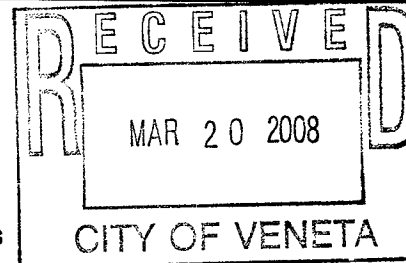


SITE ADDRESS
25159 E. HUNTER ROAD
VENETA OR 97487

OWNER
TURNBO CONSTRUCTION, INC
P.O. BOX 189
VENETA OR 97487

SURVEYOR
RICHARD SKINNER, PLS
ALL OREGON LAND SURVEYING
P.O. BOX 58
JUNCTION CITY, OR 97448

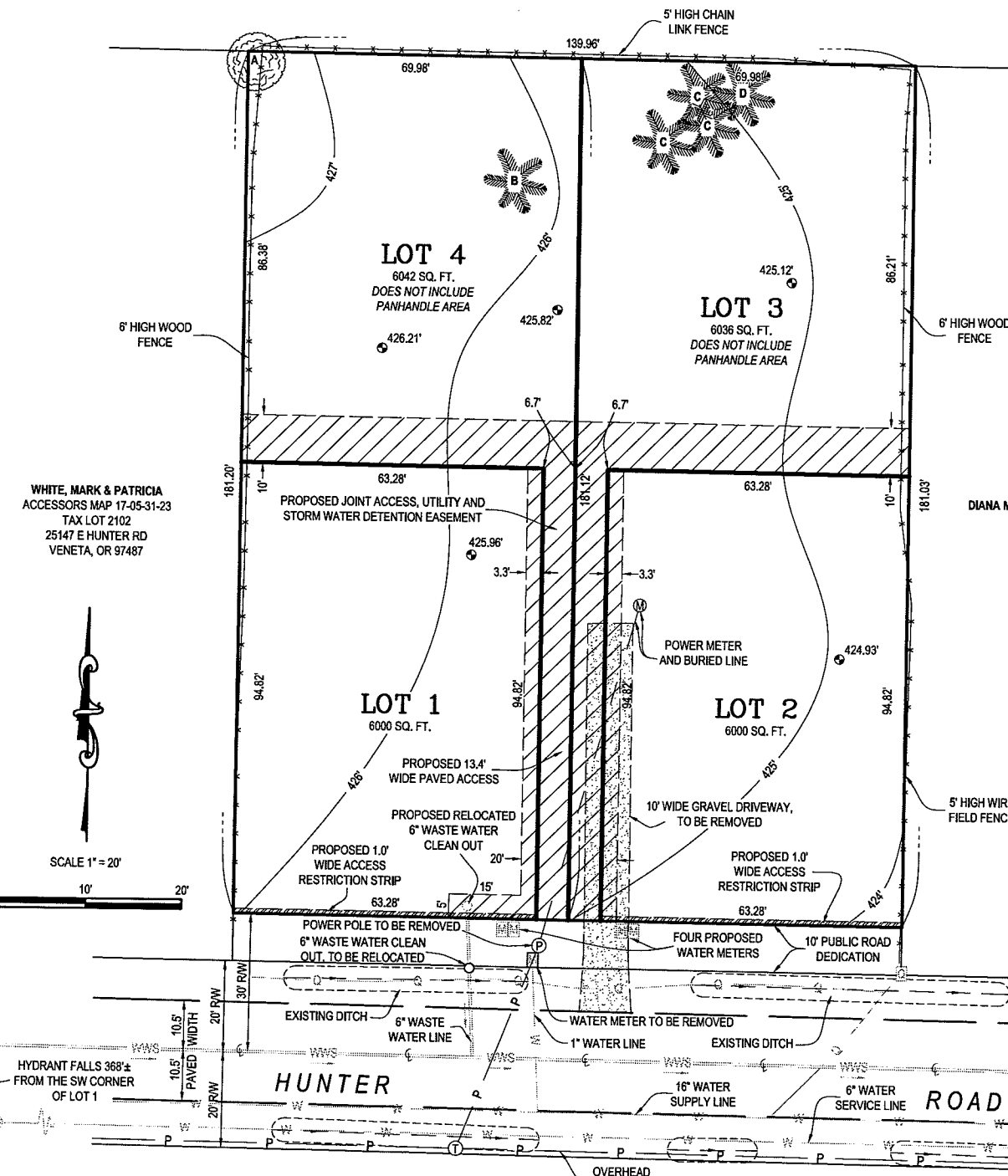
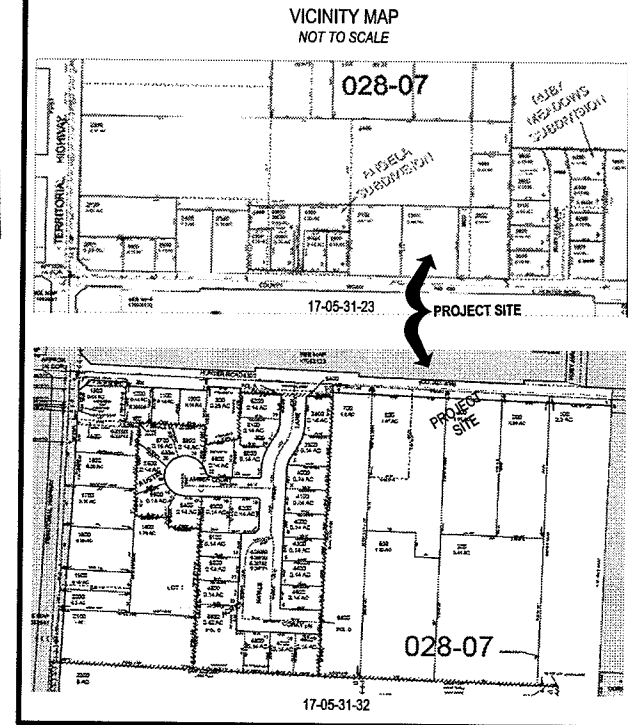
**WENDYS COURT
SUBDIVISION, TENTATIVE PLAN**
ASSESSOR'S MAP 17-05-31 TAX LOT 2101
VENETA, LANE COUNTY, OREGON
DATE OF SURVEY: OCTOBER 3, 2007



