

530 Tulipan

Site Development Plan

This Site Development Plan is submitted to the City of Talent in connection with the proposed use of the townhouse located at 530 Tulipan, Talent, Oregon, as a furnished short-term and vacation rental. No modification of the existing structure or additional construction on the site will be undertaken in connection with such use.

The following information is supplied in response to the data requirements of 8-3L.140:

A. Name and address of applicant:

Jeanne Sexton
6086 Dark Hollow Rd
Medford, OR 97501

B. Assessor's map number and tax lot number:

381W25CA 401

C. North point and scale of drawing:

See attached Exhibit A.

D. Dimensions and orientation of the lot or parcel:

See attached Exhibit B.

E. Location, size, height and proposed use of buildings and relationship to existing development on immediately adjacent properties:

530 Tulipan is an approximately 1250 sq ft townhouse (2 bedroom, 1½ bath) which shares a wall with the adjacent townhouse located at 524 Tulipan. The adjacent townhouse is of identical size and dimensions. The height of the structure is approximately 38-40 feet. There is a structure next door on the other side which appears to be a two or three unit residential building and is approximately 20 feet away from the townhouse structure at its closest point. Please refer to Exhibit A for additional information.

The proposed use is a furnished vacation and short-term rental. It will not be a bed and breakfast and will have no maid service. There will be no commercial deliveries or other commercial activities.

F. Location, dimensions and layout of all off-street parking:

There is a standard driveway and on-site parking available for at least two and possibly three vehicles on the property, as indicated on Exhibit A.

G. Location and nature of exterior lighting:

There is one exterior light by the garage door, one by the front door and one on the back deck. Each is a residential fixture consistent in size, character and location with those on the adjacent residences. There will be no additional or commercial lighting associated with the proposed use.

H. Location, height and construction materials of wall and fences:

There is an existing wood plank fence around the back yard which is approximately 5 feet tall and will not be altered. There is a wood plank gate of the same height as the fence.

I. Proposed landscaping:

No modification of existing landscaping is proposed.

J. Shadow Pattern:

Not applicable.

K. Street Improvements:

There is an existing standard sidewalk. No street improvements are proposed.

L. Yards and open space:

The property is attached to the adjacent townhouse on one side and is approximately 20-30 feet from the other adjacent residential structure. There is an open field behind the property.

M. Buffering:

The property was recently extensively landscaped in front and in back which provides a much better appearance from the street and will act as a buffer on all sides as it matures. The landscaping in the front was previously unkempt and unsightly and the irrigation system was inoperable and leaking. The irrigation system has been replaced and the landscaping in front of the property and adjacent townhouse is being irrigated and maintained by the owner.

Access to the property for guests is by lockbox so there will be no guests waiting outside or contacting neighbors for access information. The guests will be provided with contact information for the both the property manager and owner and will be advised not to contact neighbors for access or other information about the property.

N. Existing Natural Features:

There are two medium sized maple trees, one in front and one in the back. Please see Exhibit A for further landscape details.

O. Noise Mitigation:

The landscaping offers some mitigation of noise to and from the property. Guests and short-term tenants will be advised to be respectful of neighbors and to avoid any late night noise. It should be noted that the property will not be available for parties, events or

any other activities which might generate excessive noise. The property will rarely be occupied by more than 4 persons. Most of our anticipated guests will be visiting to attend the Oregon Shakespeare Festival or will be working professionals on temporary assignments and are unlikely to generate noise in excess of what might be expected from a family or other full-time occupant of the property.

P. Location and type of natural hazards:

None to the knowledge of the owner.

Q. Location and size of water, sewer and public safety facilities, right-of-way and roadway widths:

The property is serviced by city water and Rogue Valley Sewer Services. Tulipan Way is approximately 36 feet in width and there is a fire hydrant located four driveways up from the property.

