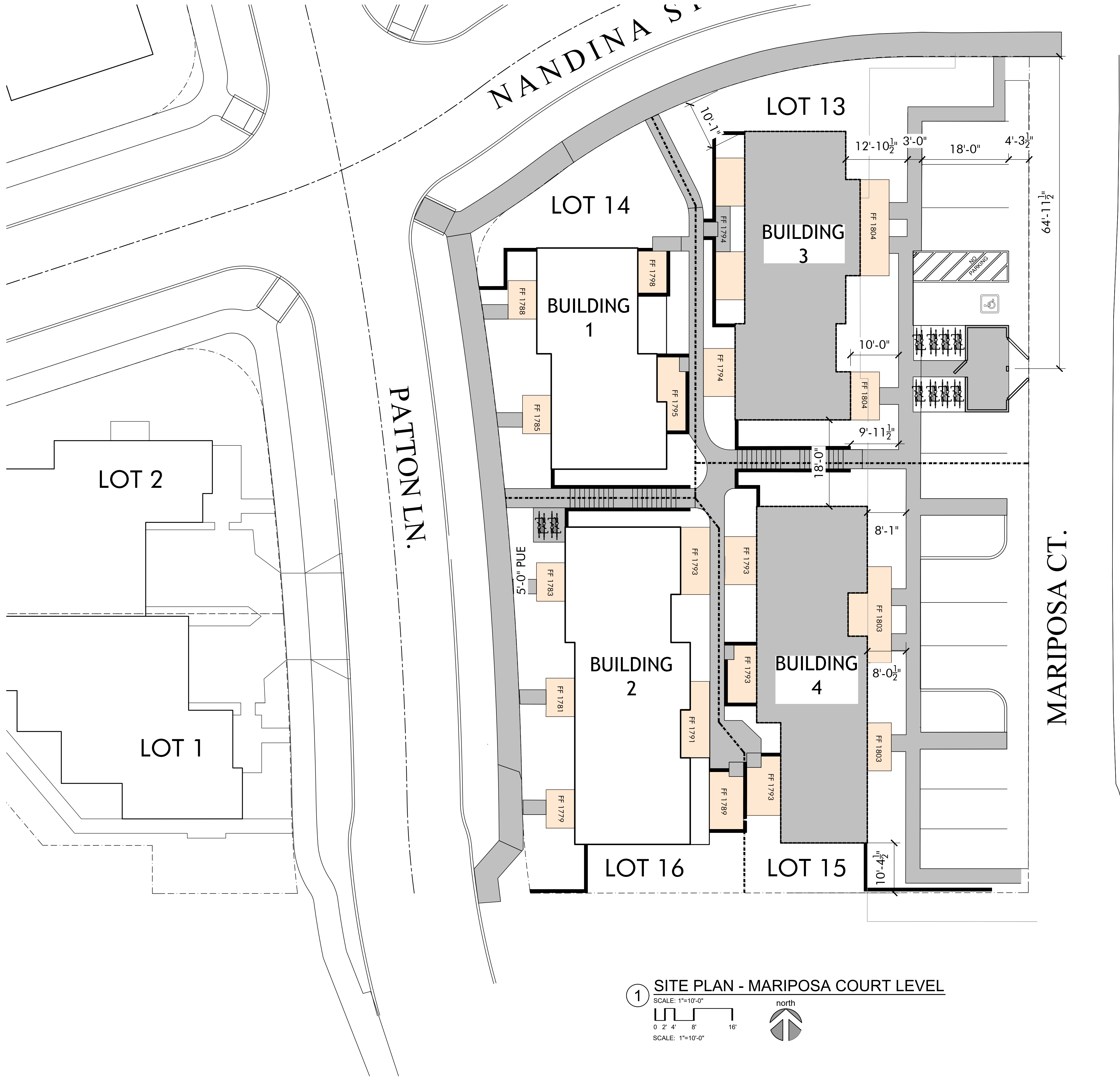
0 2' 4' 8' 16'

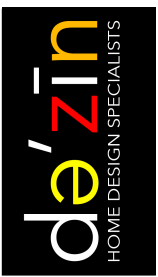
SCALE: 1"=10'-0"

north



1 SITE PLAN - PATHWAY LEVEL
SCALE: 1"=10'-0"
0 2' 4' 8' 16'
SCALE: 1"=10'-0"
north

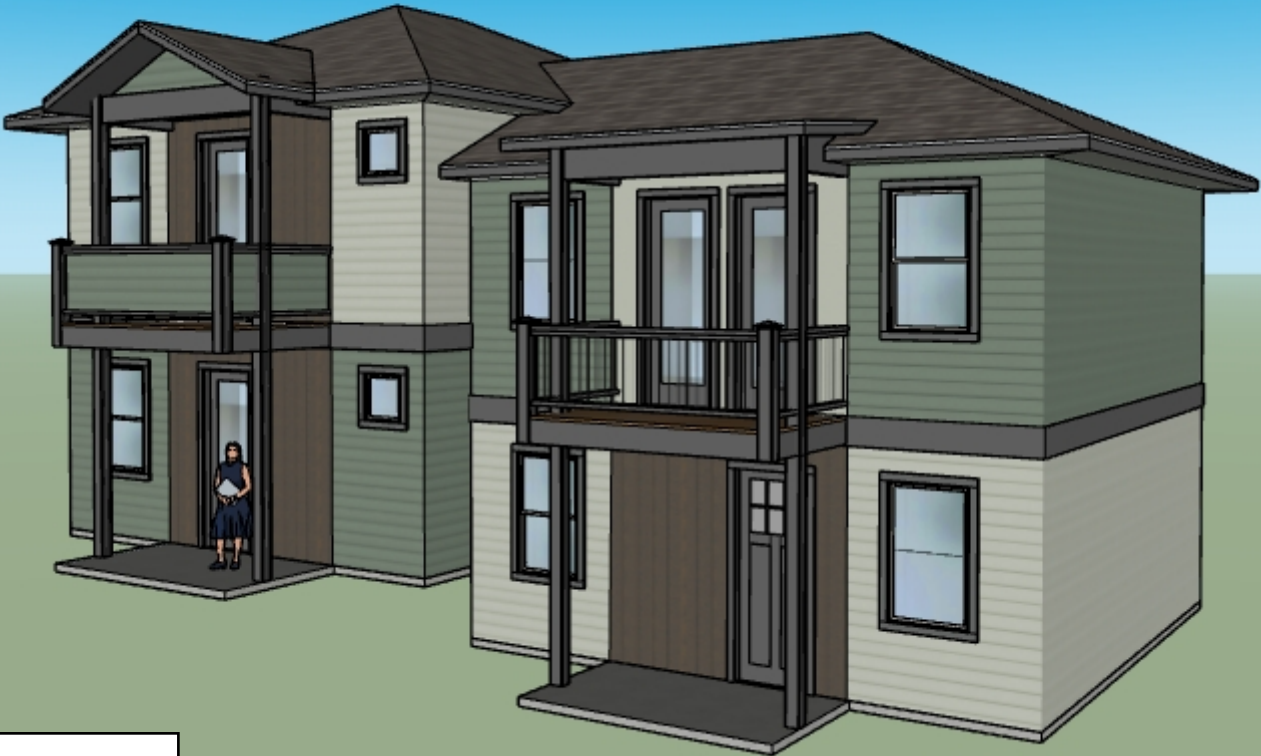


 KESTREL PARK PHASE THREE CONCEPTUAL ARCHITECTURE - AREA 7 11 x 17 Format - Over/Under Apartments & Townhouses Schematic Design THESE CONCEPTUAL SCHEMATIC DRAWINGS & RENDERINGS ARE NOT FOR CONSTRUCTION © 2024 DE'ZIN LLC 				HOME DESIGNER: DE'ZIN LLC 170 Harrison Street, Ashland, OR 97520 +1 503-917-0267 		OWNER/CLIENT: TAYLORED ELEMENTS CONSTRUCTION, LLC. 1679 Jackson Rd, Ashland, OR 97520 +1 541-690-1617 	KESTREL PARK - PHASE 3 AREA 7 - CONCEPTUAL ARCHITECTURE DATE: 14TH OF JANUARY, 2026 PROJECT INFORMATION	PAGE: 1 OF 15
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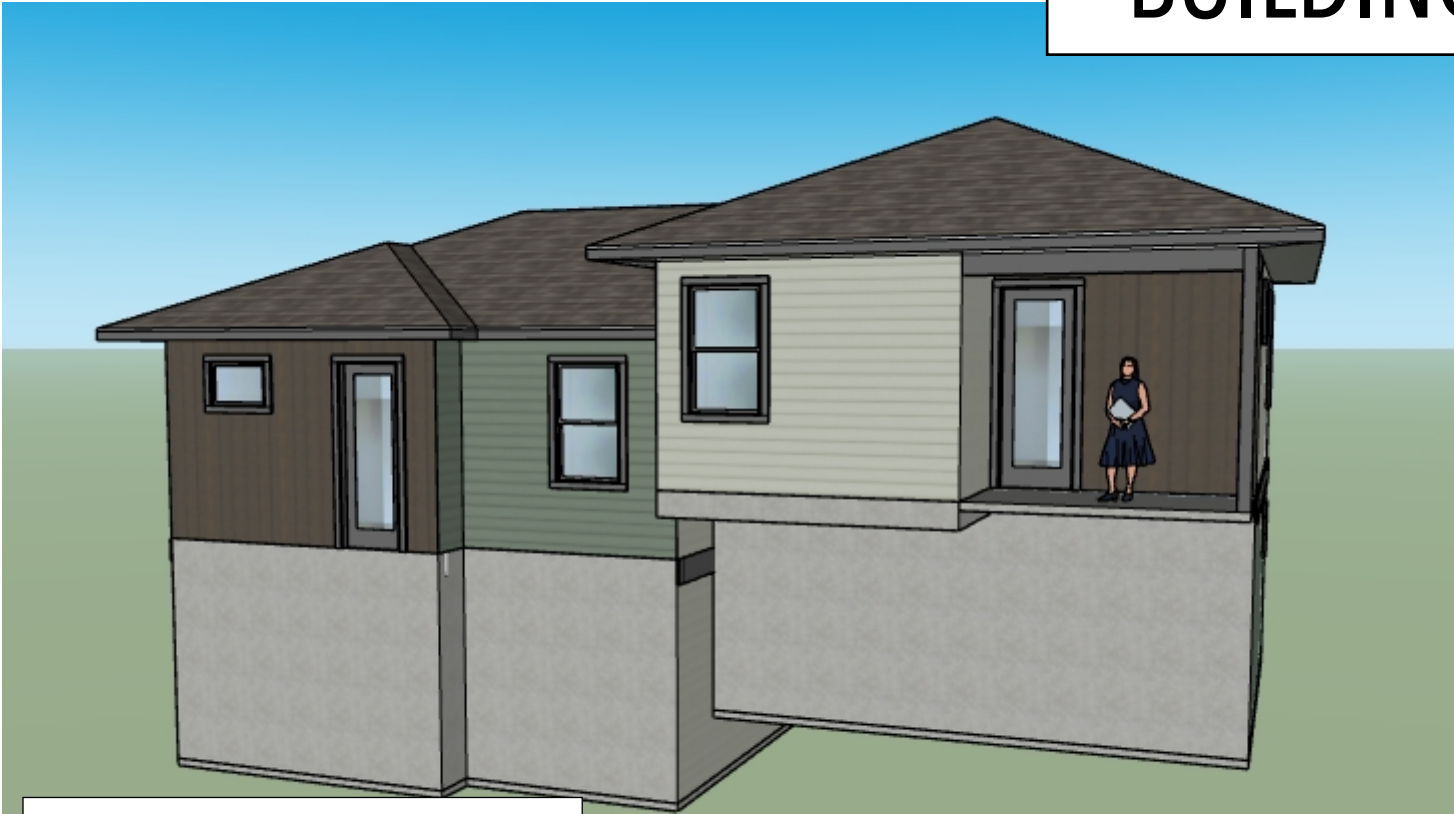
View from the intersection of Nandina Street and Patton Lane



View from S. Patton Lane

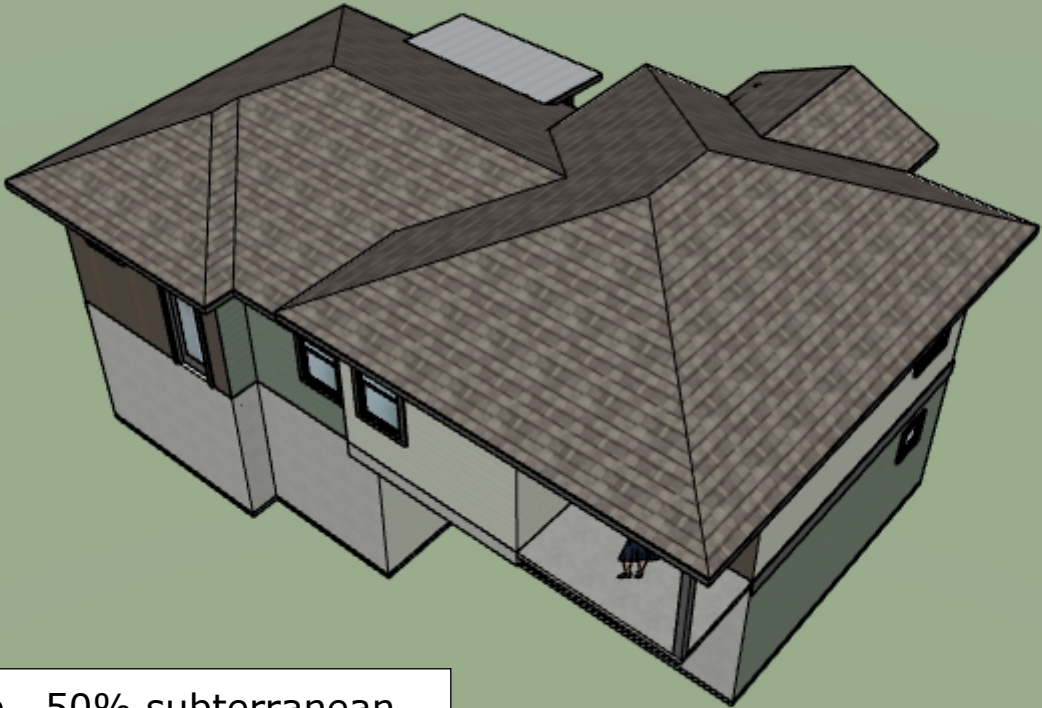


BUILDING 1

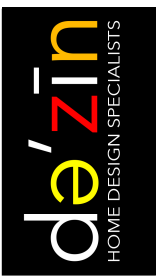


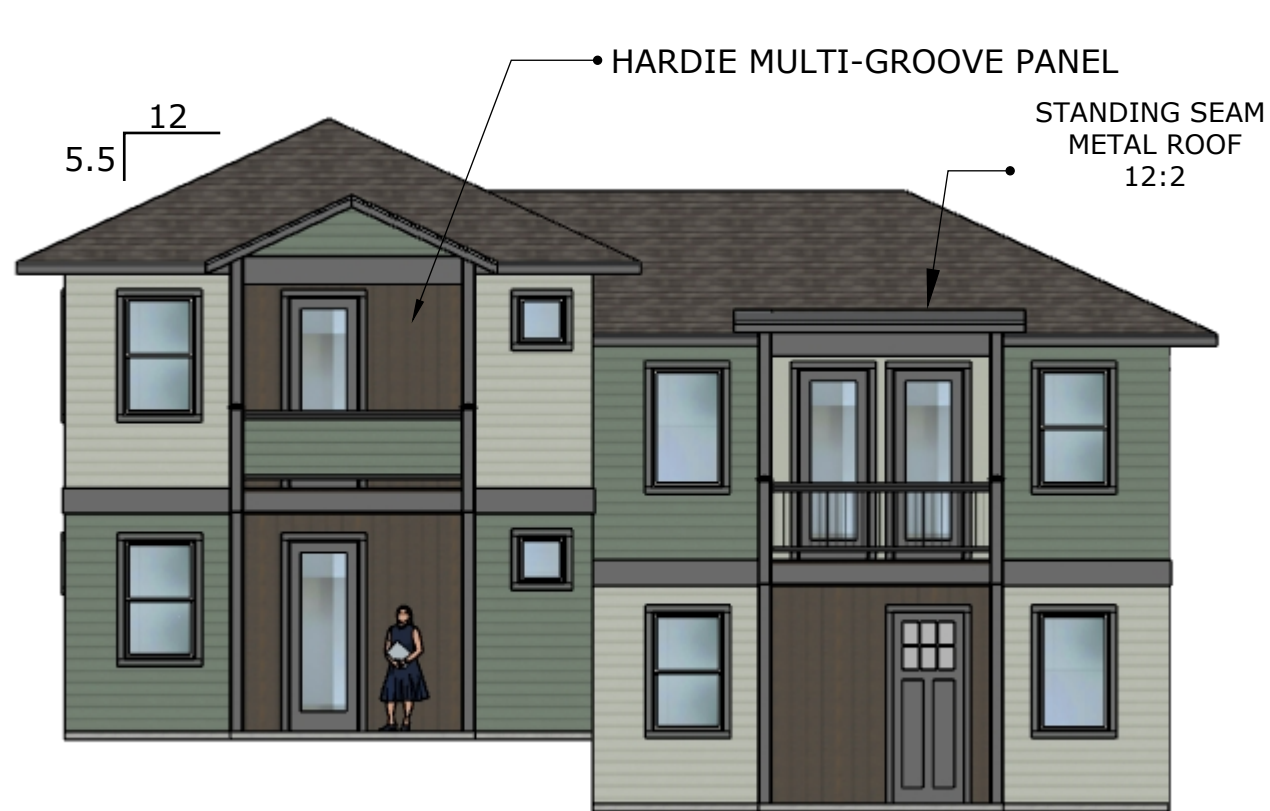
Rear View from Pathway

Aerial View

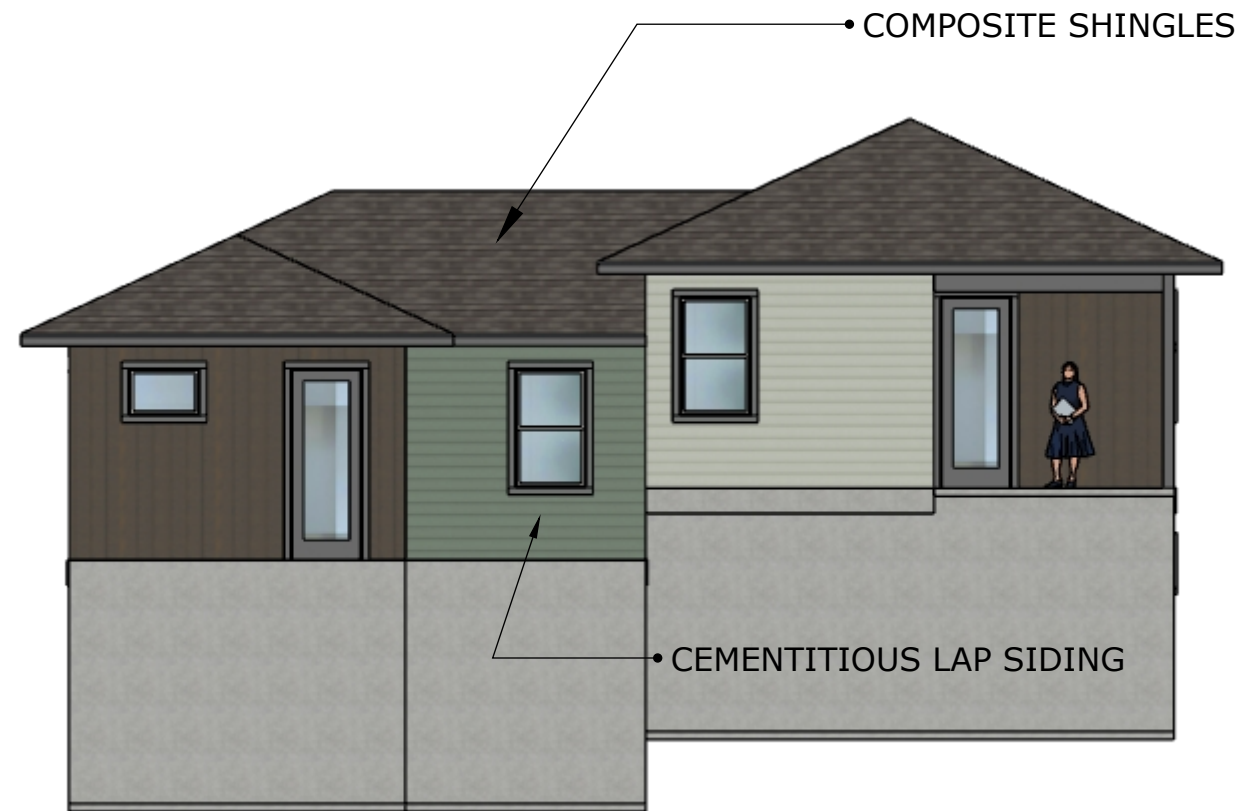


NOTE: Lower level is daylight basement, i.e., 50% subterranean.