FERN RIDGE SCHOOL DISTRICT 2&J
ACCESSORS MAP 17-05-31-23
TAX LOT 2800
88131 TERRITORIAL RD
VENETA, OR 97487

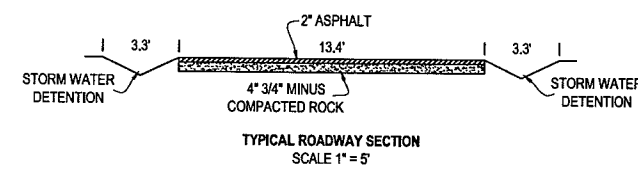
NOTES

- ELEVATIONS SHOWN ARE BY SURVEY OBSERVATION AND BASED UPON THE CITY OF VENETA BASS CAP LOCATED IN THE SIDEWALK ON THE SW CORNER OF 3RD AND HUNTER STREETS MARKED "BENCHMARK", ELEVATION 428.29, NAVD 88.
- THIS PROPERTY IS ZONED GR.
- THE AREA OF THE PROPERTY IS 0.58 ACRES PRIOR TO SUBDIVIDING.
- THE PROPERTY IS LOCATED IN ZONE X (DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD) ON FIRM MAP 41039C1086F.
- THROUGH OBSERVATION IT HAS BEEN DETERMINED THAT THIS PROPERTY HAS NO LOW SPOTS THAT RETAIN WATER.
- THE NEAREST FIRE HYDRANTS ARE APPROXIMATELY EAST 362' FROM THE EASTERLY PROPERTY LINE AND WEST 368' FROM THE WESTERLY PROPERTY LINE. BOTH ARE LOCATED IN THE SOUTHERLY RIGHT-OF-WAY OF HUNTER ROAD.
- ALL LOTS WILL USE THE EXISTING CITY OF VENETA SEWAGE DISPOSAL SYSTEM.
- THE WIDTH OF PROPOSED ACCESS WILL BE 13.4' OF 2' IN DEPTH COMPACTED ASPHALT OF TOP OF 4' IN DEPTH COMPACTED 3/4" MINUS ROCK. (SEE TYPICAL ROADWAY SECTION BELOW)



