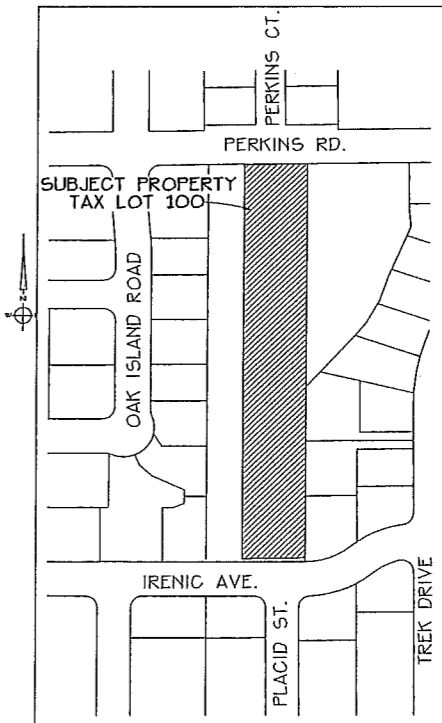


TENTATIVE PARTITION PLAT
 FOR
JAKL PROPERTY SOLUTIONS, LLC.
 LOCATED IN
 NW 1/4 OF SEC. 6, T. 18 S., R. 5 W., W.M.
 CITY OF VENETA, LANE COUNTY, OREGON
 AUGUST 21, 2009

VICINITY MAP
 NOT TO SCALE



APPLICANT:

JAKL PROPERTY SOLUTIONS, LLC
 JARED HELTON, MANAGING MEMBER
 65 IRVING RD.
 EUGENE, OR 97404
 (541) 870-8913

LANDOWNER:

JAKL PROPERTY SOLUTIONS, LLC
 JARED HELTON, MANAGING MEMBER
 65 IRVING RD.
 EUGENE, OR 97404
 (541) 870-8913

ENGINEER + SURVEYOR:

K+D ENGINEERING, INC.
 GRANT BEEM, PE
 JACK BURRELL, LS
 276 HICKORY ST. NW
 ALBANY, OR 97321
 (541) 928-2583

TAX LOT:

TAX LOT 100 (MAP 18-5W-06-23)

ZONE:

GENERAL RESIDENTIAL (GR)

AREA:

1.68 ACRES

CONTOURS:

CITY/COUNTY GIS DATA MAPS ARE THE BASIS OF THE CONTOURS ON THE SUBJECT PROPERTY. THE GIS CONTOURS ON THE ABUTTING SUBDIVISION ARE THE PRE-DEVELOPMENT CONTOUR DATA.

EXISTING USE OF PROPERTY:

