

**Lowell City Council/Planning Commission
Joint Meeting
Wednesday, January 3, 2024 at 6:00 pm**

**Lowell Rural Fire Protection District Fire Station 1
389 N. Pioneer Street, Lowell, OR 97452**

Joint Meeting Agenda

Call to Order/Roll Call/Pledge of Allegiance

Councilors: Mayor Bennett ___ Harris ___ Stratis ___ Weathers ___ Murray ___
Commissioners: Kintzley ___ George ___ Trimble ___ Petrie ___ Sirois ___

Approval of Agenda

New Business

1. Pursuant to Lowell Revised Code Section 9.462, the Planning Commission and City Council are holding a joint meeting for an informal review of Land Use Application #2023-04, "North Hyland Planned Development District." – Discussion/ Possible action
 - a. Brief explanation on the planned development district process – Henry Hearley, Associate Planner, Lane Council of Governments; Jeremy Caudle, City Administrator.
 - b. Presentation by the applicant – Luke Designs and Engineering; Ledbetter Investments.
 - c. Questions and discussion from the Planning Commission/City Council.

At this time, the Planning Commission/City Council may approve a motion for preliminary approval of the application in principle (with or without modifications), or denial of the application.

Adjourn the Joint Meeting

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or other accommodations for persons with disabilities must be made at least 48 hours before the meeting to City Clerk Sam Dragt at 541-937-2157.

Land Use Permit Application

Site Plan Review Lot Line Adjustment Partition Subdivision
 Conditional Use Variance Map Amendment Text Amendment
 Annexation Vacation Other, specify PDD Conceptual plan review

Please complete the following application. If any pertinent required information or material is missing or incomplete, the application will not be considered complete for further processing. If you have any questions about filling out this application, please contact staff at Lowell City Hall, phone (541) 937-2157, 107 East Third, Lowell.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Map# See attached paperwork Lot # _____
Map# _____ Lot # _____
Map# _____ Lot # _____

Street Address (if applicable): End of Hyland/ end of Carol st.

Area of Request (square feet/acres): 4.80 acres +/-

Existing Zoning: R-1

Existing Use of the Property: Bare land

Proposed Use of the Property Townhouse subdivision

Pre-application Conference Held: No _____ Yes If so, Date 01-2023

Submittal Requirements:

1. Copy of deed showing ownership or purchase contract with property legal description.
2. Site Plan/Tentative Plan with, as a minimum, all required information. Submit one copy of all plans 11x17 or smaller; 12 copies of all plans larger than 11x17. (See attached checklist for required information)
3. Applicant's Statement: Explain the request in as much detail as possible. Provide all information that will help the decision makers evaluate the application, including addressing each of the decision criteria for the requested land use action.
- _____ 4. Other submittals required by the City or provided by the applicant. Please List.
 - a. _____
 - b. _____
 - c. _____
 - d. _____
 - e. _____
 - f. _____
5. Filing Fee: Amount Due: \$3,300.00

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that incomplete applications may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge. I (We) also acknowledge that if the total cost to the City to process this application exceeds 125% of the application fee, we will be required to reimburse the City for those additional costs in accordance with Ordinance 228.

PROPERTY OWNER

Name (print): JJLM, LLC Phone: 541-953-3575

Address: 7000 Robert Dixon Dr

City/State/Zip: Austin, Texas 78749

Signature: 

APPLICANT, if Different

Name (print): Wyatt Ledbetter Phone: 541-606-2228

Company/Organization: Ledbetter Investments

Address: 356 37th st.

City/State/Zip: Springfield, Oregon. 97478

Signature: 

E-mail (if applicable): Lyatt@comcast.net

APPLICANTS REPRESENTATIVE, if applicable

Name (print): _____ Phone: _____

Company/Organization: _____

Address: _____

City/State/Zip: _____

E-mail (if applicable): _____

For City Use. Application Number 2023-04

Date Submitted: 12/20/23 Received by: J. Caudle Fee Receipt # 209980451

Date Application Complete: _____ Reviewed by: _____

Date of Hearing: 1/3/23 Date of Decision _____ Date of Notice of Decision _____

TRUST DEED

THIS TRUST DEED, made on day 23 of December, 2021, between JJLM, LLC, a Delaware limited liability company, as Grantor, CASCADE TITLE COMPANY, as Trustee, and C AND S DEVELOPMENTS, INC., an Oregon corporation, as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Lane County, Oregon, described as:

PARCEL 1:

Lot 8, STONERIDGE ESTATES, as platted and recorded November 12, 2009, Reception No. , Lane County Deeds and Records, in Lane County, Oregon.