WHITE, MARK & PATRICIA
ACCESSORS MAP 17-05-31-23
TAX LOT 2102
25147 E HUNTER RD
VENETA, OR 97487

DIANA M JOHNSON-MILLER REVOCABLE TRUST
ACCESSORS MAP 17-05-31-23
TAX LOT 2002
25175 E HUNTER RD
VENETA, OR 97487



LIST OF FOUND VEGETATION

- A 36" DIAM. MADRONE
- B 17" DIAM. PINE
- C 14" DIAM. PINE
- D 12" DIAM. PINE

LEGEND

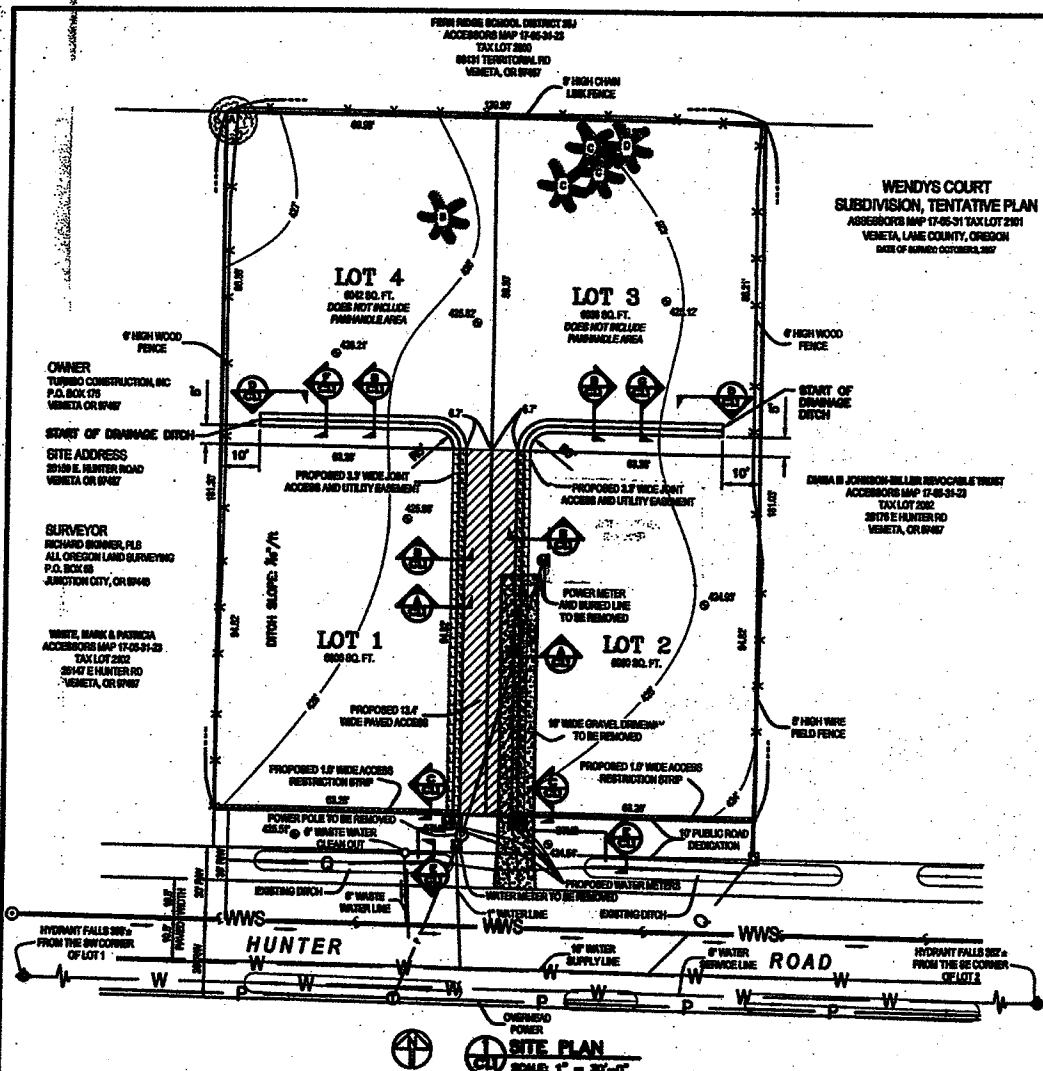
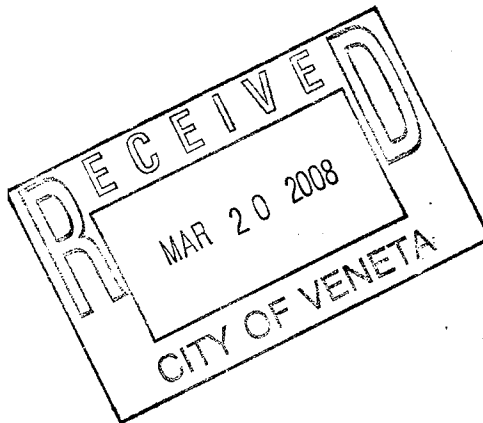
- ⊙ POWER POLE WITH TRANSFORMER
- P — OVERHEAD POWER LINE
- ⊖ POWER POLE WITHOUT TRANSFORMER, TO BE REMOVED
- ⊙ WWS WASTEWATER MANHOLE, LINE AND FLOW DIRECTION. FOLLOWS THE CENTERLINE OF HUNTER ROAD
- ⊙ WWS FIRE HYDRANT, WATER LINE AND METER
- ⊙ BURIED QWEST PHONE LINE AND PEDESTAL
- X — EXISTING FENCING
- EXISTING GRAVEL DRIVEWAY, TO BE REMOVED
- PROPOSED JOINT ACCESS, UTILITY AND STORM WATER DETENTION EASEMENT.
- PROPOSED 1.0' WIDE ACCESS RESTRICTION STRIP
- ⊙ SPOT ELEVATIONS
- 425' — ELEVATION CONTOURS
- BOUNDARY AND FLOW LINE OF ROADSIDE DITCHES WITH ARROWS INDICATING FLOW DIRECTION