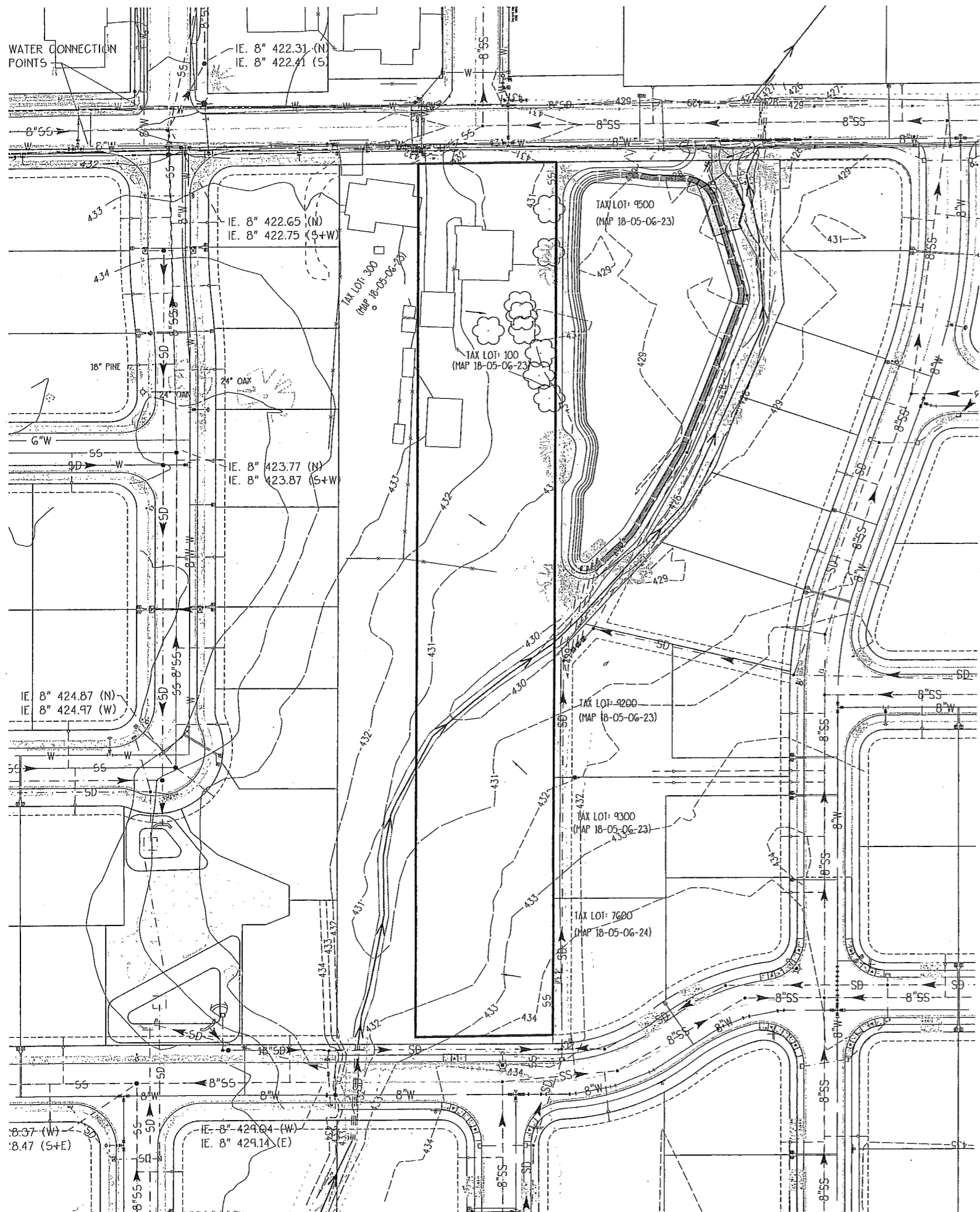
THE PROPERTY HAS ONE RESIDENCE WITH SEPARATED GARAGE AND OUTBUILDING. THE REMAINDER OF THE PROPERTY IS VACANT.

ELEVATION BENCH MARK NOTE:

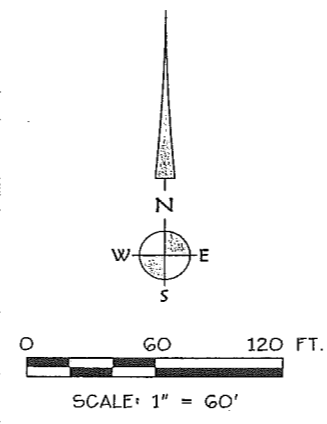
TOP OF PROPERTY MONUMENT. ELEV=434.90', CONFIRM BEFORE USING.

SHEET INDEX:

- SHEET 1 - PROPOSED PARCEL CONFIGURATION
- SHEET 2 - EXISTING CONDITIONS
- SHEET 3 - UTILITIES, STORMWATER, WATER, AND SEWER



EXISTING CONDITIONS MAP
 FOR
JAKL PROPERTY SOLUTIONS, LLC.
 LOCATED IN
 NW 1/4 OF SEC. 6, T. 18 S., R. 5 W., W.M.
 CITY OF VENETA, LANE COUNTY, OREGON
 AUGUST 21, 2009



- LEGEND:**
- EXISTING CONTOUR
 - EXISTING GROUND SPOT ELEVATION
 - EXISTING UNDERGROUND POWER
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING SD/SS MANHOLE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM DRAIN LINE
 - DIRECTION OF FLOW
 - SIGNIFICANT OAK TREE