R. Location and dimensions of existing and proposed easements:

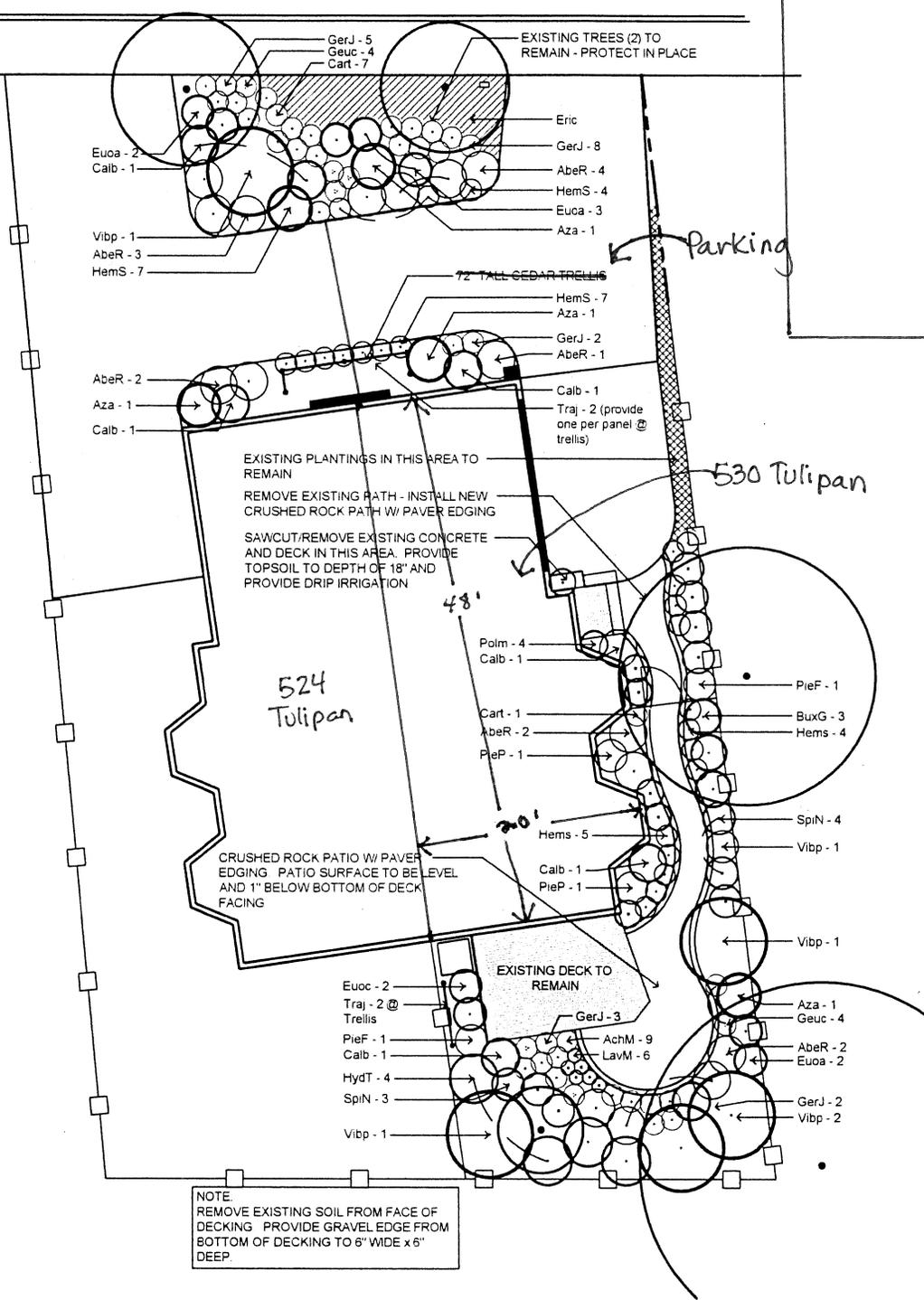
There are two power company easements, one of unspecified dimension and one of 10 feet. There are no proposed easements in connection with the proposed use.

S. Other data to be provided on request of the planning commission.

530 Tulipan Site Development Plan

EXHIBIT A

TULIPAN WAY



Revision Date:

Drawn By:
J.C.L.

Scale 1/16" = 1'-0"
WHEN PRINTED ON
11 X 17 PAPER

SEXTON RESIDENCE
530 Tulipan Way
Talent, Oregon

JANUARY 2015

PLANT SCHEDULE

PLANT NAME	COMMON NAME	SIZE
Andiflora	Rose Creek Abelia	3 gal
Moonshine	Moonshine Yarrow	1 gal
Cannon's Double	Cannon's Double Azalea	3 gal
Green Mountain	Green Mountain Boxwood	5 gal
Early Amethyst	Early Amethyst BeautyBerry	1 gal
New Zealand	New Zealand Sedge	3 gal
Little Moses	Little Moses Burning Bush	3 gal
Johnson's Blue	Johnson's Blue Geranium	1 gal
Boris	Boris Avens	1 gal
Stella de Oro	Stella de Oro Daylily	1 gal
Tardiva	Tardiva Hydrangea	3 gal
Hidcote	Hidcote Lavender	3 gal
Western Sword	Western Sword Fern	3 gal
Forest Flame	Forest Flame Piens	3 gal
Neon Flash	Neon Flash Spiraea	2 gal
Star Jasmine	Star Jasmine	5 gal on a stake
Doublefile	Doublefile Viburnum	5 gal
Purple Bell	Purple Bell Heath	1 gal, 3" o.c.