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 12, 1988
RICHARD CARL SKINNER
869

RENEWAL DATE 06/30/08

ALL OREGON LAND SURVEYING
PO BOX 58 JUNCTION CITY OR 97448 541-935-0765



STORMWATER NOTES:

1. ALL INFORMATION REGARDING EXISTING CONDITIONS WAS PROVIDED BY "ALL OREGON LAND SURVEYING". MORTIER ENGINEERING IS ONLY RESPONSIBLE FOR NEW STORMWATER ELEMENTS.
2. INSTALL BURIED UTILITIES IN JOINT ACCESS AND UTILITY EASEMENT BEFORE BUILDING NEW DRAINAGE DITCH.
3. ALL STORMWATER PIPE IN RIGHT OF WAY AND BELOW DRIVEWAYS MUST BE CONCRETE OR METAL DESIGNED FOR BURIAL AND TRAFFIC LOADS. PROVIDE ENGINEER W/ PIPE SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
4. INSTALL CULVERTS AT ALL LOCATIONS WHERE DRIVEWAYS CROSS EXISTING OR PROPOSED DITCHES. PIPE SIZE 6" FOR ALL CULVERTS. ALL PIPES SLOPE $\frac{1}{8}$ " / ft IN DIRECTION OF FLOW.
5. VEGETATION FOR SWALE MAY BE GRASS TO MATCH THE EXISTING LAWN OR ANY WATER TOLERANT NON-INVASIVE GROUNDCOVER. VEGETATION MUST BE FIRMLY ESTABLISHED OR APPROVED EROSION CONTROL MEASURES INSTITUTED PRIOR TO USING DITCHES DURING THE RAIN SEASON (OCT-MAY). PLANTS WHICH REQUIRE LITTLE OR NO MOWING ARE PREFERRED BUT NOT REQUIRED.

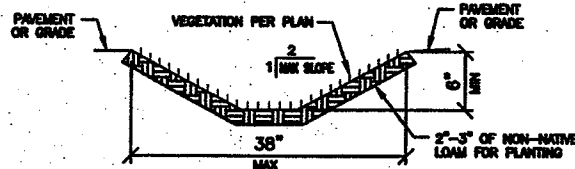
LIST OF FOUND VEGETATION

A	36" DIAM. MADRONE
B	17" DIAM. PINE
C	14" DIAM. PINE
D	12" DIAM. PINE

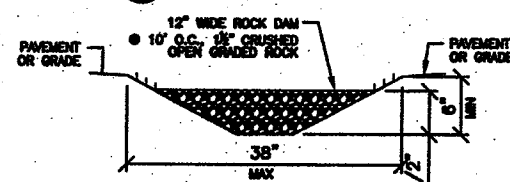
SURVEY NOTES

1. ELEVATIONS SHOWN ARE BY SURVEY OBSERVATION AND BASED UPON THE CITY OF VENETA BASS CAP LOCATED IN THE SIDEWALK ON THE SW CORNER OF 3RD AND HUNTER STREETS MARKED "BENCHMARK", ELEVATION 428.29, NAVD 88.