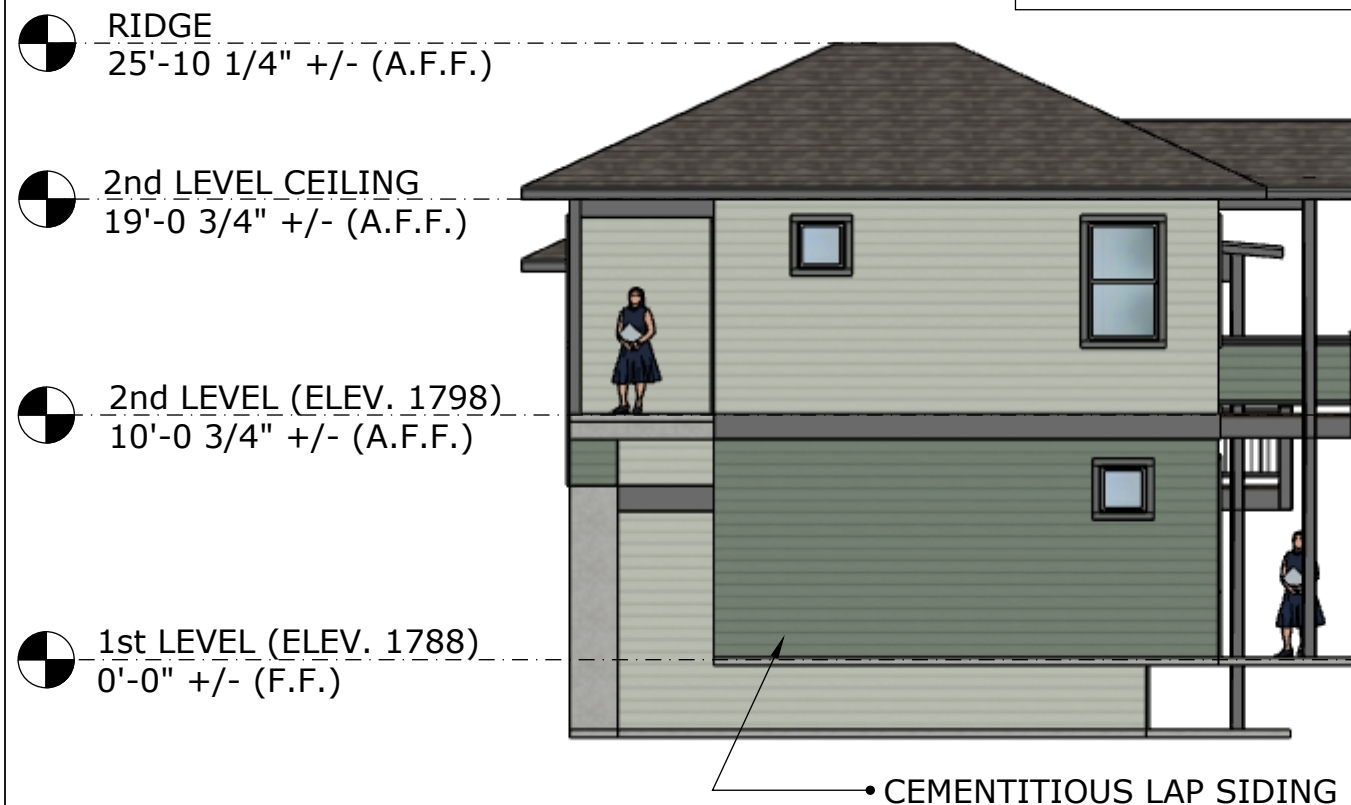


BUILDING 1- Patton Lane View

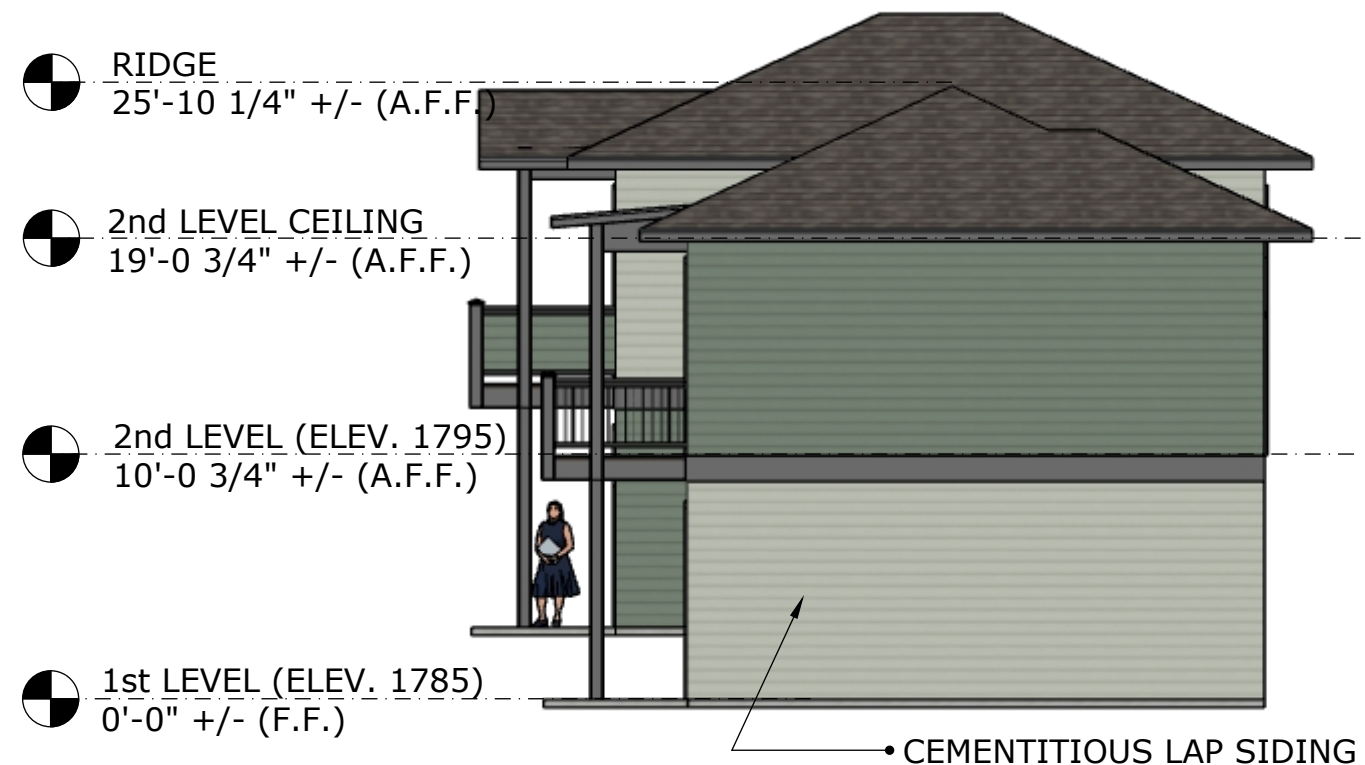


BUILDING 1- Pathway View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.

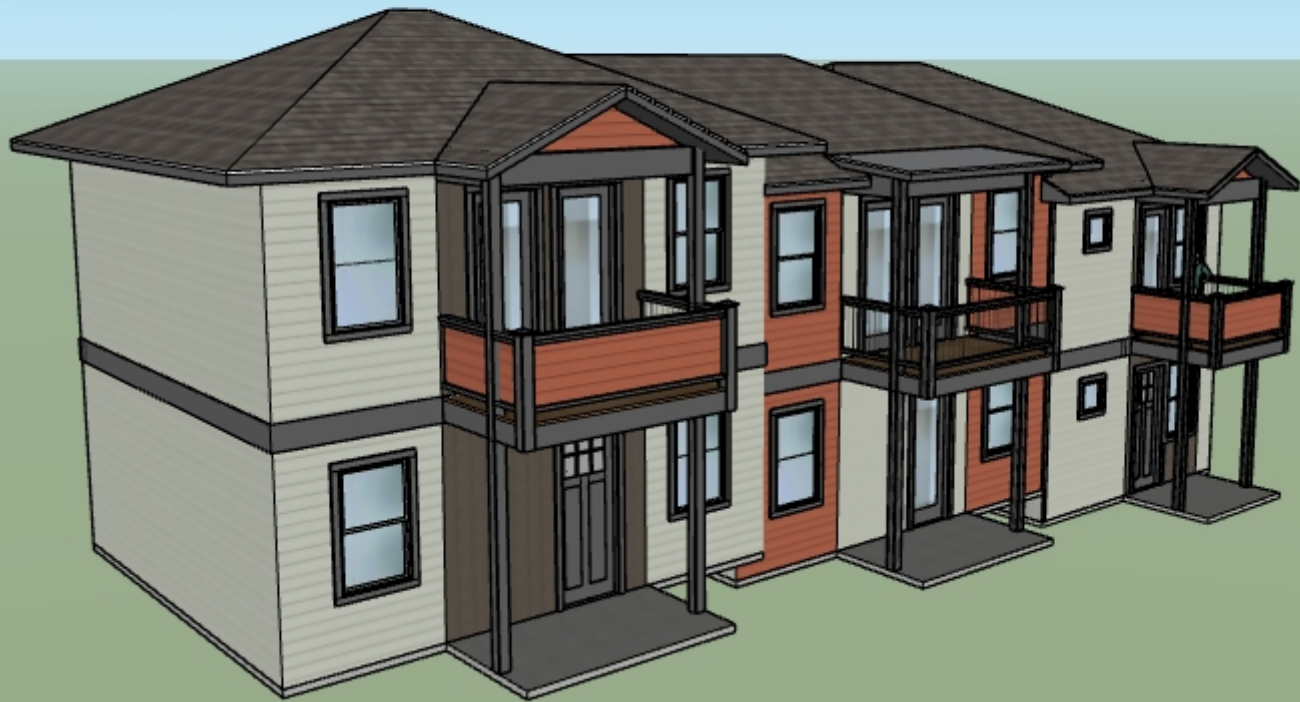


BUILDING 1 - Nandina View (North)



BUILDING 1 - South View

View from the corner of S. Nandina Street and Patton Lane



View from S. Patton Lane

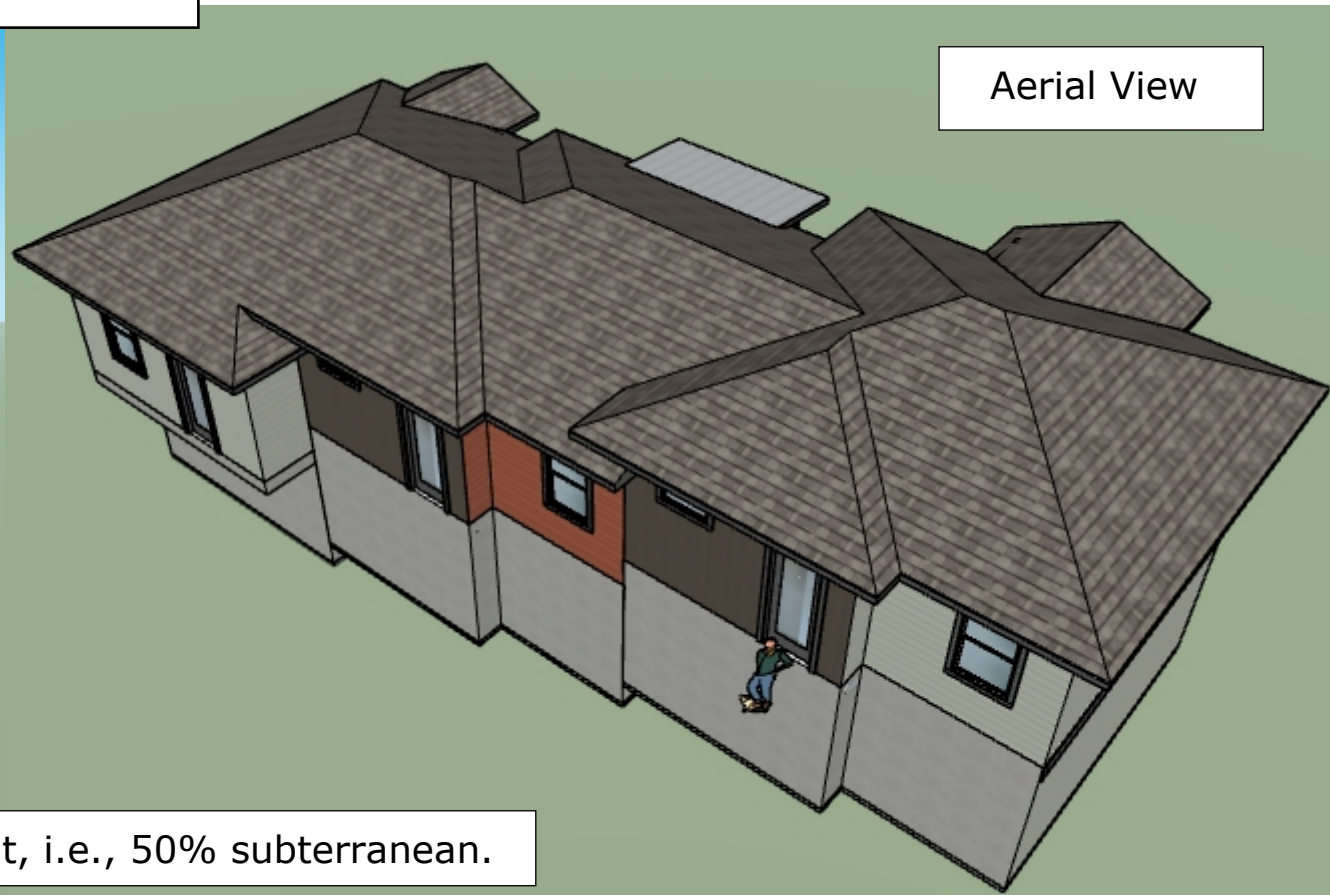


BUILDING 2



Rear View from Pathway

Aerial View



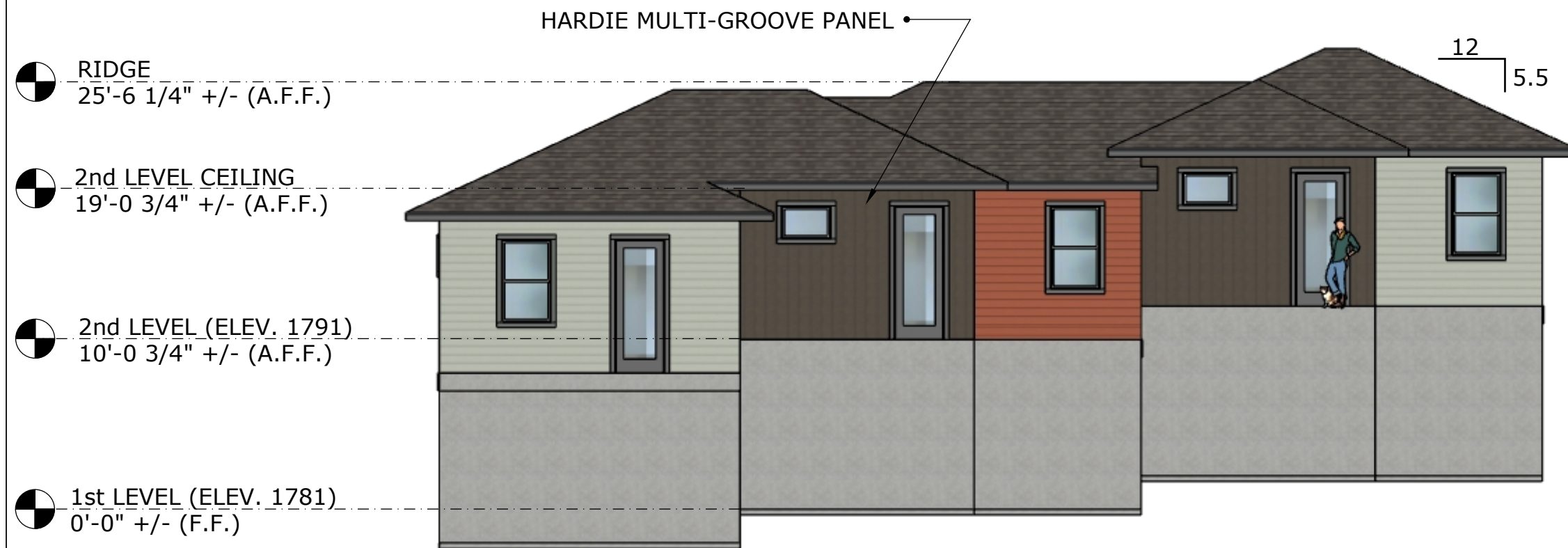
NOTE: Lower level is daylight basement, i.e., 50% subterranean.

PAGE: 4 of 15	
KESTREL PARK - PHASE 3 AREA 7 - CONCEPTUAL ARCHITECTURE DATE: 14TH OF JANUARY, 2026	AREA 7 - BUILDING 2
OWNER/CLIENT: TAYLORED ELEMENTS CONSTRUCTION, LLC. 1679 Jackson Rd, Ashland, OR 97520 +1 541-690-1617	
HOME DESIGNER: DE'ZIN LLC 170 Harrison Street, Ashland, OR 97520 +1 503-917-0267	



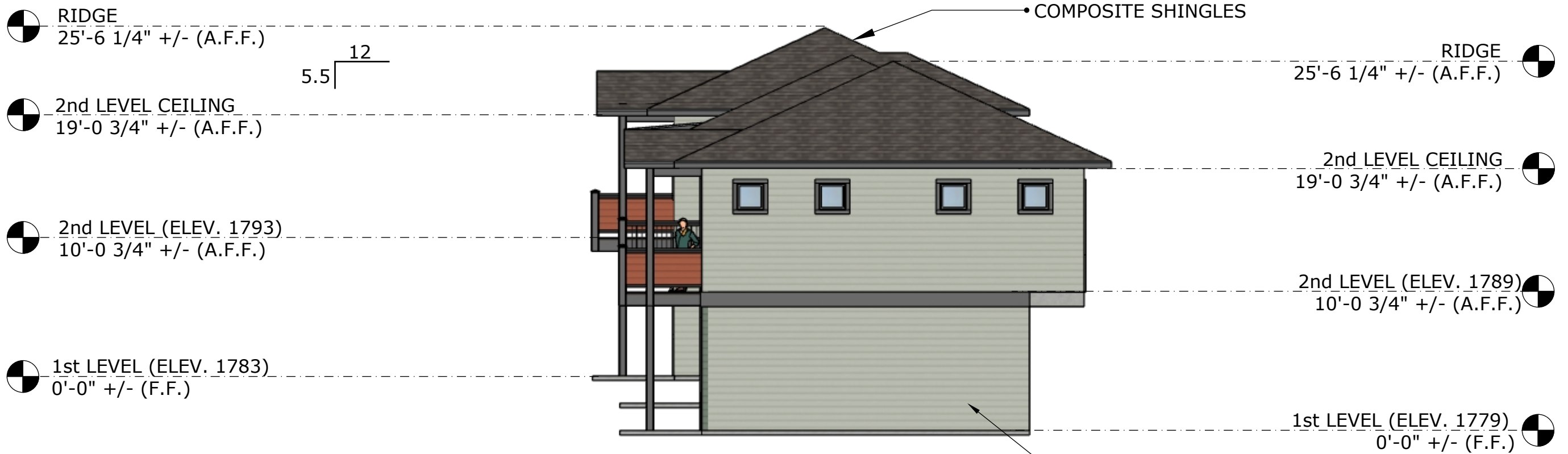
BUILDING 2- Patton Lane View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



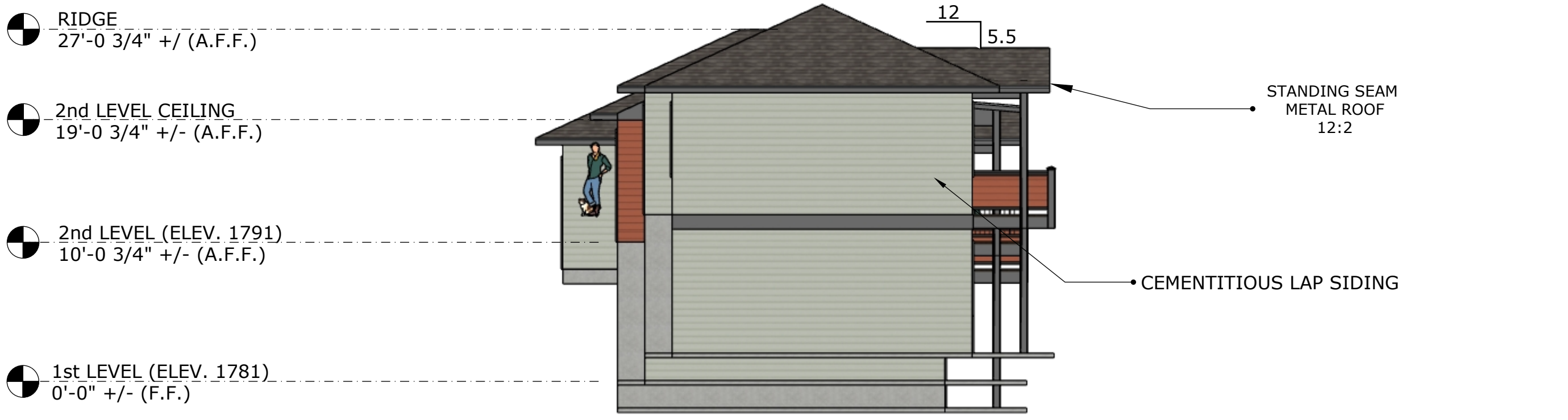
BUILDING 2- Pathway View





BUILDING 2- South View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 2- North View