LANDSCAPE NOTES

- IRRIGATION TO ALL PLANTINGS SHALL BE DRIP. MAINTAIN EXISTING IRRIGATION VALVE LOCATIONS AND UPGRADE VALVES ONLY IF EXISTING IS INSUFFICIENT FOR THE PROPOSED CHANGES.
- AMEND EXISTING SITE SOILS THAT WILL STAY IN PLACE WITH 2" OF AGED COMPOST.
- PROVIDE AGED BARK MULCH THROUGHOUT ALL PLANTING AREAS TO A DEPTH OF 3".
- THE PROPOSED PATH AND PATIO SHALL CONSIST OF SELECTED PAVER UNITS AND 2" OF COMPACTED 1/4" MINUS CRUSHED ROCK OVER 2" OF COMPACTED 3/4" MINUS CRUSHED ROCK.

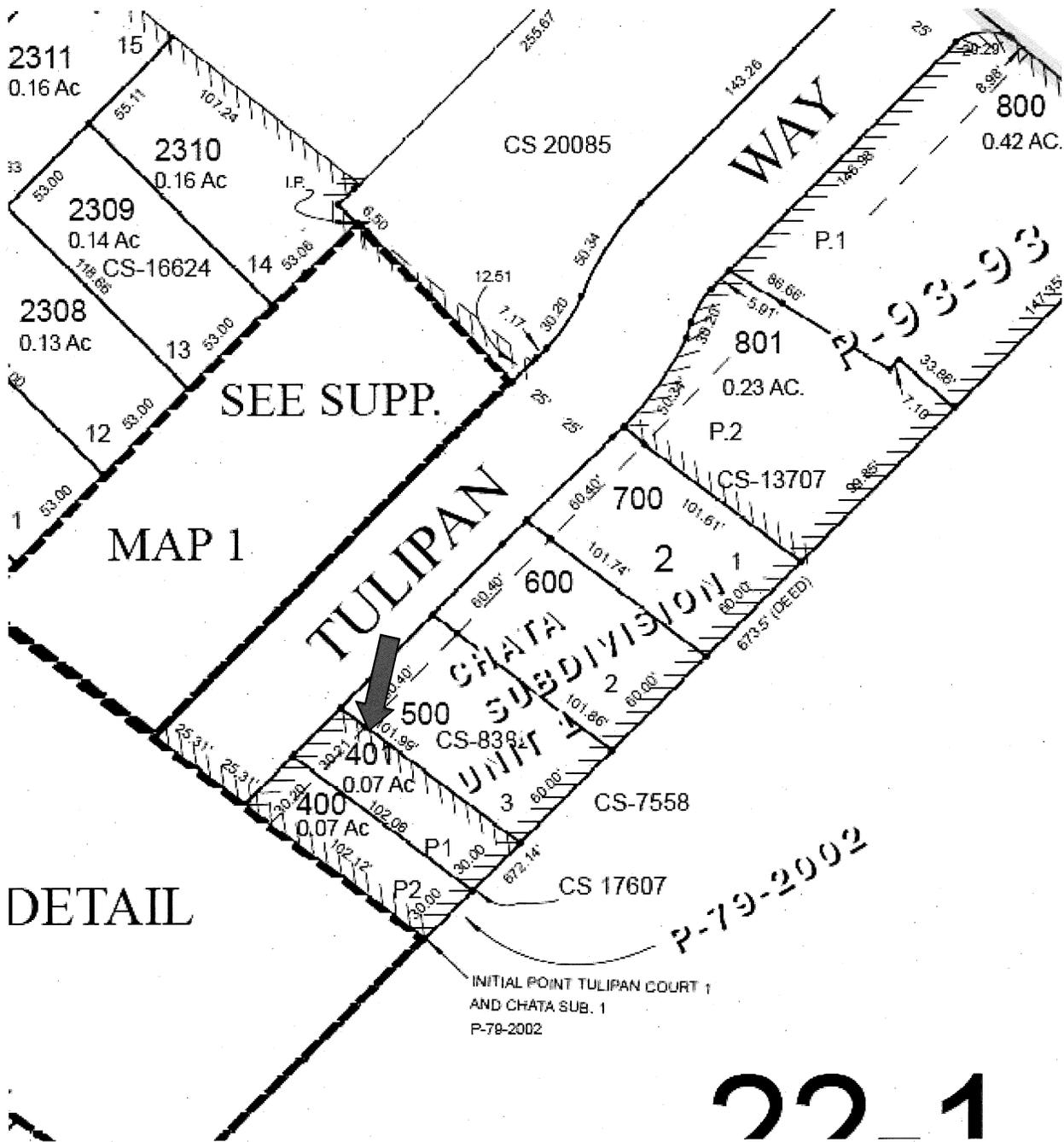


LANDSCAPE PLANTING

530 Tulipan Site Development Plan
EXHIBIT B



Map & Tax Lot: 381W25CA 401



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Medford, Oregon 97504
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