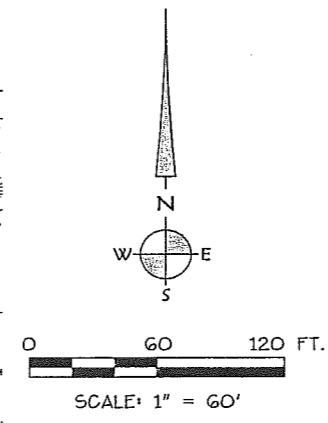
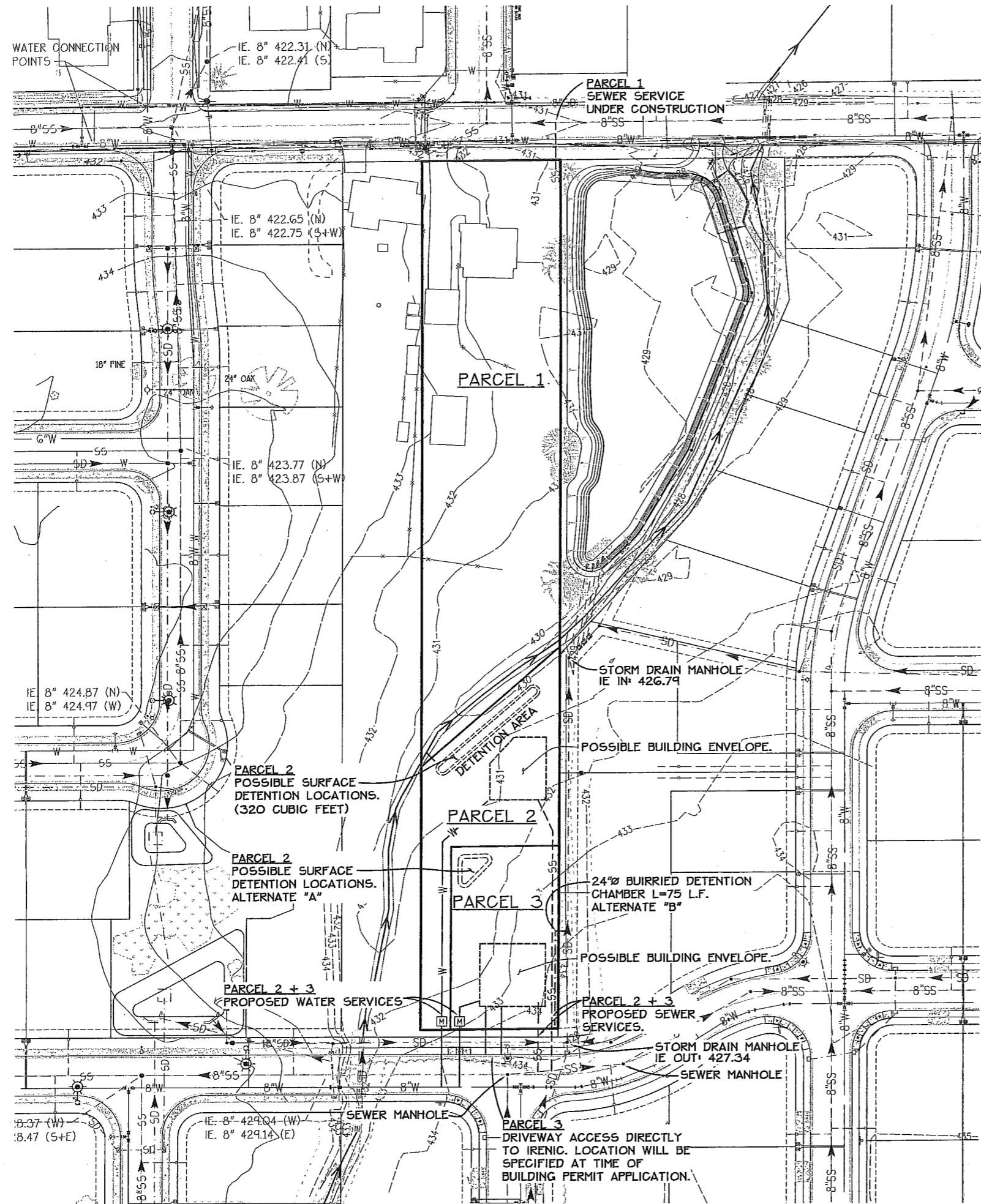
Date: 8/21/2009 Time: 14:59
 Scale: 1"=30'(P5)
 File: dwg\2009\09-59\09-59tp2.dwg (lan)