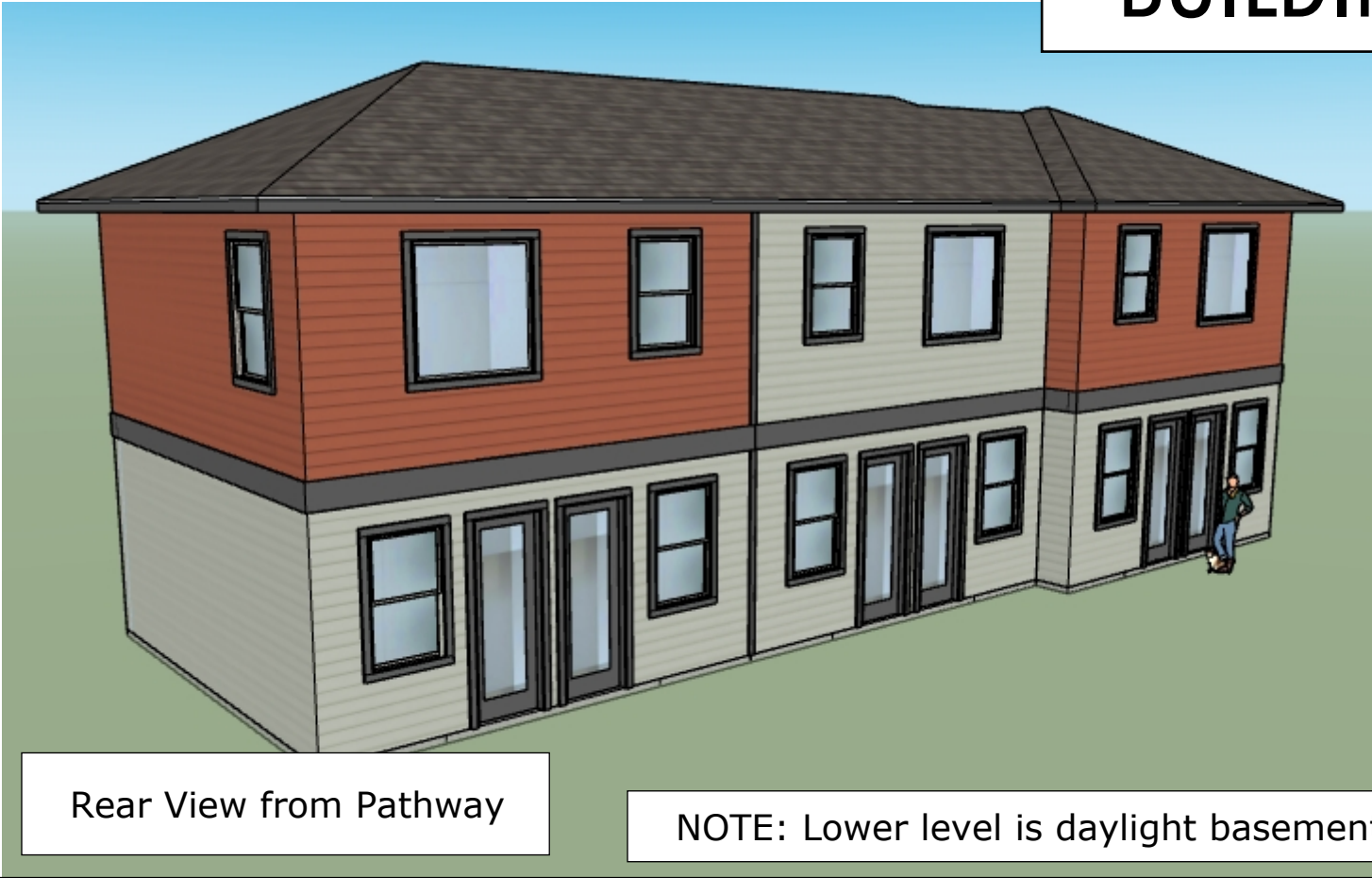
View from the corner of Nandina Street and Mariposa Court



View from Pathway

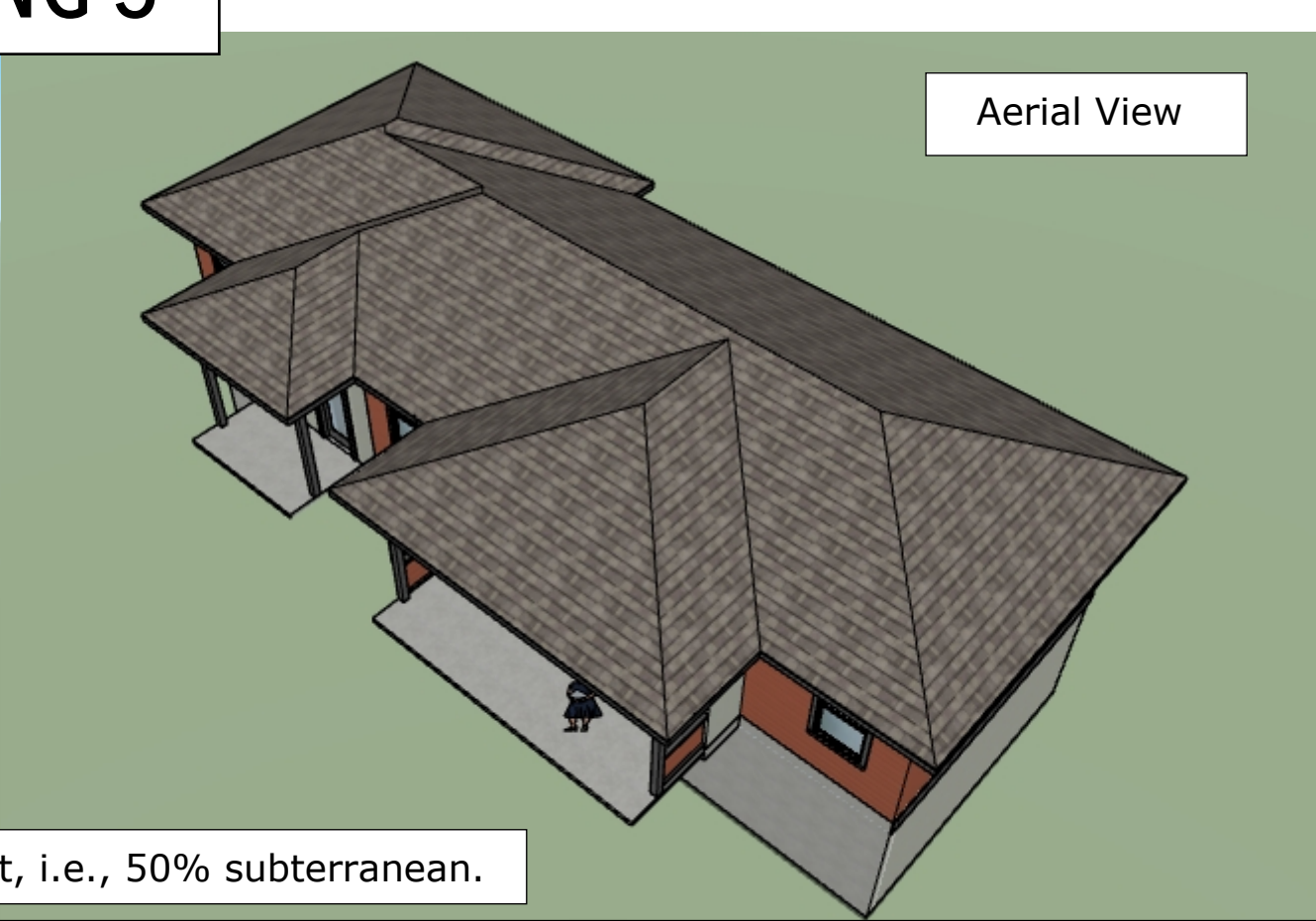


BUILDING 3



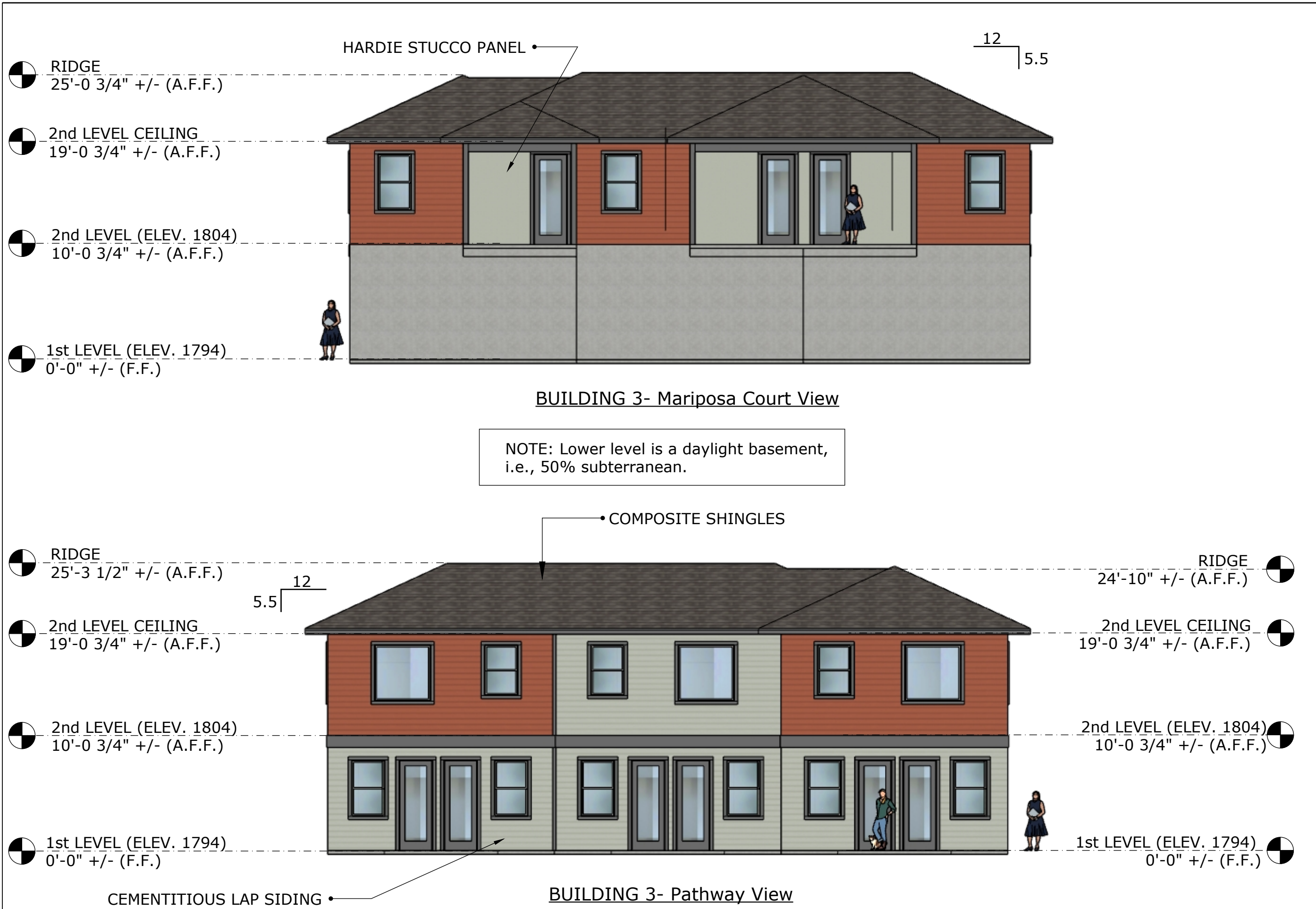
Rear View from Pathway

Aerial View

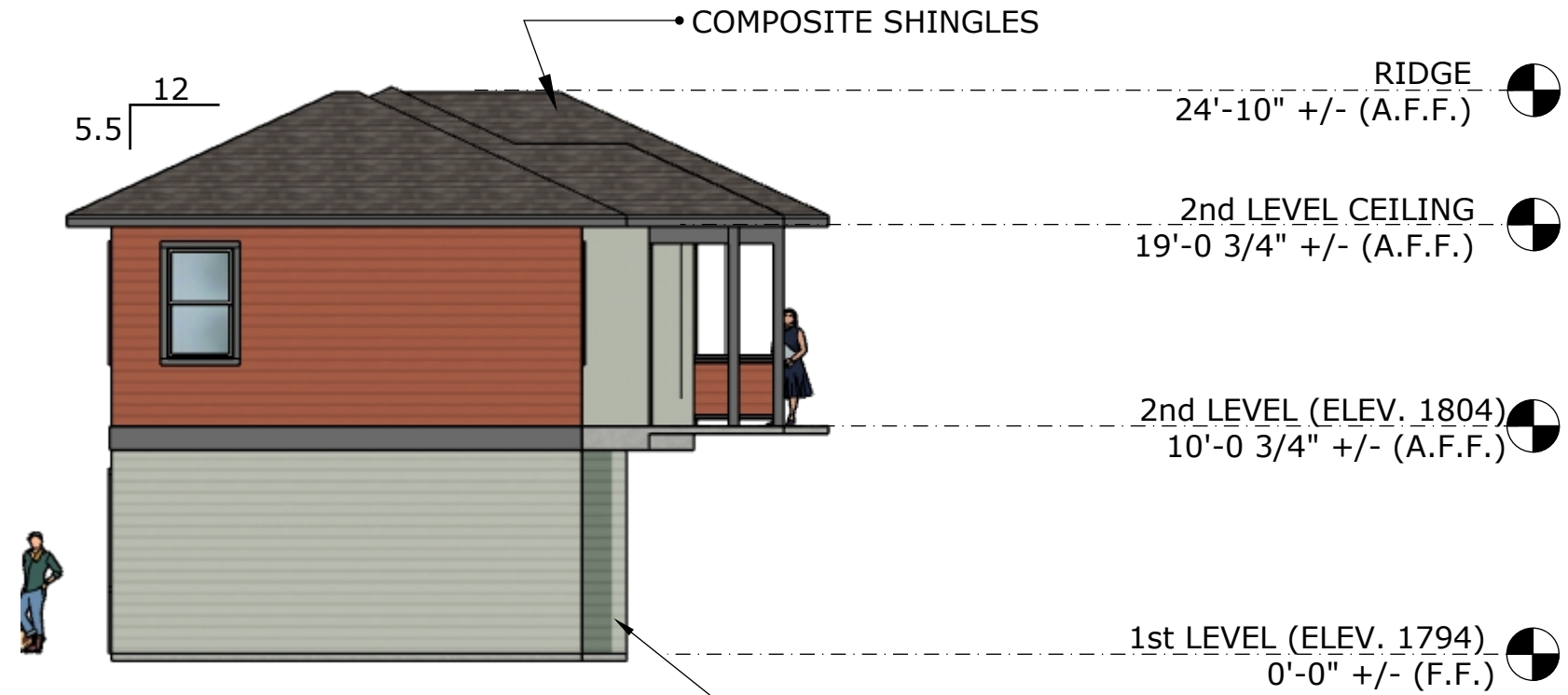


NOTE: Lower level is daylight basement, i.e., 50% subterranean.

PAGE: 7 OF 15	
KESTREL PARK - PHASE 3	
AREA 7 - CONCEPTUAL ARCHITECTURE	DATE: 14TH OF JANUARY, 2026
AREA 7 - BUILDING 3	
OWNER/CLIENT: TAYLORED ELEMENTS CONSTRUCTION, LLC. 1679 Jackson Rd, Ashland, OR 97520 +1 541-690-1617	
HOME DESIGNER: DE'ZIN LLC 170 Harrison Street, Ashland, OR 97520 +1 503-917-0267	

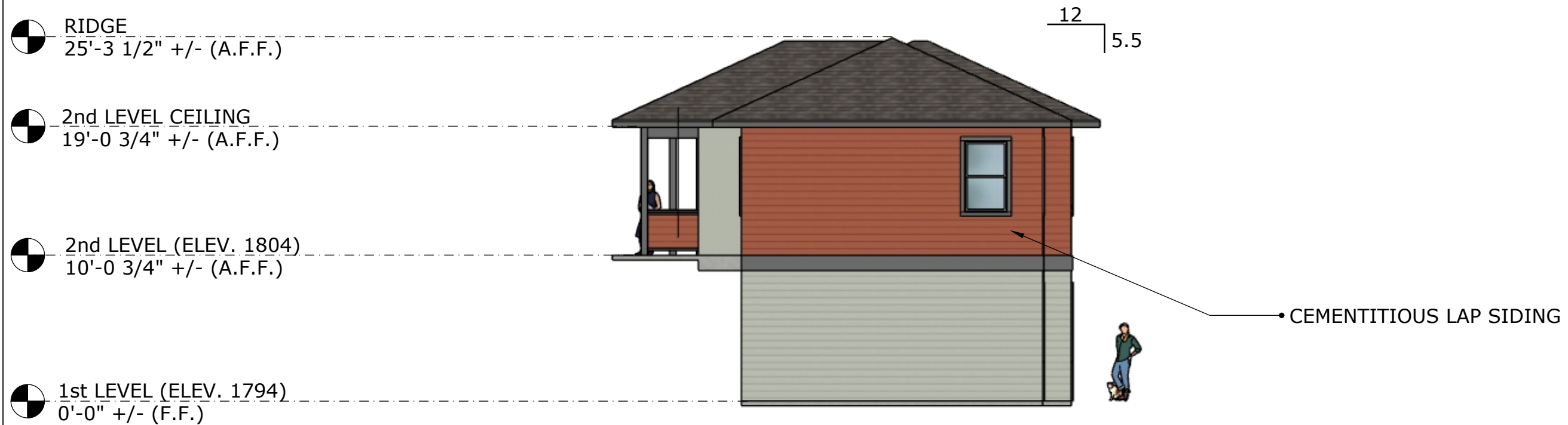


PAGE: 8 OF 15	
KESTREL PARK - PHASE 3	
AREA 7 - CONCEPTUAL ARCHITECTURE	DATE: 14TH OF JANUARY, 2026
AREA 7 - BUILDING 3	
OWNER/CLIENT:	
TAYLORED ELEMENTS CONSTRUCTION, LLC.	
1679 Jackson Rd, Ashland, OR 97520	
+1 541-690-1617	
HOME DESIGNER:	
DE'ZIN LLC	
170 Harrison Street, Ashland, OR 97520	
+1 503-917-0267	



BUILDING 3 - South View

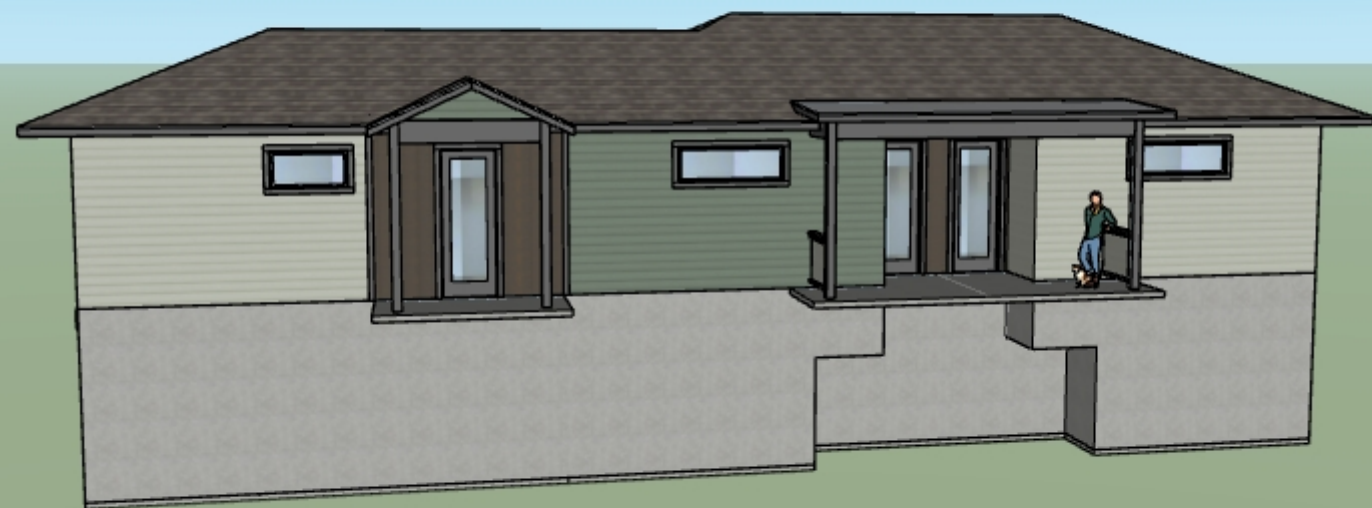
NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 3 - North View