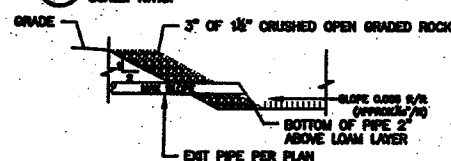
2. THIS PROPERTY IS ZONED GR.
3. THE AREA OF THE PROPERTY IS 0.58 ACRES PRIOR TO SUBDIVING.
4. THE EXISTING HOUSE WILL BE REMOVED.
5. THE PROPERTY IS LOCATED IN ZONE X (DETERMINED TO BE



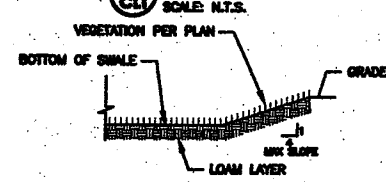
A GENERAL CROSS SECTION
SCALE: N.T.S.



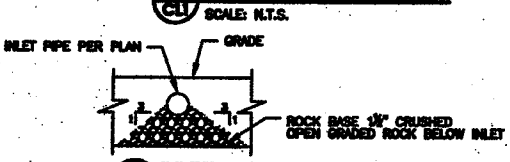
B CROSS SECTION @ ROCK DAMS
SCALE: N.T.S.



C DRIVEWAY DITCH EXIT
SCALE: N.T.S.

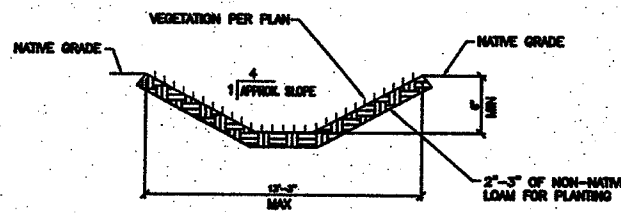


D DRIVEWAY DITCH-START
SCALE: N.T.S.

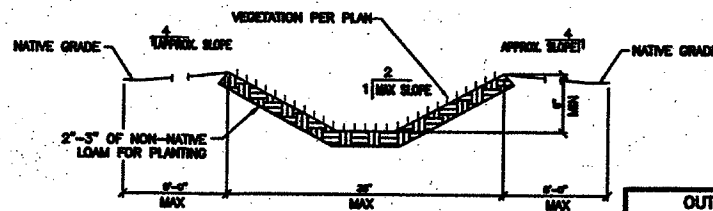


E INLET
SCALE: N.T.S.

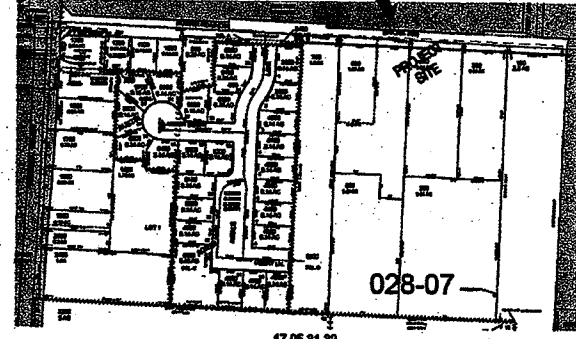
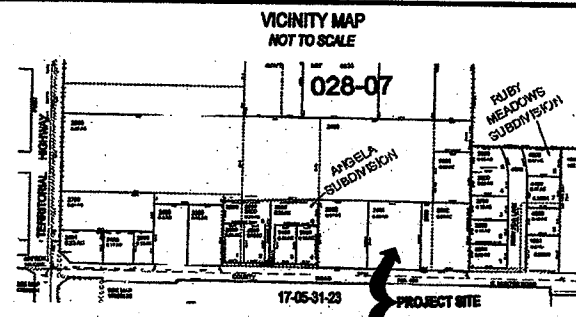
LIMITING PIPE FOR END OF DRIVEWAY DITCH CONT



F CROSS SECTION @ LOT 4
SCALE: N.T.S.



G CROSS SECTION @ LOT 3
SCALE: N.T.S.