K & D ENGINEERING, Inc.
 278 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583

**UTILITIES, STORMWATER,
WATER & SEWER**
FOR
JAKL PROPERTY SOLUTIONS, LLC.

LOCATED IN
NW 1/4 OF SEC. 6, T. 18 S., R. 5 W., W.M.
CITY OF VENETA, LANE COUNTY, OREGON

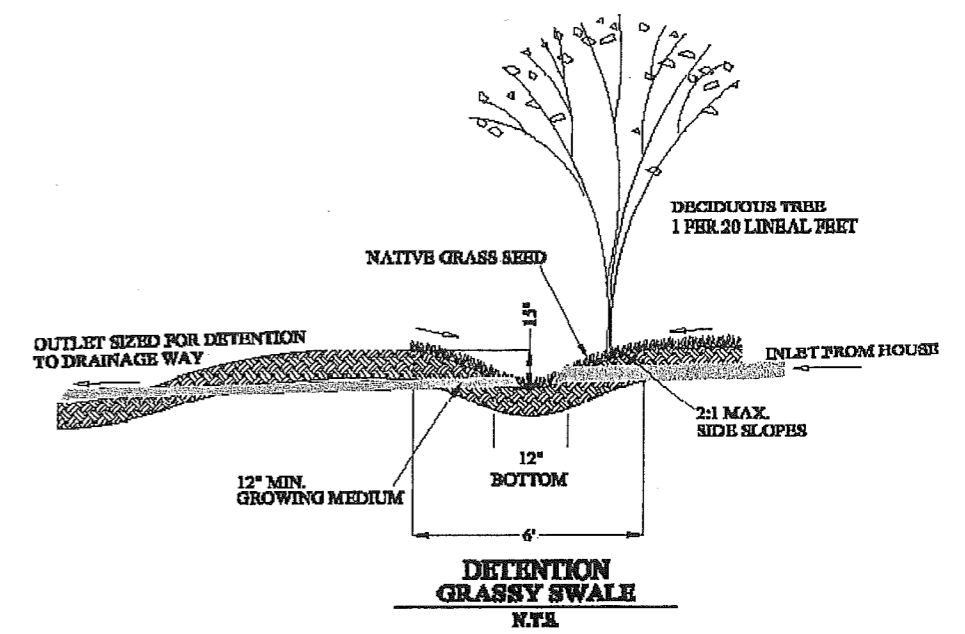
AUGUST 21, 2009
REVISED AUGUST 27, 2009



LEGEND:

	EXISTING CONTOUR
	EXISTING GROUND SPOT ELEVATION
	EXISTING UNDERGROUND POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING SD/SS MANHOLE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	DIRECTION OF FLOW
	GROUND SURFACE SLOPE
	SPOT ELEVATION, BASED ON GIS CONTOURS
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE

- NOTE:**
- 1.) FUTURE BUILDING ENVELOPES ARE CONCEPTUAL IN NATURE. ACTUAL BUILDING FOOTPRINTS WILL BE DETERMINED AT THE BUILDING PERMIT APPROVAL STAGE.
 - 2.) THE PRELIMINARY STORM DRAIN/DETENTION BASIN STUDY ADDRESSES THE SITE BASED ON ASSUMED HOUSE AREAS AND LOCATION OF BUILDING ENVELOPE. A FINAL STUDY WILL BE PERFORMED AT THE TIME BUILDING PERMITS ARE APPLIED FOR IN ORDER TO IDENTIFY ACTUAL IMPERVIOUS AREAS AND THE METHOD OF THE STORMWATER DETENTION AND TREATMENT FOR PARCELS 2 AND 3.



Date: 8/27/2009 Time: 13:54
Scale: 1=30(P9)
File: dwg\2009\09-59\09-59tp2.dwg (Brian)

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583