View from South Mariposa Court

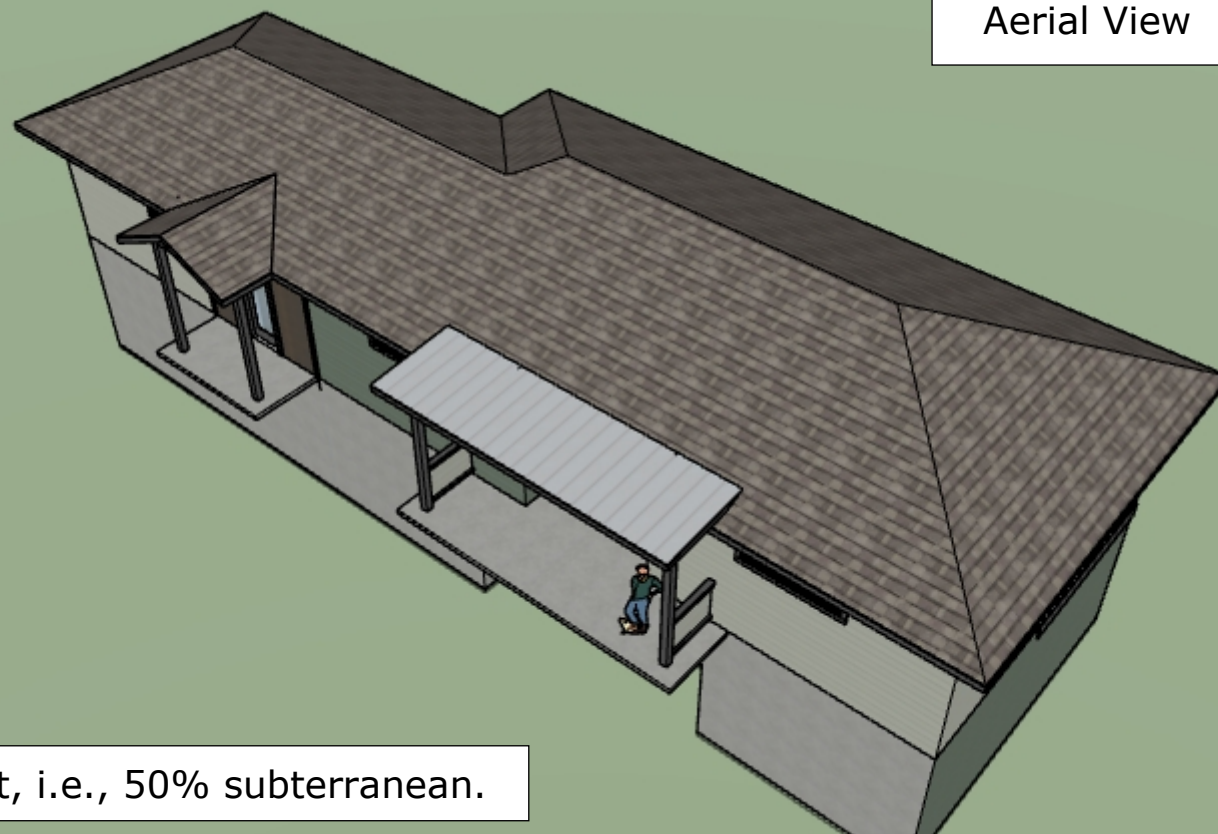


View from Pathway

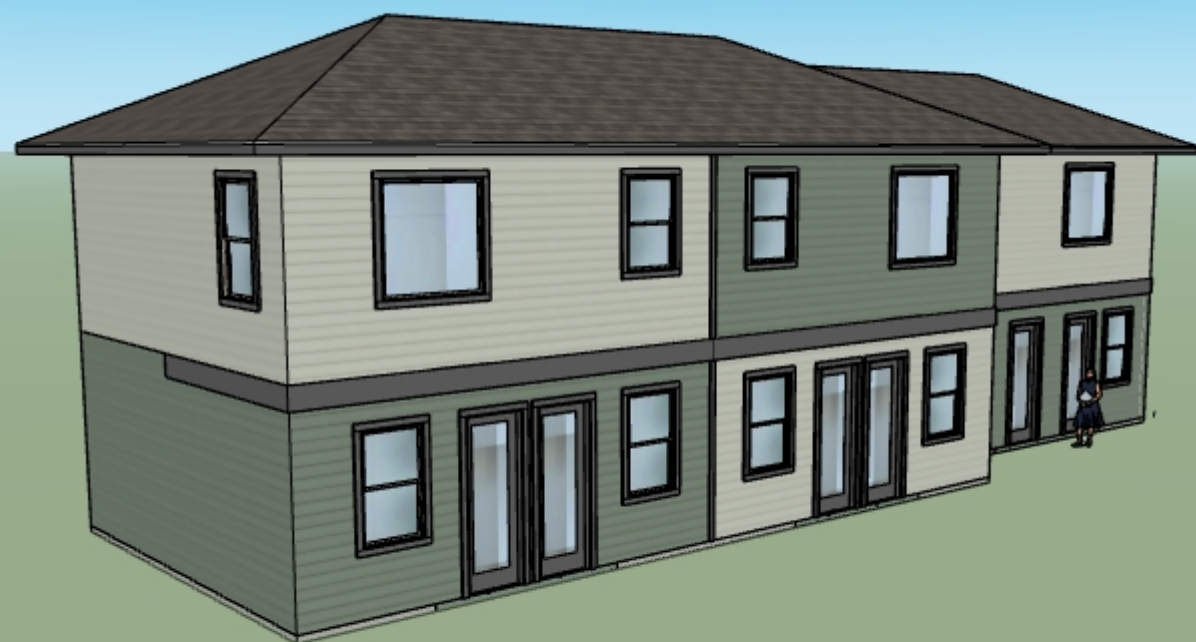


BUILDING 4

Aerial View



Rear View from Pathway



NOTE: Lower level is daylight basement, i.e., 50% subterranean.

PAGE: 10 OF 15

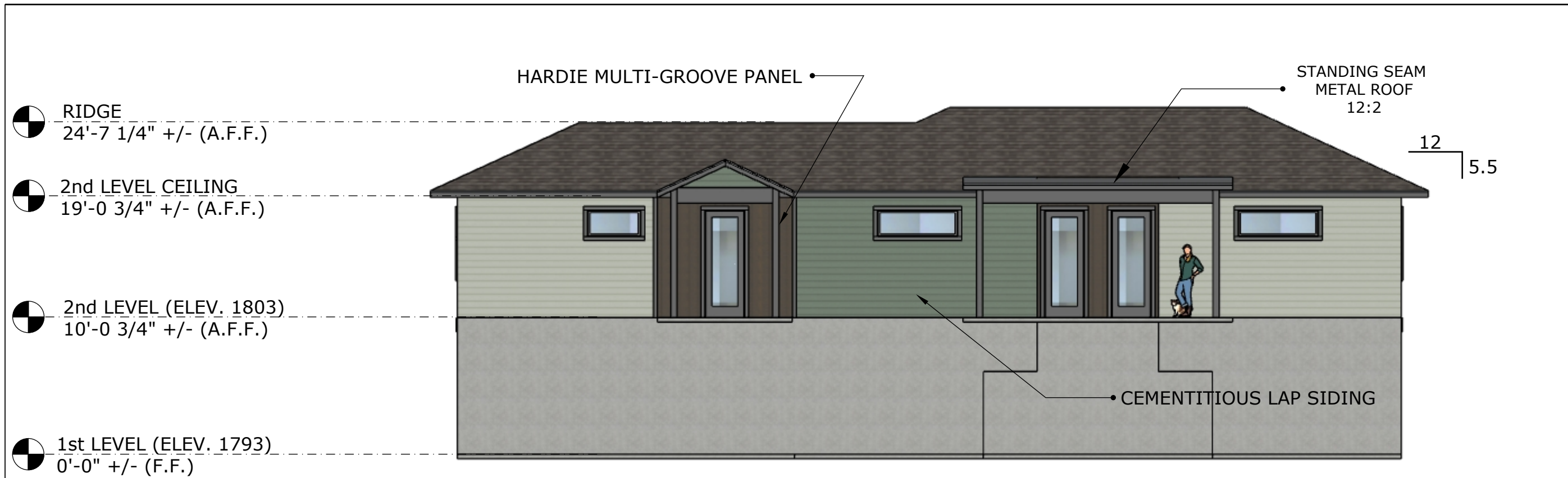
KESTREL PARK - PHASE 3
AREA 7 - CONCEPTUAL ARCHITECTURE
DATE: 14TH OF JANUARY, 2026
AREA 7 - BUILDING 4

OWNER/CLIENT:
TAYLORED ELEMENTS
CONSTRUCTION, LLC.
1679 Jackson Rd, Ashland, OR
97520
+1 541-690-1617



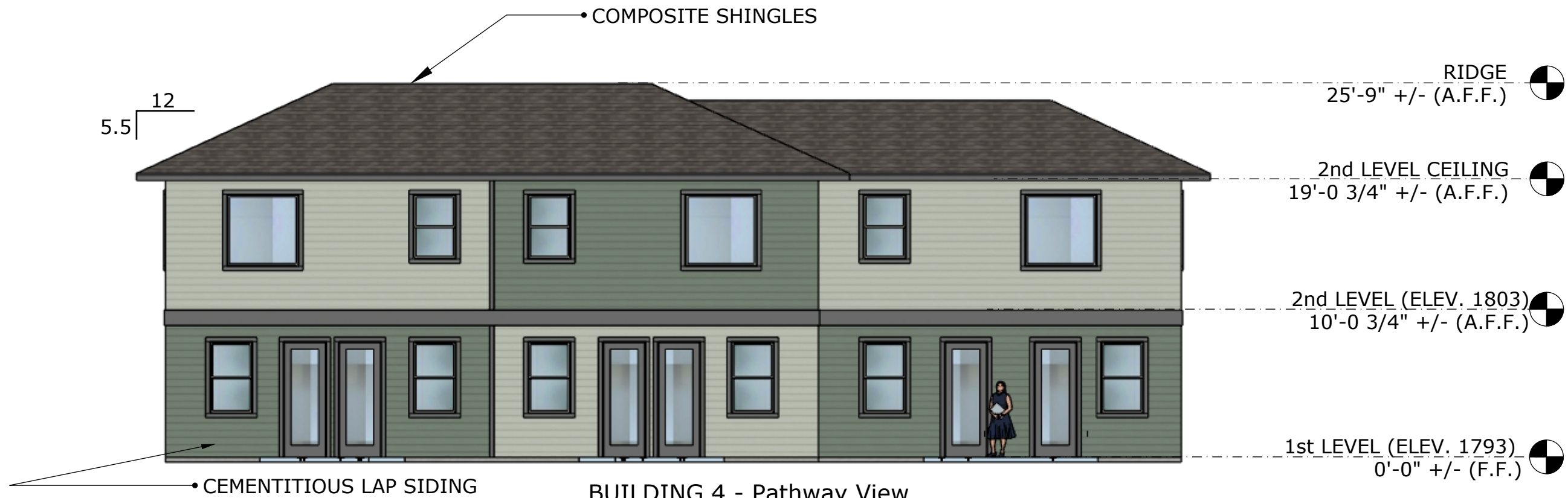
HOME DESIGNER:
DE'ZIN LLC
170 Harrison Street,
Ashland, OR
97520
+1 503-917-0267





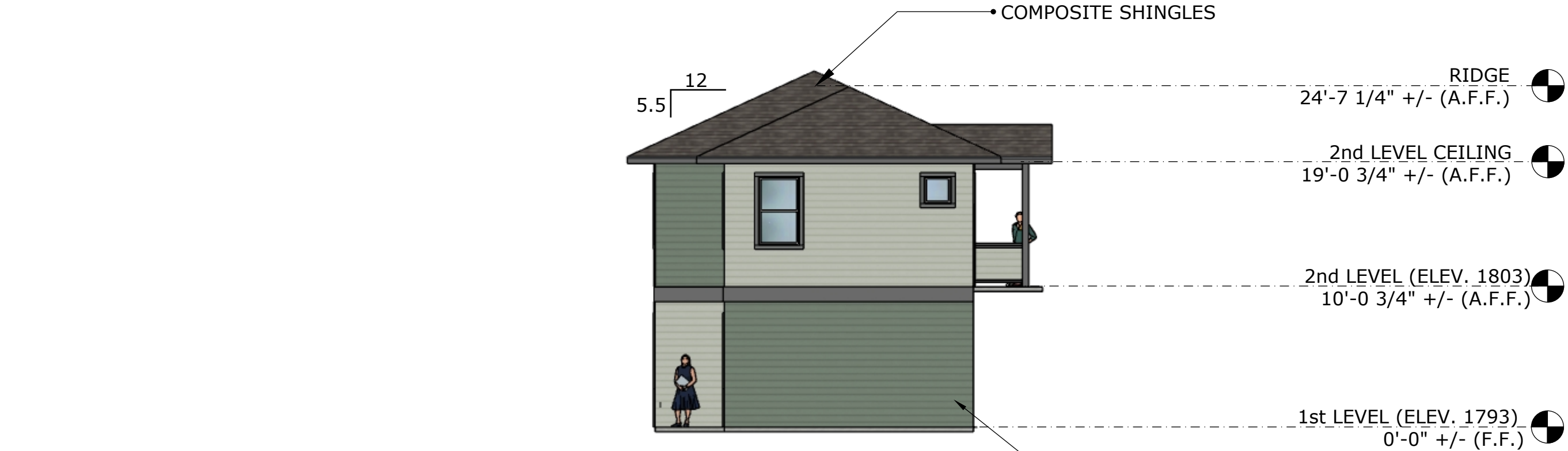
BUILDING 4 - Mariposa Court View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



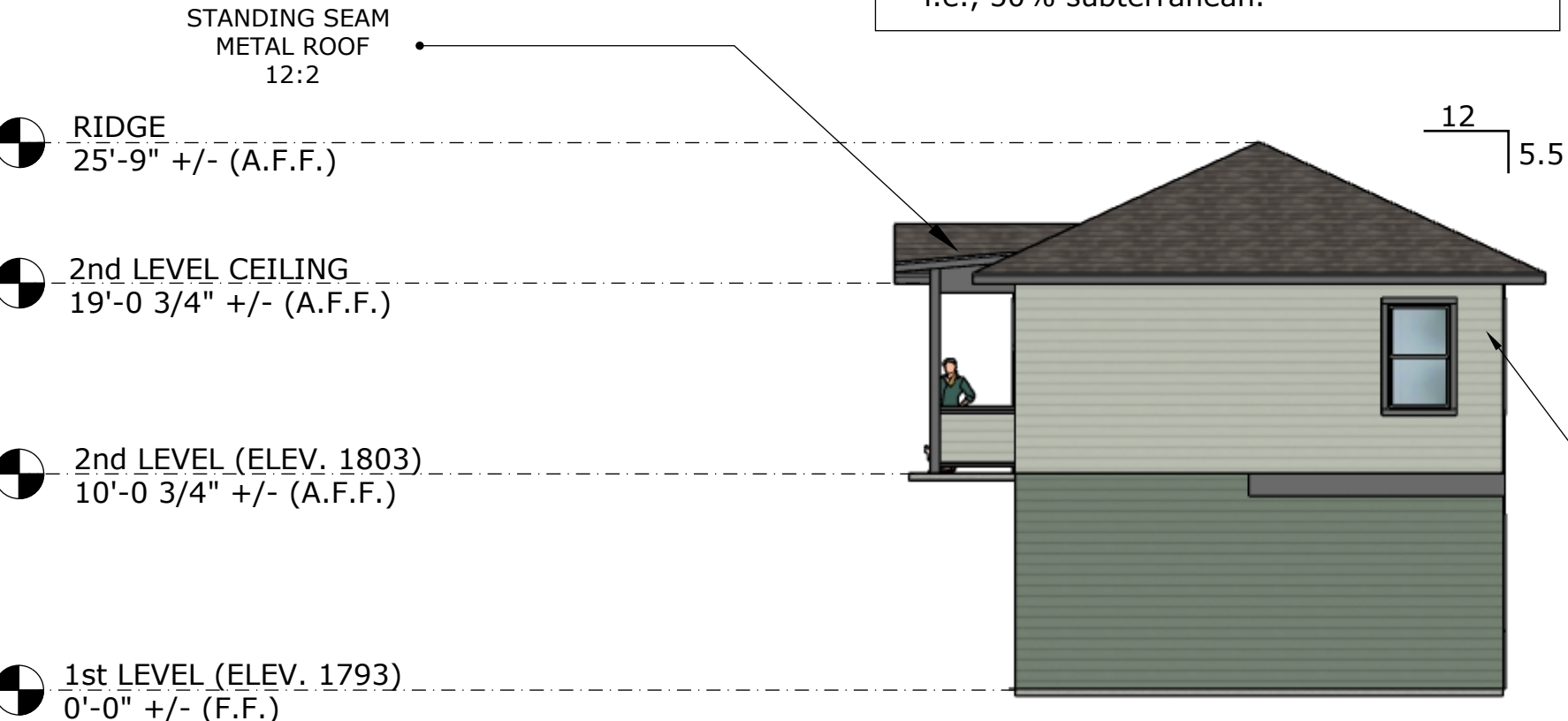
BUILDING 4 - Pathway View

PAGE: 11 OF 15	
KESTREL PARK - PHASE 3 AREA 7 - CONCEPTUAL ARCHITECTURE DATE: 14TH OF JANUARY, 2026	AREA 7 - BUILDING 4
OWNER/CLIENT: TAYLORED ELEMENTS CONSTRUCTION, LLC. 1679 Jackson Rd, Ashland, OR 97520 +1 541-690-1617	
HOME DESIGNER: DE'ZIN LLC 170 Harrison Street, Ashland, OR 97520 +1 503-917-0267	



BUILDING 4 - South View

NOTE: Lower level is a daylight basement, i.e., 50% subterranean.



BUILDING 4 - North View





View from Top of Nandina St



HOME DESIGNER:
DE'ZIN LLC
170 Harrison Street,
Ashland, OR 97520
+1 503-917-0267



OWNER/CLIENT:
TAYLORED ELEMENTS
CONSTRUCTION, LLC.
1679 Jackson Rd, Ashland, OR
97520
+1 541-690-1617

KESTREL PARK - PHASE 3
AREA 7 - CONCEPTUAL ARCHITECTURE
DATE: 14TH OF JANUARY, 2026
**AREA 7 - VIEW FROM TOP
OF NANDINA**



View from Nandina and Patton



HOME DESIGNER:
DE'ZIN LLC
170 Harrison Street,
Ashland, OR 97520
+1 503-917-0267



OWNER/CLIENT:
TAYLORED ELEMENTS
CONSTRUCTION, LLC.
1679 Jackson Rd, Ashland, OR 97520
+1 541-690-1617

KESTREL PARK - PHASE 3
AREA 7 - CONCEPTUAL ARCHITECTURE
DATE: 14TH OF JANUARY, 2026
AREA 7 - VIEW FROM
NANDINA & PATTON



View from Lower Patton Ln



HOME DESIGNER:
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170 Harrison Street,
Ashland, OR 97520
+1 503-917-0267



OWNER/CLIENT:
TAYLORED ELEMENTS
CONSTRUCTION, LLC.
1679 Jackson Rd, Ashland, OR 97520
+1 541-690-1617

KESTREL PARK - PHASE 3
AREA 7 - CONCEPTUAL ARCHITECTURE
DATE: 14TH OF JANUARY, 2026
AREA 7 - VIEW FROM
LOWER PATTON



BUILDING 1

BUILDING 2

① WEST ELEVATION (VIEW FROM PATTON LN)
SCALE: 3/16" = 1'-0"



BUILDING 3

BUILDING 4

② WEST ELEVATION (VIEW FROM PATHWAY)
SCALE: 3/16" = 1'-0"

KESTREL HILLSIDE - AREA 7
ASHLAND, OREGON 97520
SHEET 1 OF 3

SOLAR ANALYSIS
SCALE: $\frac{3}{16}" = 1'-0"$
1/14/2026



170 Harrison St.
Ashland, OR 97520
(503) 917-0267
inquiries@dezinfinehomes.com



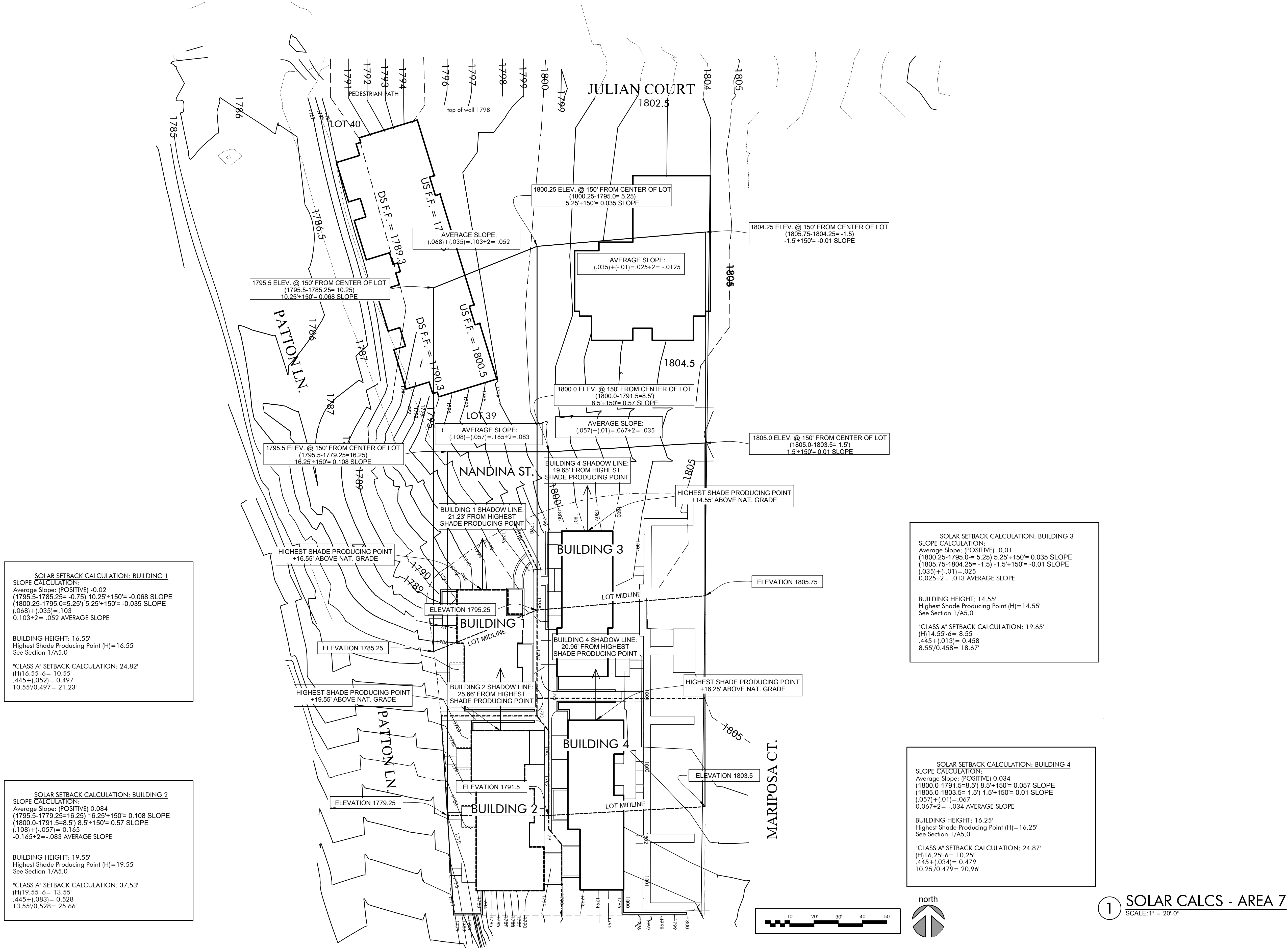
1 AERIAL VIEW SHOWING CAST SHADOWS
SCALE: N.T.S.