2 VICINITY MAP
N.T.S.

LEGEND

- ⊕ POWER POLE WITH TRANSFORMER
- P- OVERHEAD POWER LINE
- ⊕ POWER POLE WITHOUT TRANSFORMER, TO BE REMOVED
- ⊙ WWS WASTEWATER MANHOLE, LINE AND FLOW DIRECTION. FOLLOWS THE CENTERLINE OF HUNTER ROAD
- ⊙ W-W FIRE HYDRANT, WATER LINE AND METER
- O- BURIED QWEST PHONE LINE AND PEDESTAL
- EXISTING FENCING
- ▨ EXISTING GRAVEL DRIVEWAY, TO BE REMOVED
- ▨ PROPOSED 13.4' WIDE PAVED ACCESS
- ▨ PROPOSED 3.3' PUBLIC UTILITY EASEMENT ON EITHER SIDE OF THE PANHANDLE AREA.
- ▨ PROPOSED 1.0' WIDE ACCESS RESTRICTION STRIP
- ⊙ SPOT ELEVATIONS
- 425'- ELEVATION CONTOURS
- === BOUNDARY AND FLOW LINE OF ROADSIDE DITCHES WITH ARROWS INDICATING FLOW DIRECTION
- STM 2- STORM PIPE W/ SIZE OF PIPE SHOWN $\frac{1}{8}$ " / ft FALL

OUTSIDE OF 500-YEAR FLOOD) ON FIRM MAP 41039C1086F.

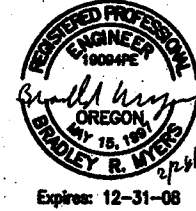
6. THROUGH OBSERVATION IT HAS BEEN DETERMINED THAT THIS PROPERTY HAS NO LOW SPOTS THAT RETAIN WATER.
7. THE NEAREST FIRE HYDRANTS ARE APPROXIMATELY EAST 362' FROM THE EASTERLY PROPERTY LINE AND WEST 368' FROM THE WESTERLY PROPERTY LINE. BOTH ARE LOCATED IN THE SOUTHERLY RIGHT-OF-WAY OF HUNTER ROAD.
8. ALL LOTS WILL USE THE EXISTING CITY OF VENETA SEWAGE DISPOSAL SYSTEM.

