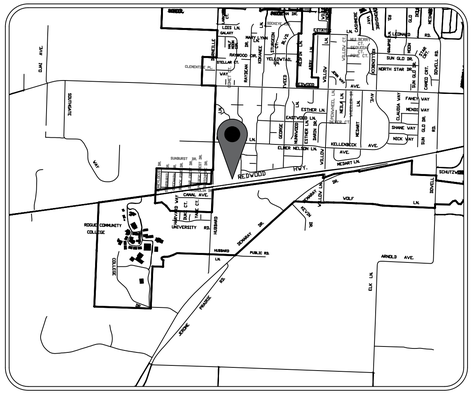

1 / C1.0 PROJECT LOCATION

SCALE: NTS

SITE INFORMATION:

PROJECT ADDRESS:	1885 HUBBARD LANE, GRANTS PASS, OREGON
TAX MAP/LOT:	36S-06W-26-BB / 3200, 3400
PROPERTY OWNER:	MENNE FAMILY TRUST PO BOX 2333 GRANTS PASS, OR 97528
DEVELOPER/APPLICANT:	SAME AS OWNER
FLOOD PLAIN/FLOODWAY:	N/A
ZONE:	GENERAL COMMERCIAL (GC)
LOT SIZE:	2.12 ACRES (TOTAL OF 2-LOTS)
SPECIAL PURPOSE DISTRICTS:	NONE
EXISTING USE:	VACANT
PROPOSED USE:	22-UNIT MULTI FAMILY RESIDENTIAL
UTILITY SERVICES:	
• WATER:	CITY OF GRANTS PASS
• SEWER:	CITY OF GRANTS PASS
• STORM:	CITY OF GRANTS PASS
• IRRIGATION:	GRANTS PASS IRRIGATION DISTRICT
IMPERVIOUS SURFACE AREA:	+/- 46,275 SF
LIGHTING PLAN:	PARKING LOT & BUILDING MOUNTED LIGHTING
EROSION CONTROL PLAN:	THE CONSTRUCTION IMPACTS ON THE SURROUNDING AREA WILL BE MITIGATED THROUGH THE USE OF PROPER EROSION CONTROL MEASURES. THIS INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION ENTRANCES, SEDIMENT FENCING, INLET PROTECTION, CONCRETE WASH OUT AREAS, ETC. FORMAL EROSION CONTROL PLAN TO BE PROVIDED WITH THE CONSTRUCTION DRAWINGS.
GRADING/DRAINAGE PLAN:	STORM RUNOFF WILL BE DIRECTED TO VARIOUS RAIN GARDENS THROUGHOUT THE SITE WHICH WILL DETAIN/TREAT RUNOFF TO CITY STANDARDS. THE FACILITIES WILL OVERFLOW TO SAND CREEK DURING LARGE STORM EVENTS.
PARKING SPACES:	36 SPACES (1.6 SPACES/UNIT)

KEYED NOTES:

1. EXISTING PROPERTY LINE (TYPICAL)
2. EXISTING EDGE OF ASPHALT (TYPICAL)
3. EXISTING CURB/GUTTER/SIDEWALK (TYPICAL)
4. EXISTING CREEK CHANNEL (TYPICAL)
5. EXISTING RIPARIAN AREA (TYPICAL)
6. EXISTING COMMERCIAL BUILDING (TYPICAL)
7. EXISTING RESIDENTIAL BUILDING (TYPICAL)
8. EXISTING CONCRETE DRIVEWAY APPROACH
9. PROPOSED ASPHALT DRIVEWAY (TYPICAL)
10. PROPOSED CONCRETE DRIVEWAY APPROACH (TYPICAL)
11. PROPOSED MASONRY TRASH ENCLOSURE
12. PROPOSED HAMMERHEAD FIRE DEPARTMENT TURNAROUND
13. PROPOSED RAIN GARDEN
14. PROPOSED TOWNHOME STRUCTURE (TYPICAL)
15. PROPOSED ON-SITE WALKWAY (TYPICAL)
16. PROPOSED LANDSCAPING/TREES (TYPICAL)
17. PROPOSED PARKING SPACE (TYPICAL)

0 30' 60'

SCALE: 1" = 30'

GEC
GERLITZ ENGINEERING CONSULTANTS
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Grants Pass, Oregon 97526
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REGISTERED PROFESSIONAL ENGINEER 70686PE OREGON JULY 11, 2006 JUSTIN T.R. GERLITZ

PRELIMINARY

EXPIRES: 06-30-27

Project No:	GP-664-24
Drawn By:	ESM
Checked By:	JTRG
Issue Date:	6/19/25

30% SD

1885 HUBBARD LANE MULTI-FAMILY DEVELOPMENT

1885 HUBBARD LANE, GRANTS PASS, OREGON

Revisions:

No.	Date	By	Description
1	-	-	-

Title: PRE-APPLICATION SITE PLAN

Sheet No: C1.0