KESTREL HILLSIDE - AREA 7
ASHLAND, OREGON 97520
SHEET 2 OF 3

SOLAR ANALYSIS
SCALE: NOT TO SCALE
1/14/2026



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inquiries@dezinfinehomes.com



KESTREL HILLSIDE - AREA 7
ASHLAND, OREGON 97520
SHEET 3 OF 3

SOLAR ANALYSIS
SCALE: 1" = 20'-0"
1/14/2026



170 Harrison St.
Ashland, OR 97520
(503) 917-0267
inquiries@dezinfinehomes.com

MARIPOSA COURT



LOT COVERAGE

MAP NUMBER 391E04AD LOTS 13, 14, 15, 16

PROPOSED LOT SIZES :

LOT 13	5,841 SF
LOT 14	2,954 SF
LOT 15	4,022.94 SF
LOT 16	3,588 SF

ALLOWABLE LOT COVER PER ZONE 75%
PROPOSED COVERAGE PER LOT

LOT 13 5,841 SF x 0.75 = 4,830 SF
BUILDING = 1,350.2 SF
WALKS AND PATIOS = 1,224 SF
PARKING = 1,533.4 SF

LOT 14 2954 SF x 0.75 = 2215 SF
BUILDING = 1089.9 SF
WALKS AND PATIOS = 476 SF

LOT 15 5636 SF x 0.75 = 4227 SF
BUILDING = 1448.94
WALKS AND PATIOS = 1123 SF
PARKING = 1451 SF

LOT 16 3588 SF x 0.75 = 2631 SF
BUILDING 1616 SF
WALKS AND PATIOS AND BIKE PKG 650 SF

LOT 13 5841 SF
LOT 14 2954 SF
LOT 15 5636 SF
LOT 16 3588 SF
TOTAL LOT AREA = 17,019 SF
TOTAL PROPOSED COVER = 4,373.4 SF

BICYCLE PARKING

3 TRIPLEX BUILDINGS WITH 3 TWO BEDROOM UNITS = 15 BICYCLE PARKING SPACES
15 PROPOSED ALL CARGO SIZED



SCALE: 1" = 16'



147 CENTRAL AVE., ASHLAND, OR 97520
541-488-3194



DRAWN BY:
KEMCAIRN

SCALE
1" = 16'

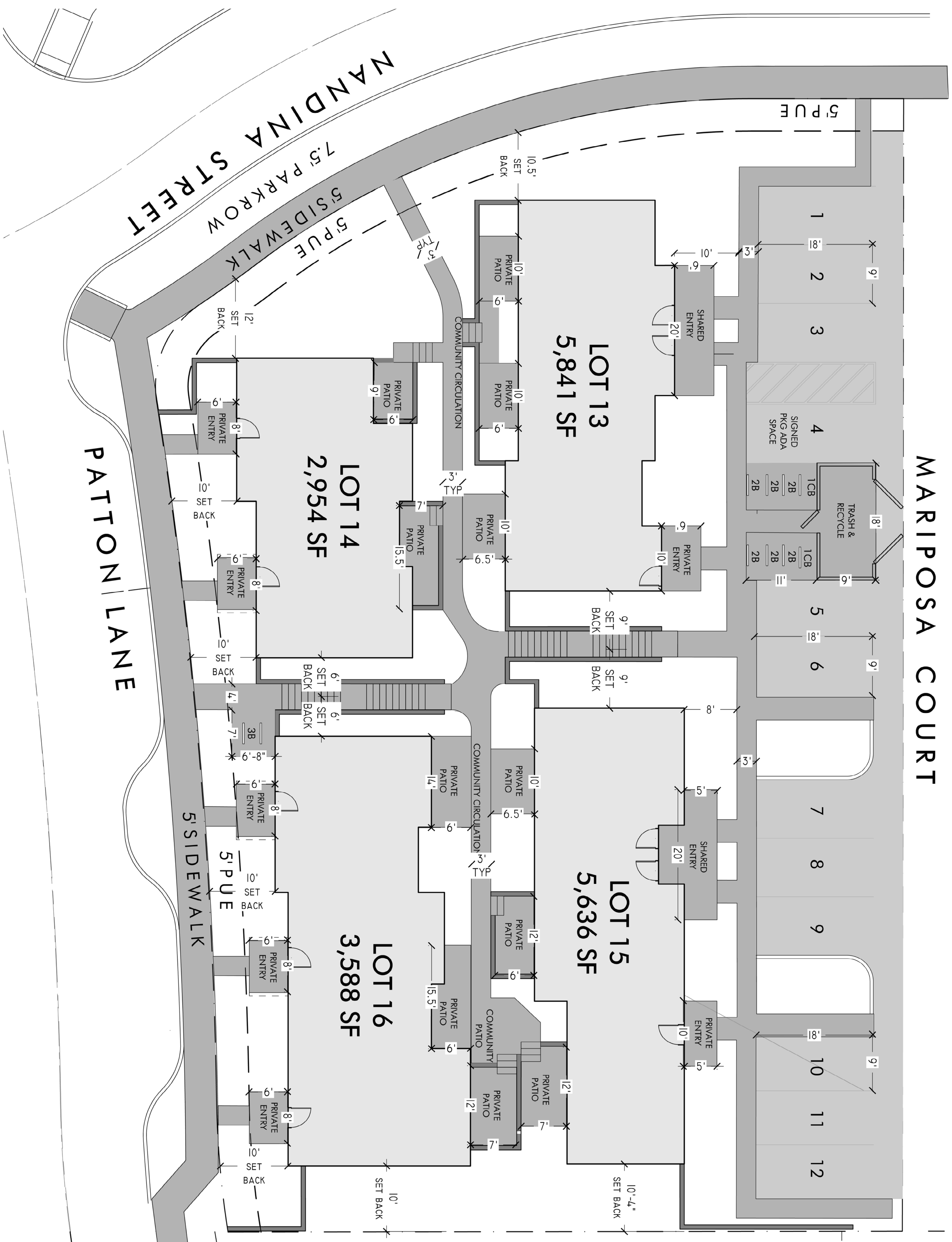
KESTREL PARK
AREA 7
ASHLAND, OR 97520

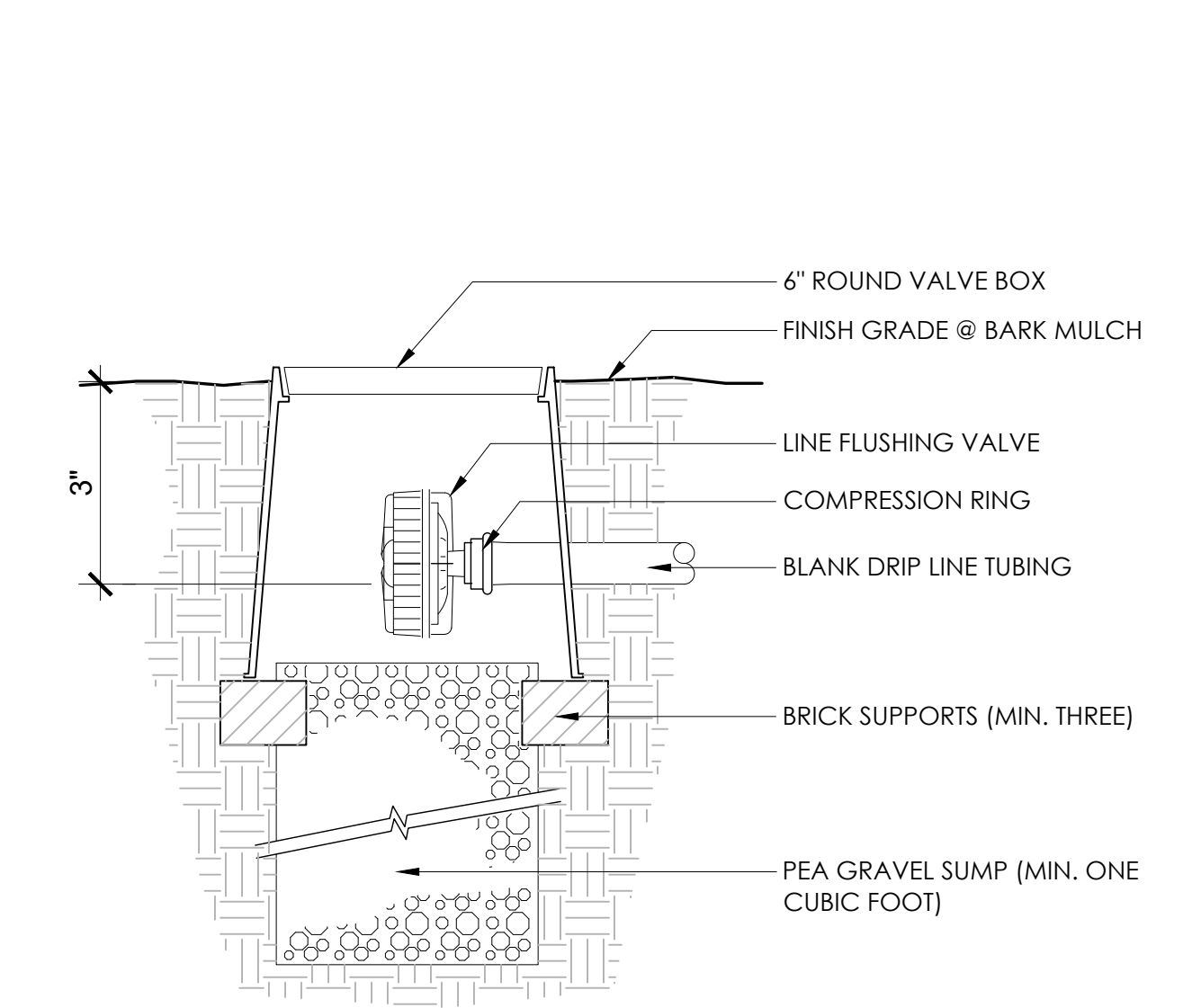
JOB NO. 2413
REVISION DATE

SITE
PLAN

ISSUE DATE:
12.12.25

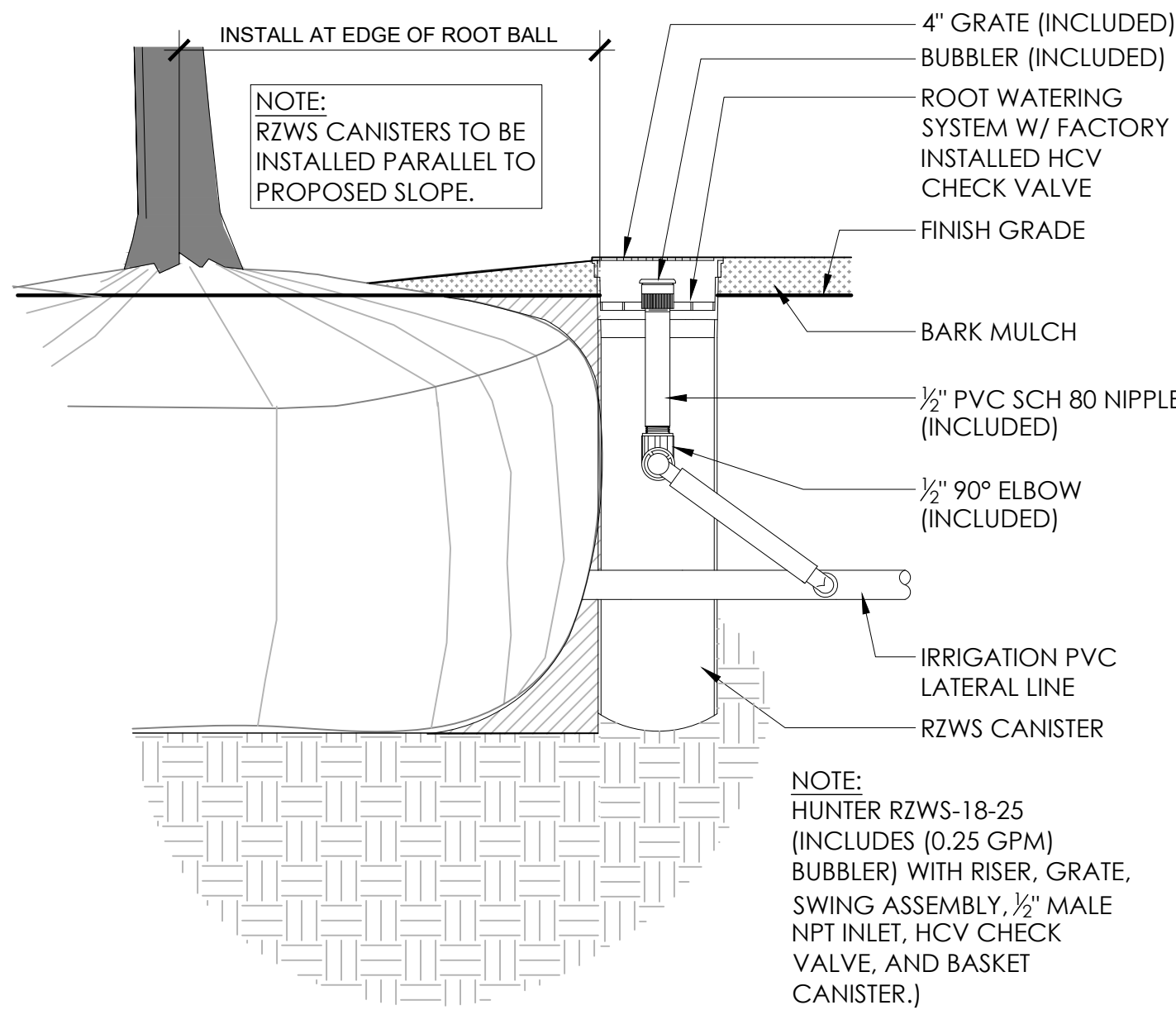
L1.0

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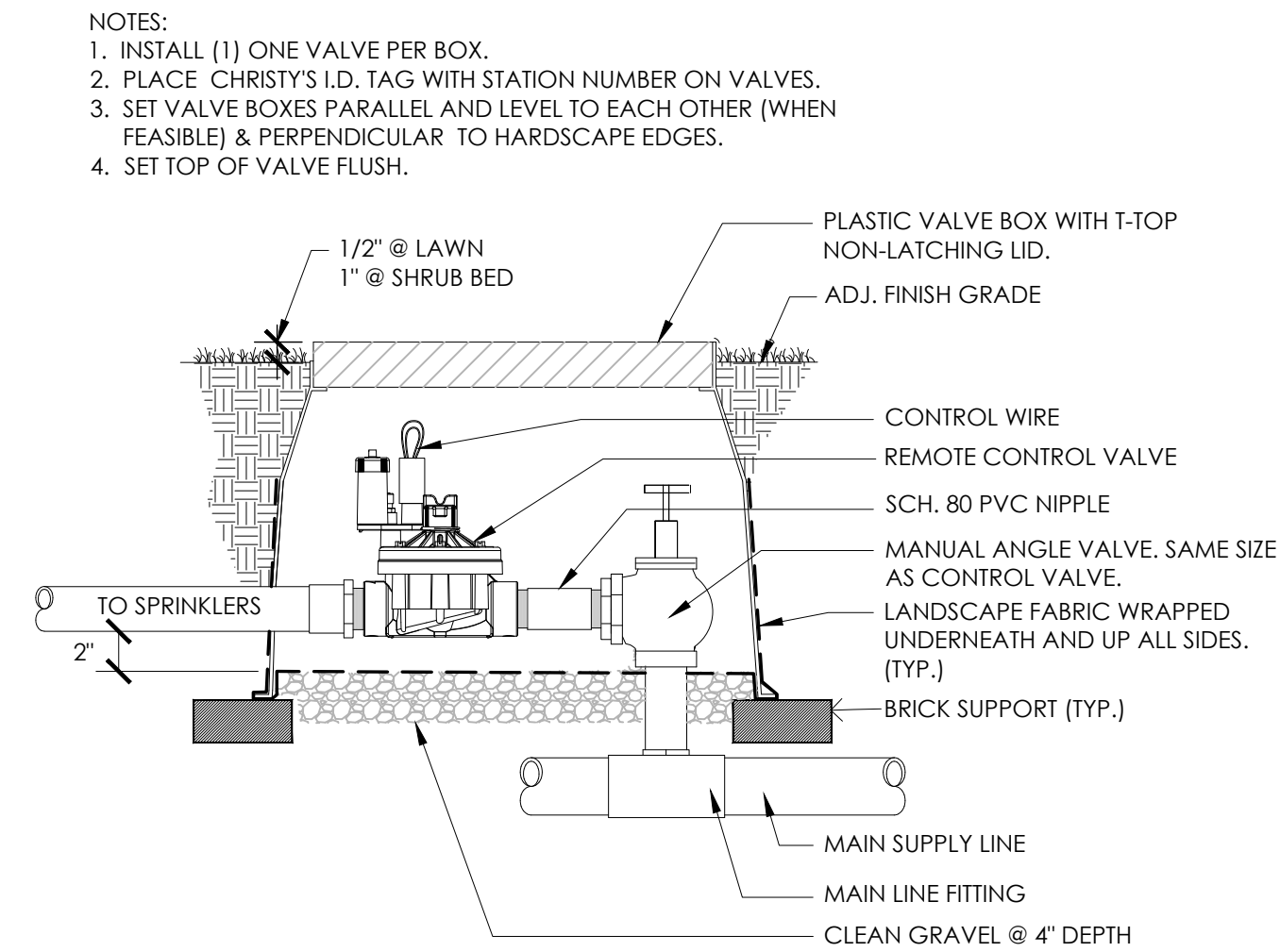
12 DETAIL: DRIP LINE FLUSH VALVE
1" = 1'-0"

P-KE-03



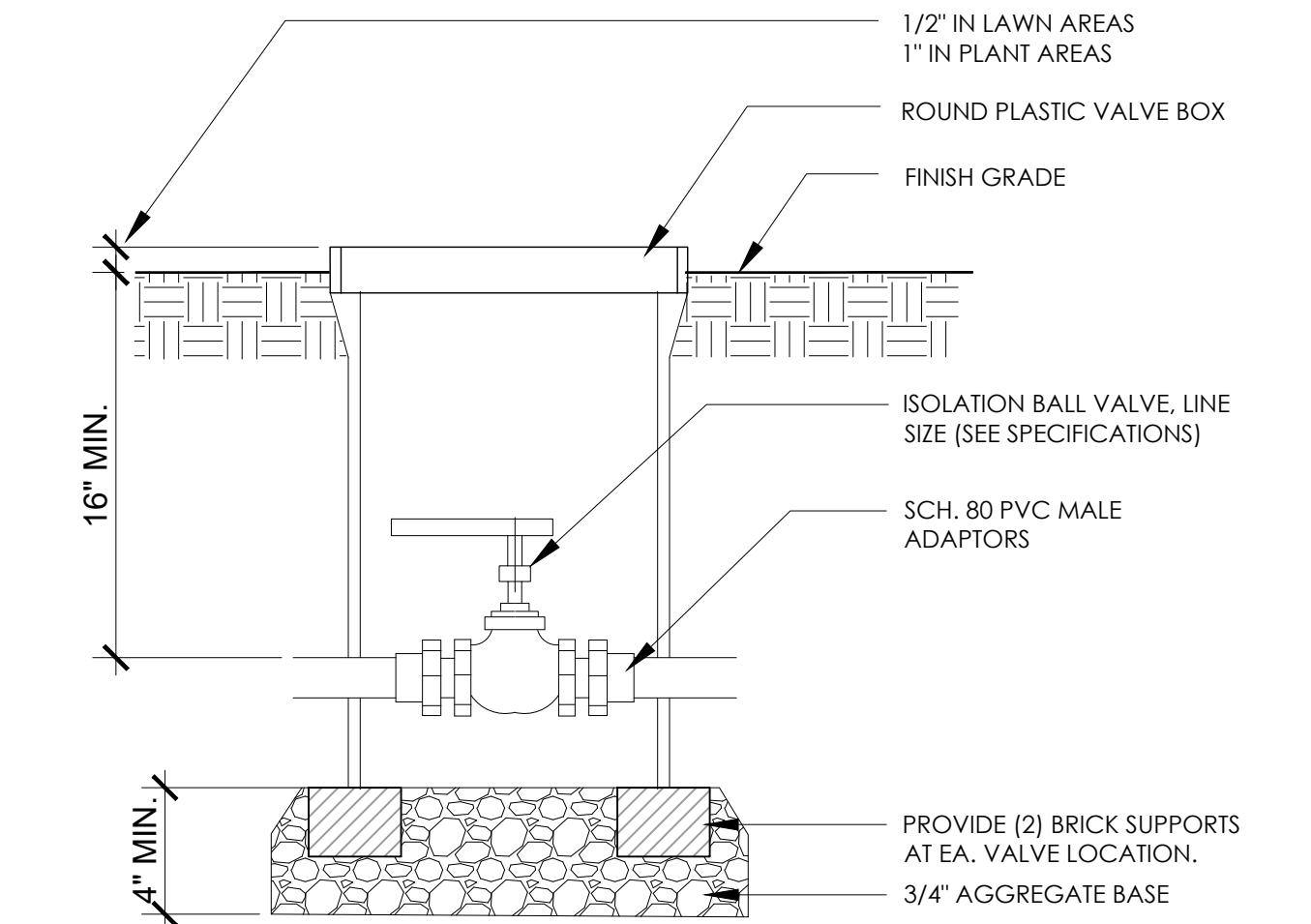
9 SECTION: RZWS WATERING SYSTEM
3" = 1'-0"