SITE ADDRESS
25159 E. HUNTER ROAD
VENETA OR 97487



**SITE PLAN
DETAILS**

STORMWATER PLAN
TURNBO CONSTRUCTION
P.O. BOX 175
VENETA, OR. 97487



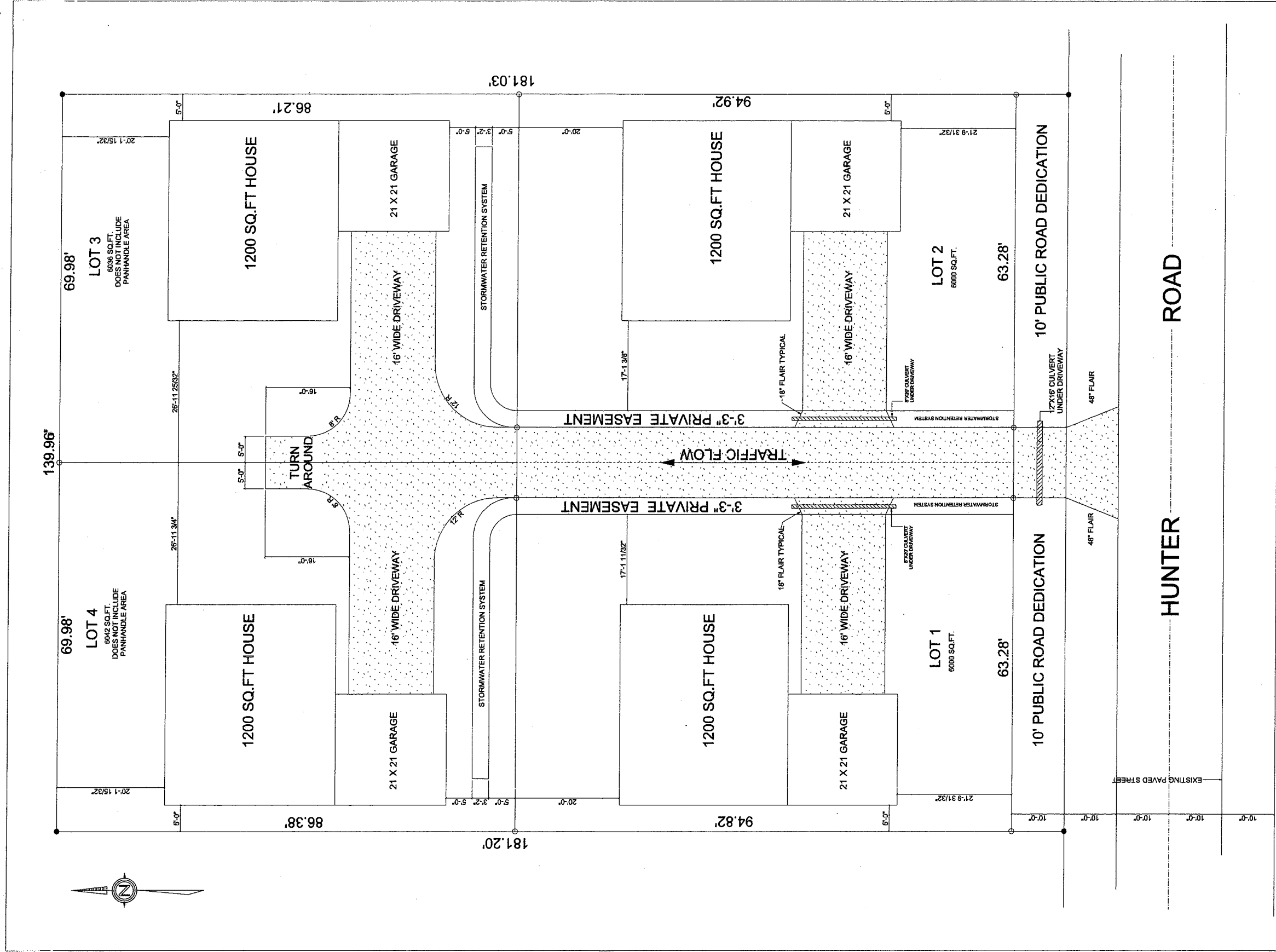
REVISIONS:
02/27/08
MORTIER ENGINEERING P.C.
1243 PEARL STREET
EUGENE, OREGON 97401
PHONE: (541) 484-9080
FAX: (541) 484-9889
THESE DRAWINGS ARE THE PROPERTY OF MORTIER ENGINEERING P.C. AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER EXCEPT WITH THE PROPER WRITTEN PERMISSION OF MORTIER ENGINEERING P.C.

DIMENSIONING NOTATION TAKES PRIORITY OVER SCALE. DO NOT SCALE DRAWINGS.

DATE: 12/10/07
FILE NAME: 18751
DRAWN BY: GBJ
CHK'D BY:
WORK ORDER NO. 18751-TJM
SHEET

C1.1
1 OF 1

RECEIVED
 MAR 20 2008
 CITY OF VENETA



WENDY'S COURT
 SUBDIVISION, TENTATIVE PLAN
 ASSESSOR'S MAP 17-05-31 TAX LOT 2101
 VENETA, LANE COUNTY, OREGON
 DATE OF SURVEY: OCTOBER 3, 2007