P-KE-28



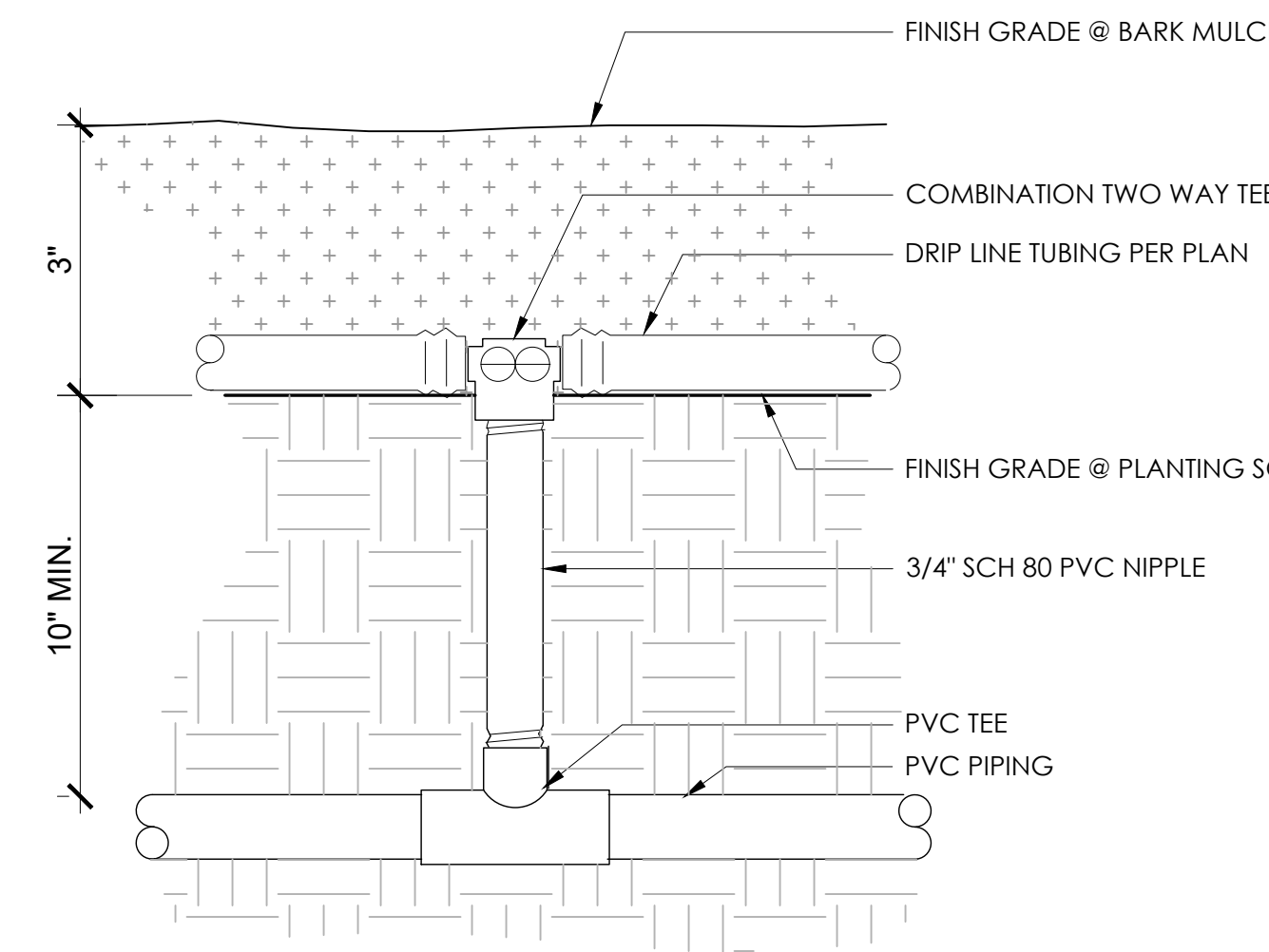
6 DETAIL: REMOTE CONTROL VALVE
1/4" = 1'-0"

P-KE-06



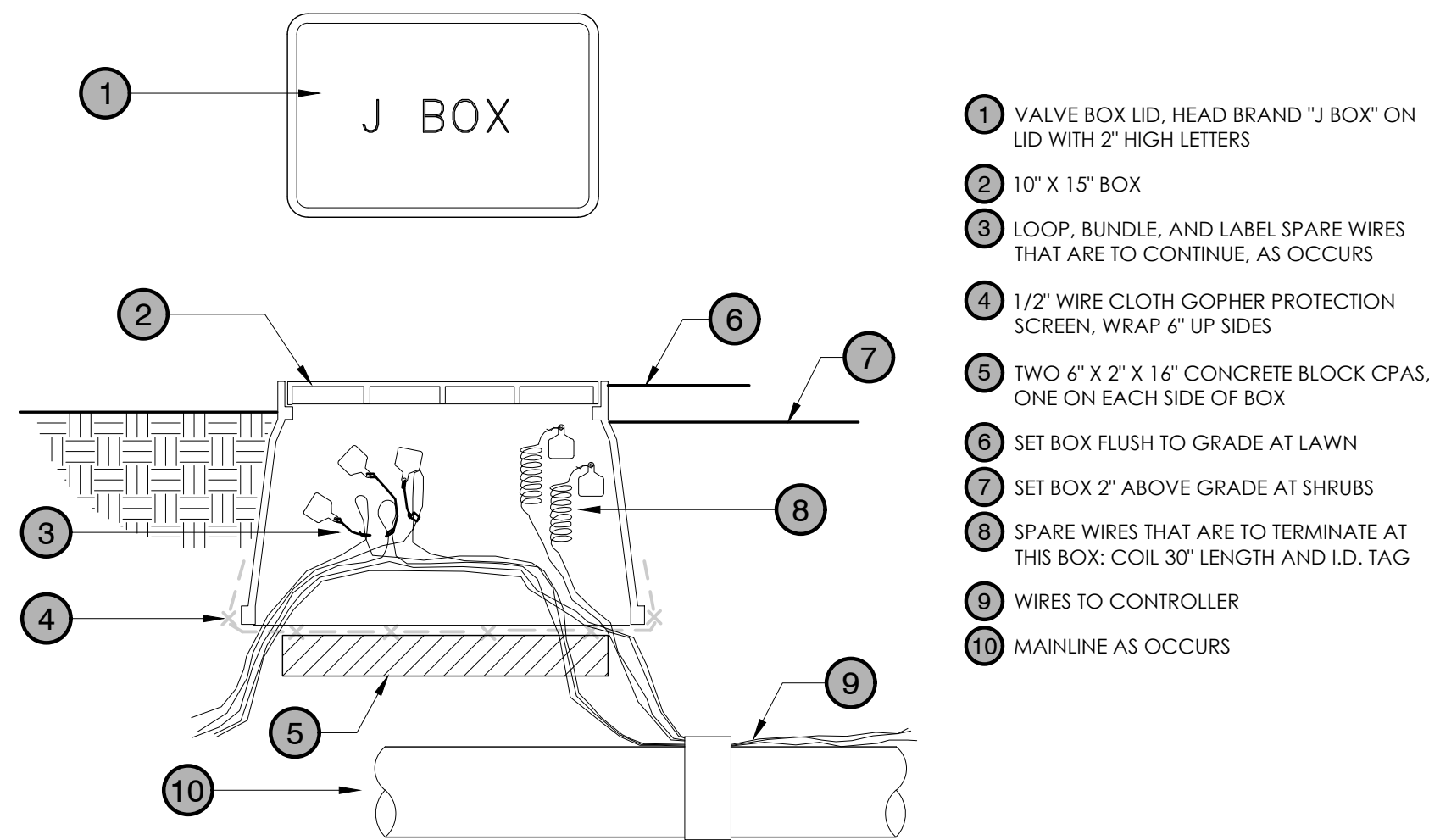
3 SECTION: ISOLATION BALL VALVE
1/2" = 1'-0"

P-KE-32



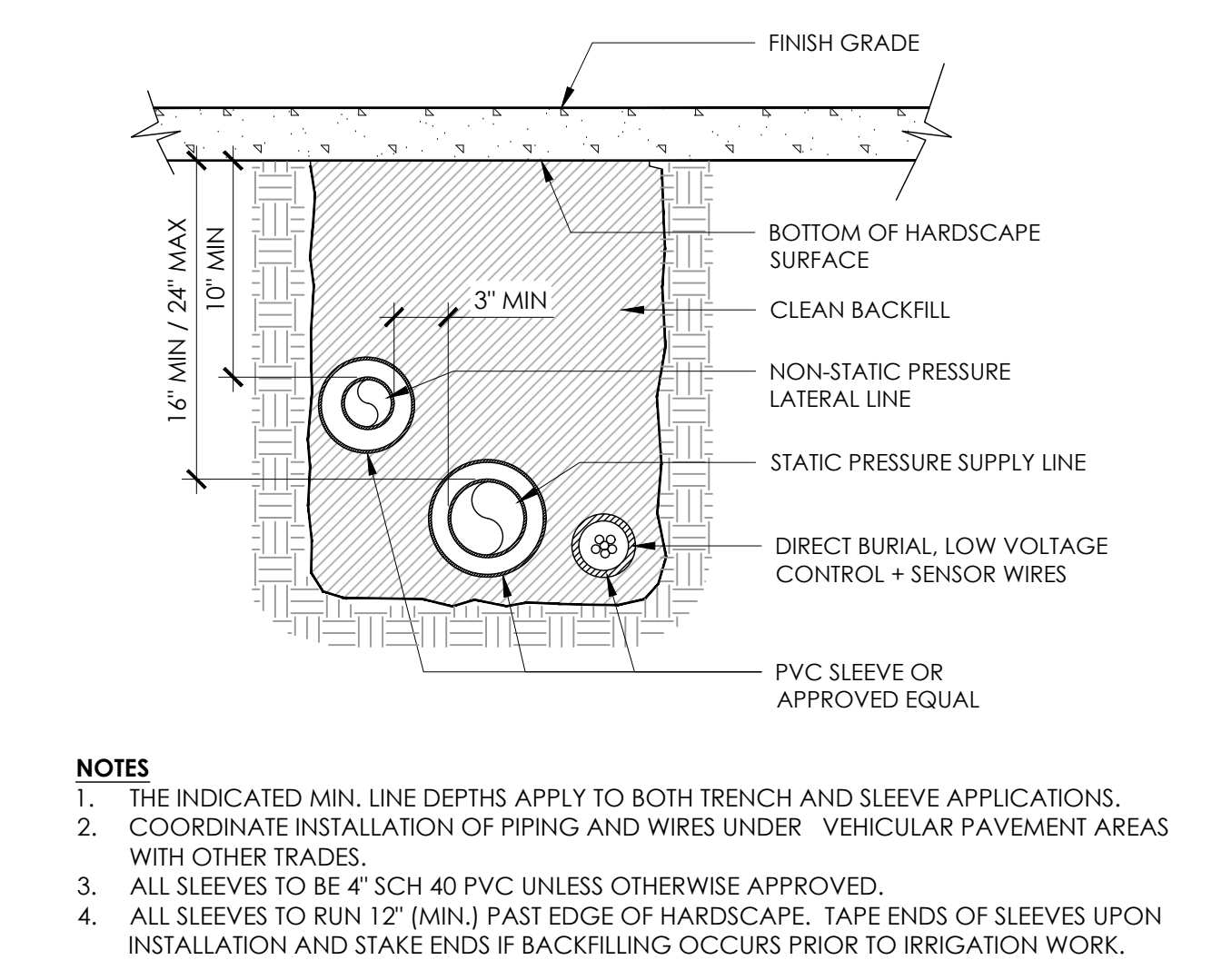
11 DETAIL: DRIPLINE SOURCE CONNECTION
1" = 1'-0"

P-KE-02



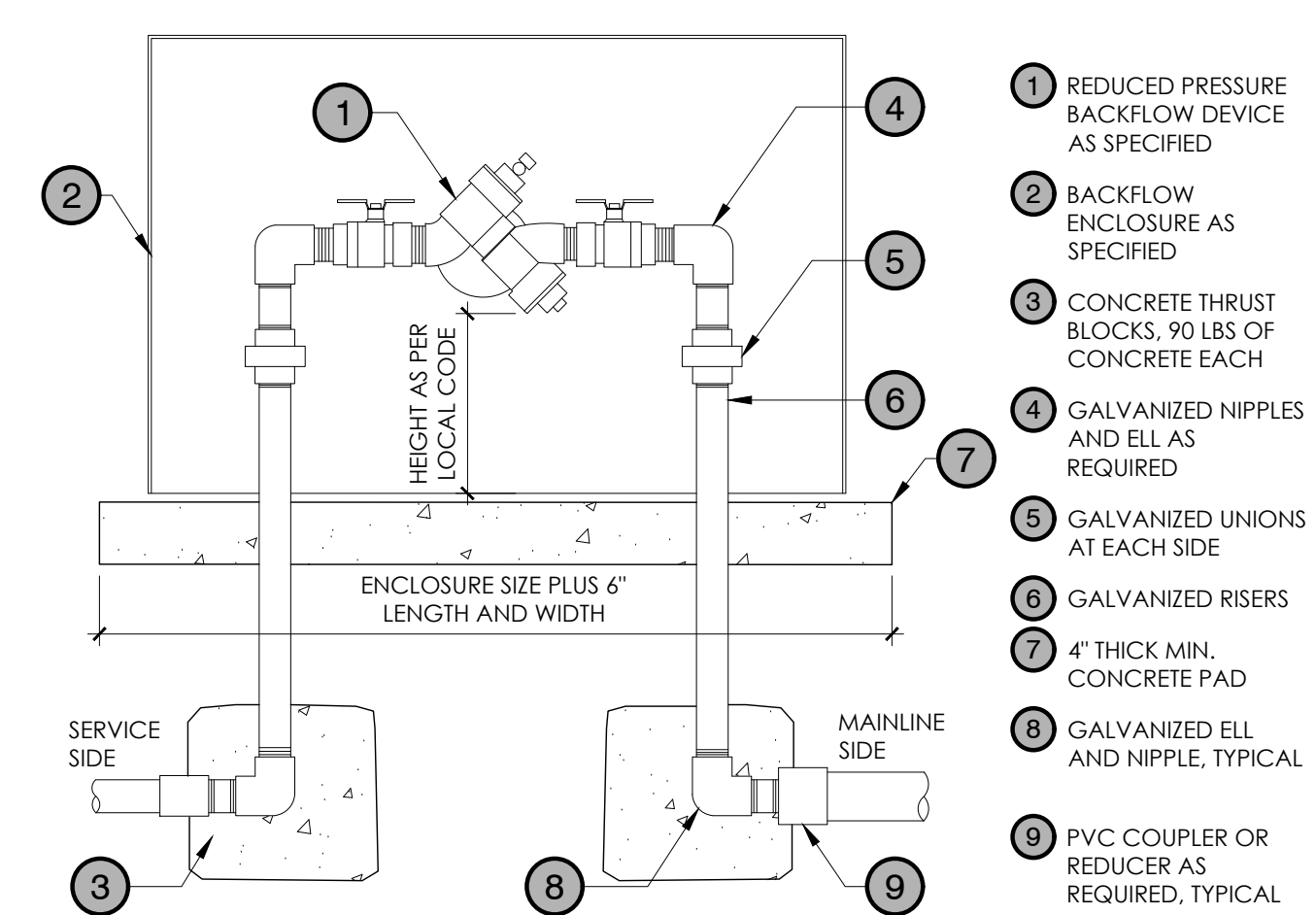
8 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"

P-KE-37



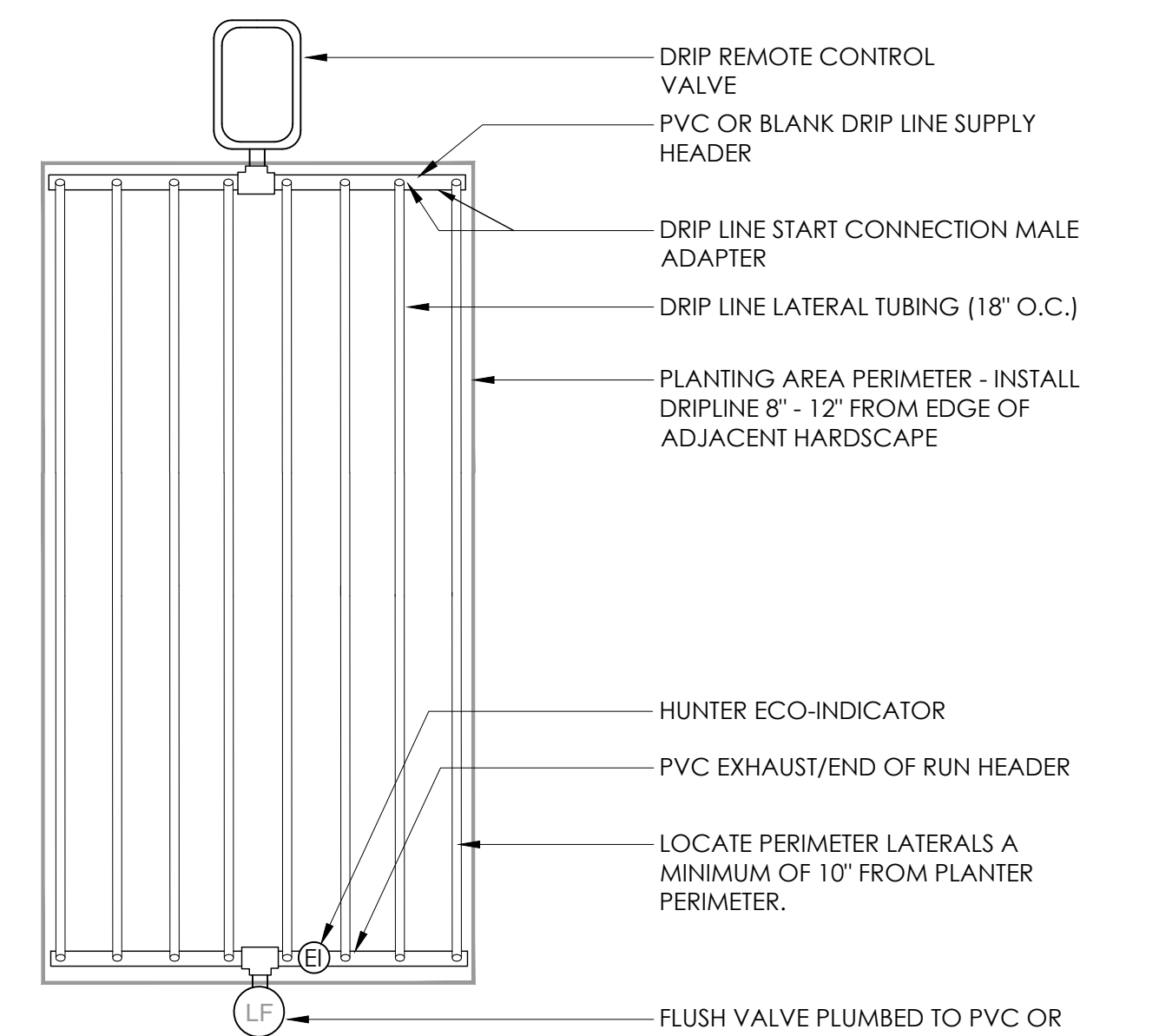
5 DETAIL: IRRIGATION SLEEVING @ PAVEMENT
3/8" = 1'-0"

P-KE-19



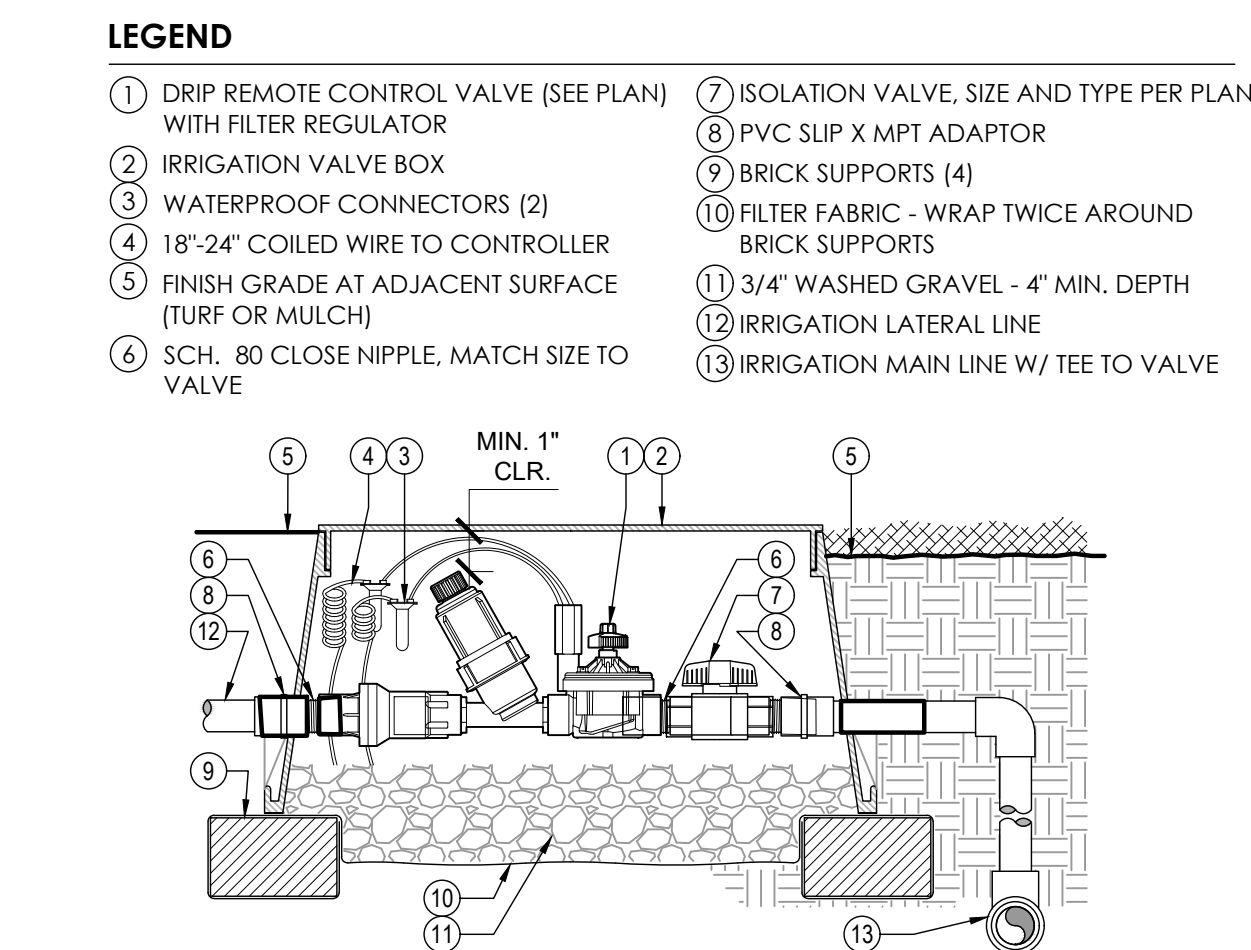
2 REDUCED PRESSURE BACKFLOW W/ ENCLOSURE
1" = 1'-0"

P-KE-04



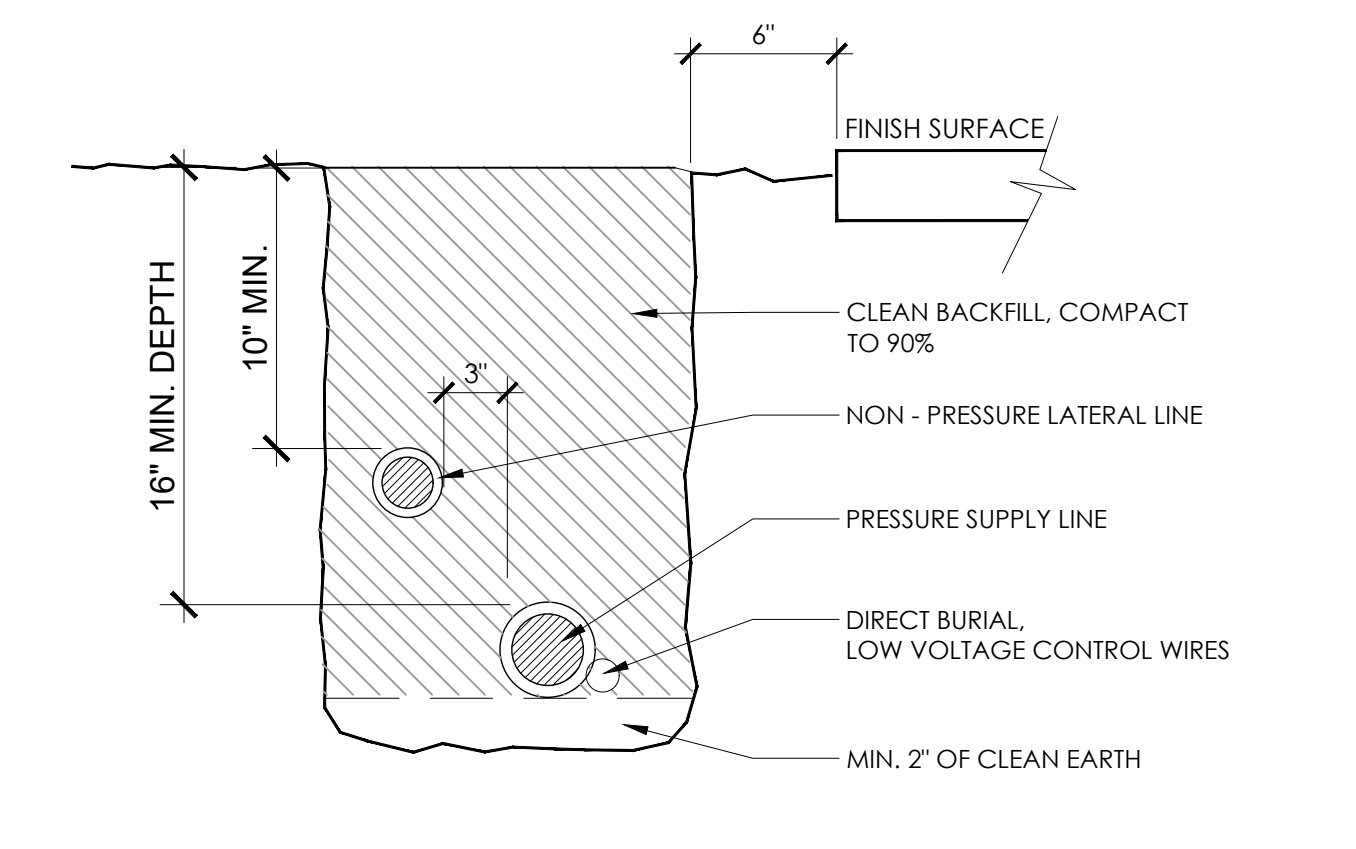
10 PLAN DIAGRAM: LANDSCAPE DRIP LINE LAYOUT
1" = 1'-0"

P-KE-01



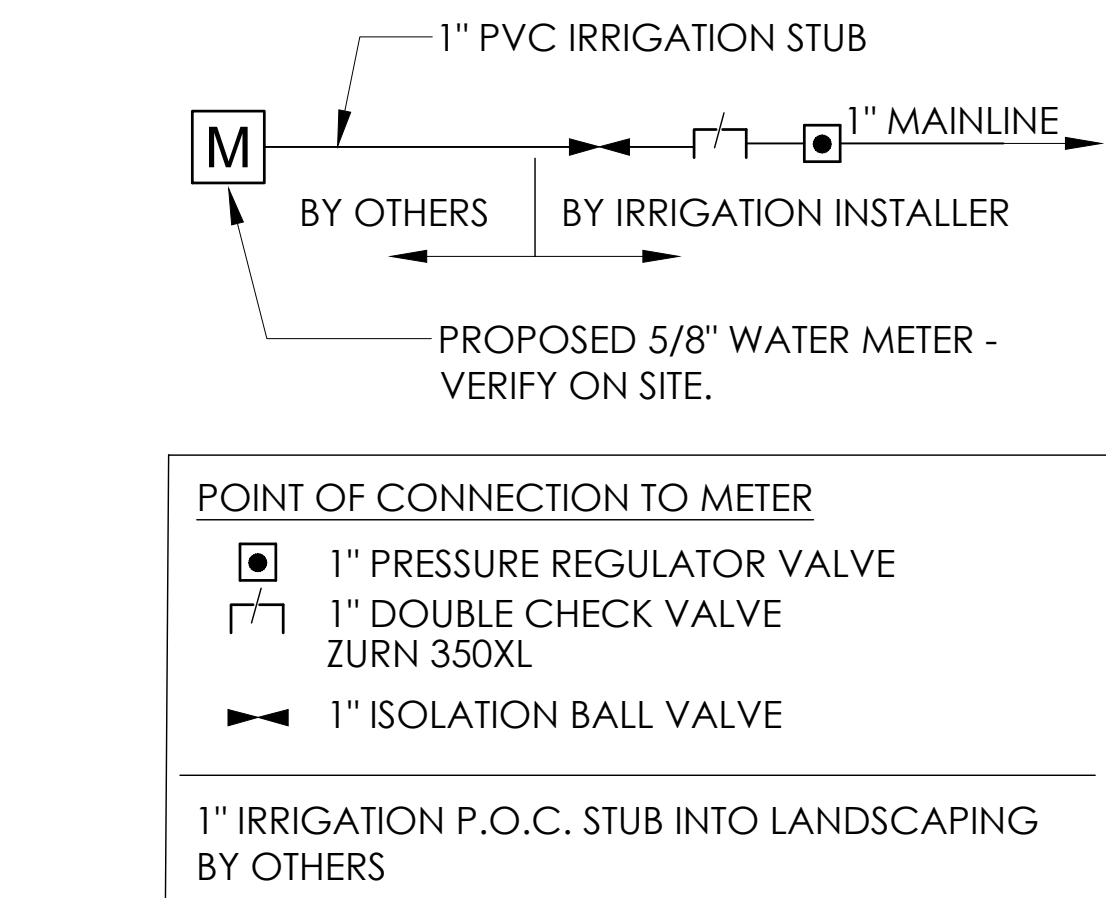
7 DETAIL: DRIP CONTROL VALVE
1 1/2" = 1'-0"

P-KE-22



4 DETAIL: IRRIGATION LINE TRENCH
1" = 1'-0"

P-KE-08



1 IRRIGATION POINT OF CONNECTION
N.T.S.

P-KE-26

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REG. # 493

Kerry KenCairn
11/12/99
LANDSCAPE ARCHITECT

DRAWN BY:
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SCALE
1" = 20'

KESTREL PARK
AREA 7
ASHLAND, OR 97520

JOB NO. 2413
REVISION DATE

LANDSCAPE
IRRIGATION
DETAILS

ISSUE DATE:
12.12.25

L 2.2

CRITICAL ANALYSIS

Generated: 14:33	2025-12-19	
P.O.C. NUMBER: 01 Water Source Information: Irrigation - System Designed for 50 PSI MIN @ WM.	Parkrow	P.O.C. NUMBER: 04 Water Source Information: Residential Water Meter - System Designed for 50 PSI MIN @ WM.
FLOW AVAILABLE Water Meter Size: Flow Available	5/8" 15 GPM	FLOW AVAILABLE Water Meter Size: Flow Available
5/8" 15 GPM		5/8" 15 GPM
PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:	70 PSI 5.00 ft 1" 20 ft 67 PSI	PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:
70 PSI 5.00 ft 1" 20 ft 67 PSI		70 PSI 5.00 ft 1" 20 ft 67 PSI
DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available:	8.79 GPM 15 GPM 6.21 GPM	DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available:
8.79 GPM 15 GPM 6.21 GPM		9.16 GPM 15 GPM 5.84 GPM
Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Water Meter: Critical Station Pressure at POC: Pressure Available: Residual Pressure Available:	30 PSI 1.22 PSI 0.12 PSI 0 PSI 7.27 PSI 38.6 PSI 0.01 PSI 0.12 PSI 0 PSI 0 PSI 2.85 PSI 41.6 PSI 67 PSI 25.4 PSI	Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Water Meter: Critical Station Pressure at POC: Pressure Available: Residual Pressure Available:
30 PSI 1.22 PSI 0.12 PSI 0 PSI 7.27 PSI 38.6 PSI 0.01 PSI 0.12 PSI 0 PSI 0 PSI 2.85 PSI 41.6 PSI 67 PSI 25.4 PSI		30 PSI 0.55 PSI 0.06 PSI 0 PSI 7.5 PSI 38.1 PSI 0.01 PSI 0.15 PSI 0 PSI 0 PSI 3.11 PSI 41.4 PSI 67 PSI 25.6 PSI
P.O.C. NUMBER: 02 Water Source Information: Water Meter - System Designed for 50 PSI MIN @ WM.	Residential	P.O.C. NUMBER: 05 Water Source Information: Residential Water Meter - System Designed for 50 PSI MIN @ WM.
FLOW AVAILABLE Water Meter Size: Flow Available	5/8" 15 GPM	FLOW AVAILABLE Water Meter Size: Flow Available
5/8" 15 GPM		5/8" 15 GPM
PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:	70 PSI 5.00 ft 1" 20 ft 67 PSI	PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:
70 PSI 5.00 ft 1" 20 ft 67 PSI		70 PSI 5.00 ft 1" 20 ft 67 PSI
DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available:	10.15 GPM 15 GPM 4.85 GPM	DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available:
10.15 GPM 15 GPM 4.85 GPM		8.58 GPM 15 GPM 6.42 GPM
Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Water Meter: Critical Station Pressure at POC: Pressure Available: Residual Pressure Available:	30 PSI 0.6 PSI 0.06 PSI 0 PSI 8.21 PSI 38.7 PSI 0.24 PSI 2.39 PSI 0 PSI 0 PSI 3.81 PSI 45.2 PSI 67 PSI 21.8 PSI	Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Water Meter: Critical Station Pressure at POC: Pressure Available: Residual Pressure Available:
30 PSI 0.6 PSI 0.06 PSI 0 PSI 8.21 PSI 38.7 PSI 0.24 PSI 2.39 PSI 0 PSI 0 PSI 3.81 PSI 45.2 PSI 67 PSI 21.8 PSI		30 PSI 0.44 PSI 0.04 PSI 0 PSI 7.15 PSI 37.6 PSI 0.01 PSI 0.1 PSI 0 PSI 0 PSI 2.71 PSI 40.4 PSI 67 PSI 26.6 PSI
P.O.C. NUMBER: 03 Water Source Information: Water Meter - System Designed for 50 PSI MIN @ WM.	Residential	
FLOW AVAILABLE Water Meter Size: Flow Available	5/8" 15 GPM	
5/8" 15 GPM		
PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:	70 PSI 5.00 ft 1" 20 ft 67 PSI	
70 PSI 5.00 ft 1" 20 ft 67 PSI		
DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available:	12.6 GPM 15 GPM 2.4 GPM	
12.6 GPM 15 GPM 2.4 GPM		
Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Water Meter: Critical Station Pressure at POC: Pressure Available: Residual Pressure Available:	30 PSI 0.8 PSI 0.08 PSI 0 PSI 9.56 PSI 40.4 PSI 0.02 PSI 0.21 PSI 0 PSI 0 PSI 5.74 PSI 46.4 PSI 67 PSI 20.6 PSI	
30 PSI 0.8 PSI 0.08 PSI 0 PSI 9.56 PSI 40.4 PSI 0.02 PSI 0.21 PSI 0 PSI 0 PSI 5.74 PSI 46.4 PSI 67 PSI 20.6 PSI		

IRRIGATION NOTES

1.

THE CITY OF ASHLAND TO REVIEW AND APPROVE ALL LANDSCAPE RELATED ITEMS PRIOR TO BEGINNING LANDSCAPE INSTALLATION.
2.

REVIEW SPECIFICATION SECTION 328400 FOR ALL ASPECTS OF THE IRRIGATION SYSTEM INSTALLATION.
3.

MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND OTHER PROJECT DOCUMENTS.
4.

RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
5.

ALL WORK SHALL BE INSTALLED BY COMPETENT WORKMEN EXPERIENCED IN TRADE IN A NEAT AND ORDERLY MANNER ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
6.

CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
7.

VERIFY THAT FIELD CONDITIONS ARE AS INDICATED ON DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE OBSERVED.
8.

NOTIFY OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REQUIRED VISITS INCLUDE: PRESSURE TEST AFTER MAINLINE LAID, AFTER NON-PRESSURIZED LINES PRIOR TO BACKFILL, AND FINAL OPERATION OF ALL IRRIGATION STATIONS INCLUDING HEAD TO HEAD COVERAGE.
9.

IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND.
10.

VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
11.

PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTERS AND AVOID UTILITIES AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
12.

THIS SYSTEM IS DESIGNED TO A MAXIMUM OF 10 GPM AT ANY TIME. DO NOT RUN STATIONS CONCURRENTLY THAT WOULD EXCEED THE 10 GPM MAXIMUM.
13.

ALL LATERAL PIPE SHALL BE 1" IN SIZE UNLESS OTHERWISE INDICATED ON THE PLAN.
14.

COORDINATE ALL IRRIGATION EQUIPMENT LOCATIONS WITH OTHER CONTRACTORS. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS ARE ENCOUNTERED.
15.

ALL SPRINKLER HEADS ALONG SIDEWALKS SHALL BE TWO INCHES FROM SIDEWALKS.
16.

PIPE DEPTH - LATERAL LINES - 12 INCH MINIMUM; MAINLINE - 18 INCH MINIMUM.
17.

BOTTOM OF TRENCHES AND BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP OBJECTS. SNAKE PIPE FROM SIDE TO SIDE AT TRENCH BOTTOM TO ALLOW EXPANSION.
18.

DO NOT INSTALL HEADS UNTIL LINES HAVE BEEN THOROUGHLY FLUSHED AND PRESSURE TESTED.
19.

SHUT OFF VALVES ARE REQUIRED AT EACH POINT OF CONNECTION, VALVE BOX, AND AT EVERY LOCATION WHERE THE MAINLINE PASSES UNDER 20 FEET OF PAVEMENT.
20.

A MANUAL DRAIN MUST BE INSTALLED AT THE LOW SPOT OF EACH ZONE.THE DRAIN SHOULD BE A BRASS MANUAL ANGLE VALVE WITH "I" STEM, DRAINS LOCATED ON LATERAL LINES SHALL BE 1" SIZE.
21.

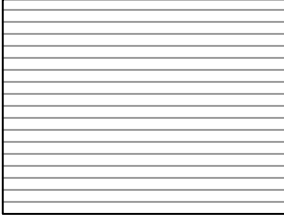
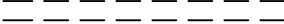
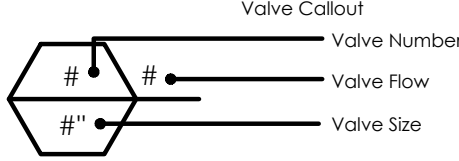
COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
22.

UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.
23.

ALL SHRUB SPRAY HEADS ADJACENT TO HARDSCAPE TO BE ON 6" RISERS. ALL OTHER SHRUB SPRAY HEADS TO BE ON 12" RISERS. ALL LAWN SPRAY HEADS TO BE ON 6" RISERS
24.