PLOT PLAN

1" = 20 FEET

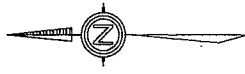
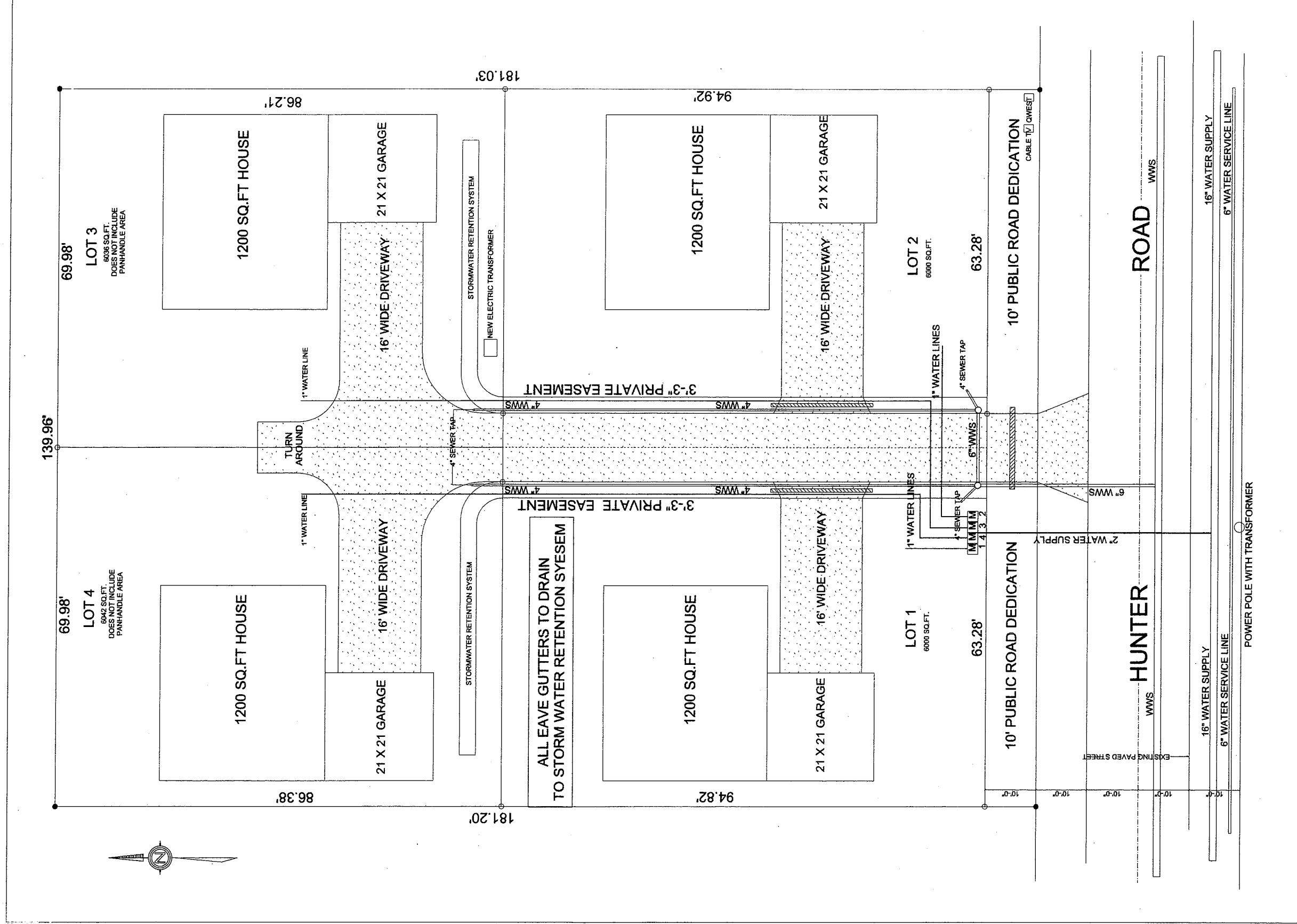
SIZE AND SHAPE OF HOUSES AND GARAGES
 MAY VARY. SET BACKS TO HOUSES AND
 GARAGES WILL BE ACCORDING TO ZONING
 REGULATIONS. A SEPARATE PERMIT WILL BE
 ACQUIRE FOR EACH DWELLING UNIT.

JNU DRAFTING & DESIGN
 1100 S. HUNTER ROAD, SUITE 100
 VENETA, OREGON 97684
 (503) 835-1100
 WWW.JNUDESIGN.COM

PROPOSED PLOT PLANS
 TRAFFIC FLOW & PARKING PLAN

TUMAC CONSTRUCTION INC.
 1100 S. HUNTER ROAD, SUITE 100
 VENETA, OREGON 97684
 (503) 835-1100
 WWW.TUMACCONSTRUCTION.COM

RECEIVED
 MAR 20 2008
 CITY OF VENETA



HORIZONTAL CONTROL PLAN
 1" = 20 FEET

WENDY'S COURT
 SUBDIVISION, TENTATIVE PLAN
 ASSESSOR'S MAP 17-05-31 TAX LOT 2101
 VENETA, LANE COUNTY, OREGON
 DATE OF SURVEY: OCTOBER 3, 2007

JMJ DRAFTING & DESIGN
 1100 CONSTRUCTION, INC.
 PROPOSED PLOT PLANS
 TRAFFIC FLOW & PARKING PLAN