THE WEATHER SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTHWESTERN FACING AREA OF THE LIGHT POLE, THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE PARKING LOT NOT EFFECTED BY SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR LIGHT POLE, PLUMB AND STRAIGHT, PER THE PLAN.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER RZWS-SLEEVE-18-CV 18IN. LONG RZWS WITH FILTER FABRIC SLEEVE. 25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	54	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICZ-101-25 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	5	
	HUNTER ICZ-101-40-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40 PSI. FLOW RANGE: 5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	4	
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	43	
	HUNTER AFV-075 AUTOMATIC FLUSH VALVE WITH 3/4IN. FNPT CONNECTION.	6	
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-18-CV HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	7,408 LF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-G 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	5	
	HUNTER P2C-400 WITH [02] PCM-300 LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER. 10-STATION EXPANDED MODULE CONTROLLER, 120 VAC, OUTDOOR/INDOOR MODEL	1	
	HUNTER SOLAR-SYNC SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.	1	
	WATER METER 5/8" PARKROW IRRIGATION - SYSTEM DESIGNED FOR 50 PSI MIN @ WM.	1	
	WATER METER 5/8" RESIDENTIAL WATER METER - SYSTEM DESIGNED FOR 50 PSI MIN @ WM.	1	
	WATER METER 5/8" RESIDENTIAL WATER METER - SYSTEM DESIGNED FOR 50 PSI MIN @ WM.	1	
	WATER METER 5/8" RESIDENTIAL WATER METER - SYSTEM DESIGNED FOR 50 PSI MIN @ WM.	1	
	WATER METER 5/8" RESIDENTIAL WATER METER - SYSTEM DESIGNED FOR 50 PSI MIN @ WM.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	1,991 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	123.5 LF	
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	301.5 LF	
			

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	HUNTER ICV-G	1"	BUBBLER	4	32.7		1.03 in/h
2	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.79	38.6		0.63 in/h
3	HUNTER ICZ-101-40-LF	1"	BUBBLER	3.5	34.1		1.11 in/h
4	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	12.6	40.4		0.78 in/h
5	HUNTER ICZ-101-40-LF	1"	BUBBLER	2	33.0		1.05 in/h
6	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.35	38.9		0.68 in/h
7	HUNTER ICZ-101-25	1"	BUBBLER	2.5	33.4		1.08 in/h
8	HUNTER ICZ-101-40-LF	1"	AREA FOR DRIPLINE	9.16	38.1		0.63 in/h
9	HUNTER ICZ-101-40-LF	1"	AREA FOR DRIPLINE	8.58	37.6		0.64 in/h
10	HUNTER ICZ-101-25	1"	BUBBLER	1.5	33.0		1.18 in/h

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SCALE
1" = 20'

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LANDSCAPE
IRRIGATION
NOTES +
LEGEND

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SCALE
1" = 20'

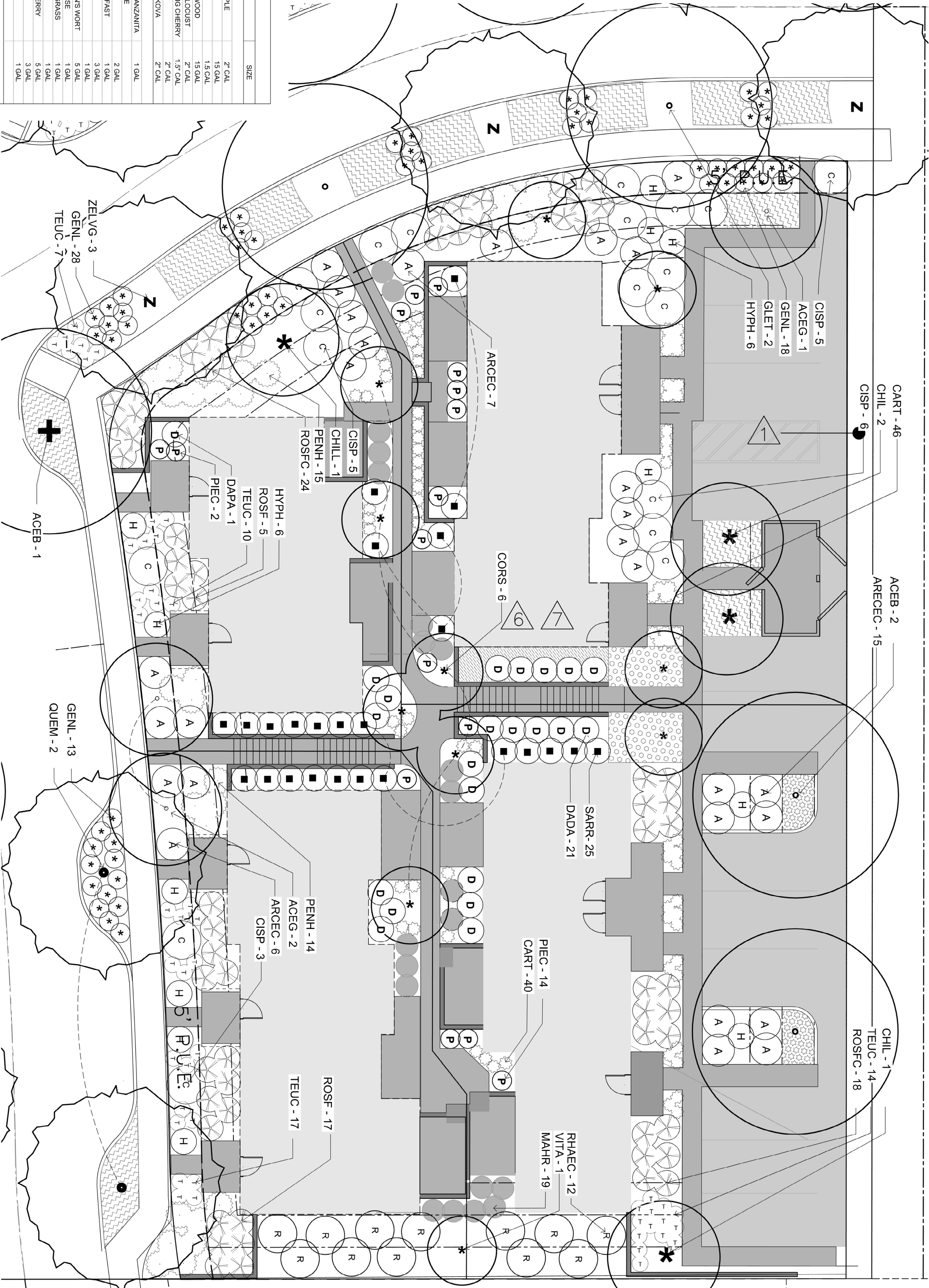
KESTREL PARK
AREA 7
ASHLAND, OR 97520

JOB NO. 2413
REVISION DATE

PLANTING
PLAN

ISSUE DATE:
12.12.25

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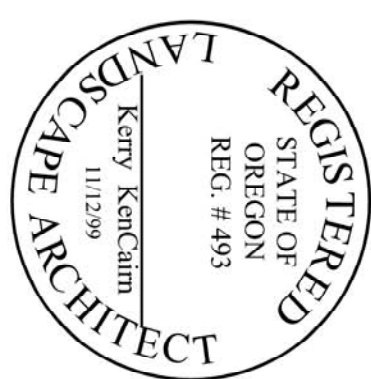
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
ACEB	ACER SACHCHARUM BONFIRE	BONFIRE SUGAR MAPLE	2" CAL
ACEG	ACER GINNALA FLAME	FLAME AMUR MAPLE	15 GAL
CHIL	CHILOPSIS LINEARIS	DESERT WILLOW	15 CAL
CORS	CORNUS KOUSA SCHARED'	VENUS KOUSA DOGWOOD	15 GAL
GLET	GLIEDTSA TRICANTHOS INERMIS	THORNLESS HONEY LOCUST	2" CAL
PIEK	PRUNUS SERRULATA KWANZAN	KWANZAN FLOWERING CHERRY	1.5" CAL
QUEM	QUERCUS MACROCARPA	BURR OAK	2" CAL
ZELVG	ZELKOYA SERRATA VILLAGE GREEN	VILLAGE GREEN ZELKOYA	2" CAL
SHRUBS			
ARCEC	ARCTOSTAPHYLOS EMERALD CARPET	EMERALD CARPET MANZANITA	1 GAL
CART	CAREX TASIACEA	NEW ZEALAND SEDGE	1 GAL
CISP	CISTUS X PULVERULENTS SUNSET	SUNSET ROCKROSE	2 GAL
COTOB	COTONEASTER DAMMERI CORAL BEAUTY	CORAL BEAUTY LOWFAST	1 GAL
DAPA	DAPHNE ODOIRA AUROMARGINATA	WINTER DAPHNE	3 GAL
GENL	GENISTIA LYDIA	LYDIA BROOM	1 GAL
HYPH	HYPERICUM HIDCOTE	HIDCOTE SAINT JOHN'S WORT	5 GAL
ROSF	ROSA FLOWER CARPET	FLOWER CARPET ROSE	1 GAL
PENH	PENINSETUM ALOPECUROIDES HAMELIN	HAMELIN MOUNTAIN GRASS	1 GAL
PIEC	PIERIS JAPONICA CAVATINE	CAVATINE PIERS	1 GAL
RHAEC	RIHAMNUS EYE CASE	EYE CASE COFFEEBERRY	5 GAL
SARR	SARCOCOA RUSKIFOLIA	SWEET BOX	3 GAL
TEUC	TEUCRIUM CHAMAEDRYAS	WALL GERMANDER	1 GAL
VITA	VITEX AGNIUS CASTUS	CHASTE TREE	
GROUNDCOVER			
IRIS		COMMON BEARDED IRIS	1 GAL 3" O.C.
JAPANESE ANEMONE			
COTONEASTER DAMMERI CORAL BEAUTY			1 GAL 3" O.C.
RUBUS PENTABOLIS			1 GAL 4" O.C.

SCALE: 1"=8'
0' 5' 10' 20' 30'





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SCALE
1"=8'

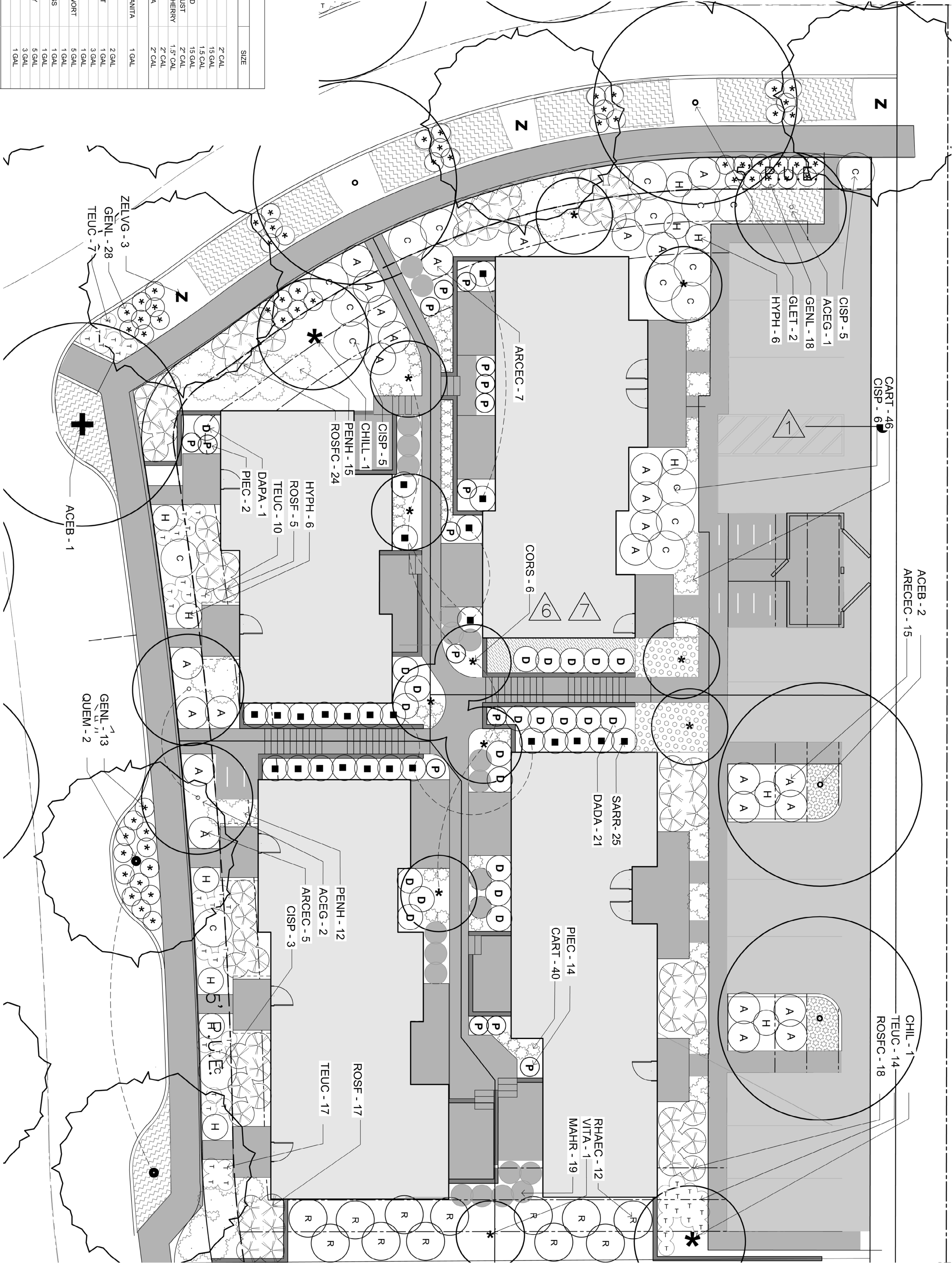
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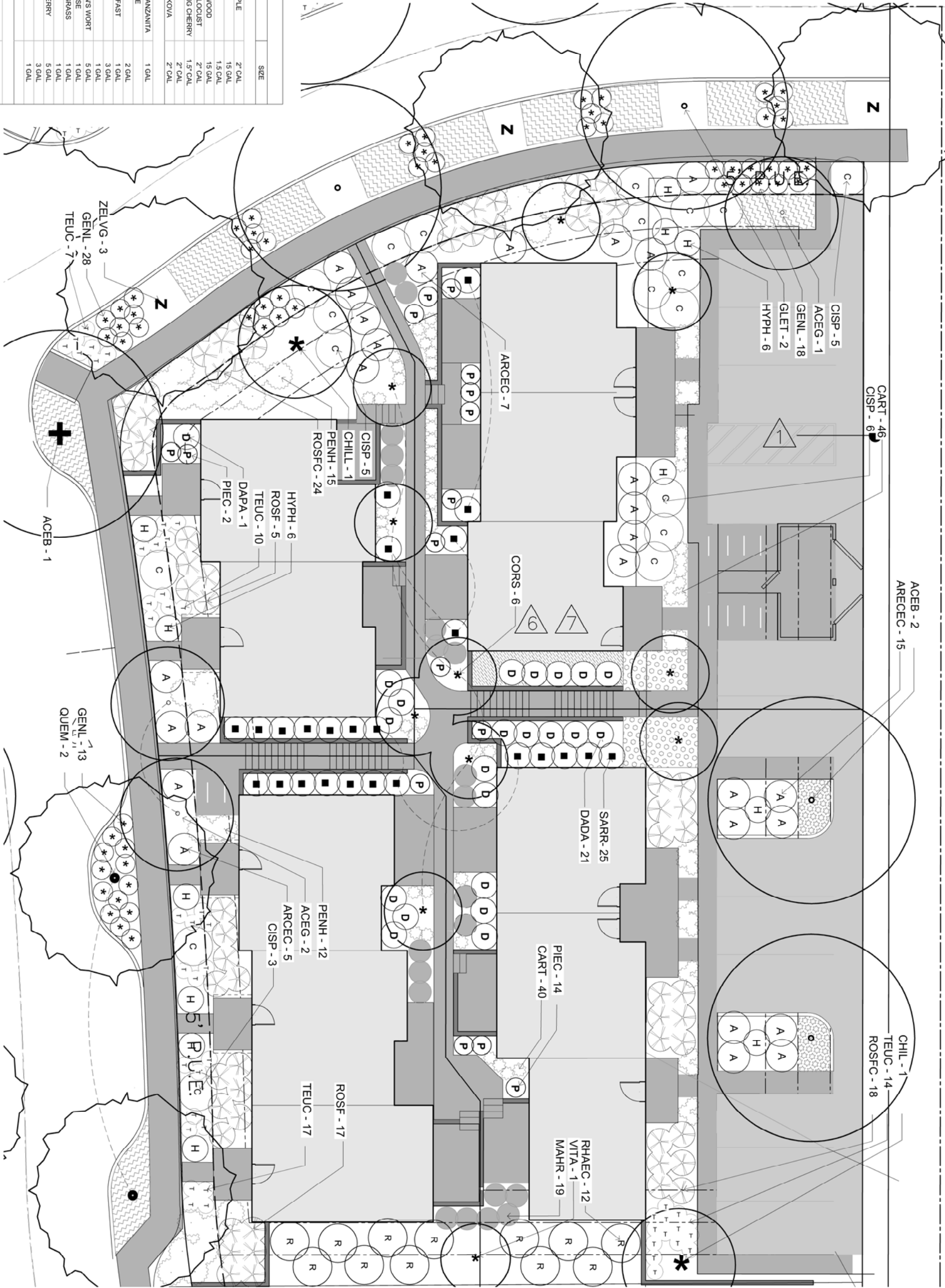
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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
ACEB	ACER SACCHARUM BONFIRE	BONFIRE SUGAR MAPLE	2" CAL
ACEG	ACER GINNALLA FLAME	FLAME AMUR MAPLE	15 GAL
CHIL	CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL
CORS	CORULIS KOUSA SCHWED	VENUS KOUSA DOGWOOD	15 GAL
GLET	GLEDITSIA TRICANTHOS NEMIS	THORNLESS HONEY LOCUST	2" CAL
PIEK	PRUNUS SERRULATA WYANZAN	KWAZAN FLOWERING CHERRY	1.5" CAL
QUEM	QUERCUS MACROCARPA	BURR OAK	2" CAL
ZELVG	ZELKOYA SERRATA VILLAGE GREEN	VILLAGE GREEN ZELKOYA	2" CAL
SHRUBS			
ARCEC	ARCTOSTAPHYLOS EMERALD CARPET	EMERALD CARPET MANZANITA	1 GAL
CART	CAREX LASIACEA	NEW ZEALAND SEDGE	1 GAL
GENL	CISTUS X PULVERULENTIS SUNSET	SUNSET ROCK ROSE	2 GAL
COTD	COTONEASTER DAMMERI CORAL BEAUTY	CORAL BEAUTY LOWWAST	1 GAL
DADA	DAPHNE ODOREA AUREOMARGINATA	WINTER DAPHNE	3 GAL
GENL	GENSIA LYDIA	LYDIA BROOM	1 GAL
HYPH	HYPERICUM HIDCOTE	HIDCOTE SAINT JOHNS WORT	1 GAL
ROSC	ROSA FLOWER CARPET	FLOWER CARPET ROSE	3 GAL
PIEK	PENINSETUM ALOPECUROIDES HAMIELY	HAMELY FOUNTAIN GRASS	1 GAL
RHAE	PIERIS JAPONICA CAVATINE	CAVATINE PIERIS	1 GAL
PIEC	PIERIS JAPONICA CAVATINE	CAVATINE PIERIS	1 GAL
RHAE	PIERIS JAPONICA CAVATINE	CAVATINE PIERIS	1 GAL
SARR	SARGACOCOA RUSKIFOLIA	EVE CASE COFFEEBERRY	5 GAL
TEUC	TEUCRIUM CHAMAEDRYS	SWEET BOX	3 GAL
VITA	VITEX AGNUS CASTUS	WALL GERMANDER	1 GAL
GROUNDCOVER			
IRIS		COMMON BEARDED IRIS	1 GAL 3" O.C.
JAPANESE ANEMONE			
COTONEASTER DAMMERI CORAL BEAUTY			1 GAL 3" O.C.
RUBUS PENTABOLIS			1 GAL 4" O.C.





PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
ACEB	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE
ACEG	ACER GINNALLIA 'FLAME'	FLAME AMUR MAPLE
CHL	CHIL-PSIS LINEARIS	DESERT WILLOW
CORS	CORNUS KOUSA	VENUS KOUSA DOGWOOD
GALET	GLEDETIA TRICANTHOS 'NERMIS'	THORNLESS HONEY LOCUST
PRUK	PRUNUS SERRULATA 'KAWAZAN'	KAWAZAN FLOWERING CHERRY
QUEM	QUERCUS MACROCARPA	BURR OAK
ZELVG	ZELKOYA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOYA
SHRUBS		
ARCEC	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA
CART	CAREX TASTACEA	NEW ZEALAND SEDGE
CISP	CISTUS X PULVERULENTIS 'SUNSET'	SUNSET ROCKROSE
COTOB	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY LOWFAST
DAPA	DAPHNE ODOREA 'AUROUMARGINATA'	WINTER DAPHNE
GENL	GENISTA LYDIA	LYDIA BROOM
HYPH	HYPERICUM HIDCOTE	HIDCOTE SAINT JOHN'S WORT
ROSC	ROSA FLOWER CARPET	FLOWER CARPET ROSE
PENH	PENNSETUM ALOPECUROIDES 'HAMELIN'	HAMELIN FOUNTAIN GRASS
PIEC	PIERIS JAPONICA 'CAVATINE'	CAVATINE PIERIS
RHAEC	RHAMNUS EVE CASE'	EVE CASE COFFEEBERRY
SARR	SARCOCOA RUSKIFOLIA	SWEET BOX
TEUC	TEUCRIUM CHAMAEDRYS	WALL GERMANDER
VITA	VITEX AGNIS CASTUS	CHASTE TREE
GROUNDCOVER		
	IRIS	COMMON BEARDED RIS
	JAPANESE ANEMONE	
	COTONEASTER DAMMERI 'CORAL BEAUTY'	
	RUBUS PENNABOLIS	
		1 GAL. 3 O.C.
		1 GAL. 3 O.C.
		1 GAL. 40 O.C.



PRELIMINARY P.U.D. MAP
KESTRAL PARK, PHASE III

BEING A SUBDIVISION OF LOT 31 OF KESTRAL PARK PHASE II,
S.N. 23242 LYING WITHIN THE NORTHEAST & SOUTH
QUARTERS OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1
EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY OREGON
for
TAYLORED ELEMENTS LLC

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

CURTIS C. CHAPPELL, PLS 84543
EXPIRATION DATE: DECEMBER 31, 2027
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2022
CURT C. CHAPPELL
84543 PLS
EXPIRES: 12/31/2027



PACIFIC CREST
SURVEYING
Ashland, OR
curt@pc-surveys.com

PRELIMINARY PUD MAP
KESTRAL PARK, PHASE III
A SUBDIVISION OF LOT 31, KESTRAL PARK PHASE II

JACKSON COUNTY
CITY OF ASHLAND
OREGON

Revisions	
No.	Revisions
1	LOT 1 RENUMBERING
2	LOT 2 RENUMBERING
3	LOT 3 RENUMBERING
4	LOT 4 RENUMBERING
5	LOT 5 RENUMBERING
6	LOT 6 RENUMBERING
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97	LOT 97 RENUMBERING
98	LOT 98 RENUMBERING
99	LOT 99 RENUMBERING
100	LOT 100 RENUMBERING

Date: 6-24-2025

Scale: 1" = 20'

Field: CCC

Mapping: CCC

Approved: CCC

Job No: 2025008

Drawing: 2025008 MASTER

1 OF 1