PARCEL 2:

Lots 2, 3, 4, 5 and 6, Block 1, Lots 1, 2 and 3, Block 2 and Lots 1 and 2, Block 3, LOWELL HEIGHTS, as platted and recorded in Book 64, Page 15, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying South of the North line of SAV-MOR PARK, as platted and recorded in File 73, Slide 363, Lane County Oregon Plat Records, in Lane County, Oregon.

PARCEL 3:

NOTE: The Trust Deed Act provides that the Trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company, or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

TRUST DEED

JJLM, LLC, a Delaware limited liability company
7000 ROBERT DIXON DRIVE
AUSTIN, TX 78749

Grantor

C AND S DEVELOPMENTS, INC.,
an Oregon corporation
91310 TERRITORIAL HWY
JUNCTION CITY, OR 97448

Beneficiary

After recording return to
CASCADE TITLE COMPANY
811 WILLAMETTE STREET
EUGENE OR 97401
TDDUES (AJB)

PROPERTY DESCRIPTION

PARCEL 1:

Lot 8, STONERIDGE ESTATES, as platted and recorded November 12, 2009, Reception No. 2009-063028, Lane County Deeds and Records, in Lane County, Oregon.

PARCEL 2:

Lots 2, 3, 4, 5 and 6, Block 1, Lots 1, 2 and 3, Block 2 and Lots 1 and 2, Block 3, LOWELL HEIGHTS, as platted and recorded in Book 64, Page 15, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying South of the North line of SAV-MOR PARK, as platted and recorded in File 73, Slide 363, Lane County Oregon Plat Records, in Lane County, Oregon.

PARCEL 3:

Beginning at the original Northeast corner of the PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, said point being 881.6 feet West and 161.9 feet South of the Northeast corner of J. Barkdull Donation Land Claim No. 63, in Township 19 South, Range 1 West of the Willamette Meridian; thence North 02° 31' East, 162.0 feet; thence North 05° 00' West, 296.41 feet to the true point of beginning, said true point of beginning being the intersection of the North line of Fourth Street and the West boundary line of the United States Reservation; thence South 89° 30' West along the North line of Fourth Street, 527.79 feet; thence North 1040.05 feet to the South line of Sixth Street; thence North 89° 30' East to the West line of the United States Reservation; thence Southerly tracing the West line of said United States Reservation, to the true point of beginning, in Lane County, Oregon.

EXCEPT that portion lying Westerly of the Easterly line of LOWELL HEIGHTS, as platted and recorded in Book 64, Page 15, Lane County Oregon Plat Records, in Lane County, Oregon.

ALSO EXCEPT that portion lying Westerly of the Easterly line of SAV-MOR PARK, as platted and recorded in File 73, Slide 363, Lane County Oregon Plat Records, in Lane County, Oregon.

ALSO EXCEPT that portion lying within the Plat of STONERIDGE ESTATES, as platted and recorded November 12, 2009, Reception No. 2009-063028, Lane County Deeds and Records, in Lane County, Oregon.

Continue-

Property Description Continued-

PARCEL 4:

Beginning at the original Northeast corner of the PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, said point being 881.6 feet West and 161.9 feet South of the Northeast corner of J. Barkdull Donation Land Claim No. 63, in Township 19 South, Range 1 West of the Willamette Meridian; thence North 02° 31' East, 162.0 feet; thence North 05° 00' West, 296.41 feet to the true point of beginning, said true point of beginning being the intersection of the North line of Fourth Street and the West boundary line of the United States Reservation; thence South 89° 30' West along the North line of Fourth Street, 527.79 feet; thence North 1040.05 feet to the South line of Sixth Street; thence North 89° 30' East to the West line of the United States Reservation; thence Southerly tracing the West line of said United States Reservation, to the true point of beginning, in Lane County, Oregon.

EXCEPT that portion lying Easterly of the Westerly line of LOWELL HEIGHTS, as platted and recorded in Book 64, Page 15, Lane County Oregon Plat Records, in Lane County, Oregon.

ALSO EXCEPT that portion lying Easterly of the Westerly line of SAV-MOR PARK, as platted and recorded in File 73, Slide 363, Lane County Oregon Plat Records, in Lane County, Oregon.

ALSO EXCEPT that portion described in Quitclaim Deed to the City of Lowell, recorded November 10, 1997, Reception No. 9776619, Lane County Official Records, in Lane County, Oregon.

Assessor's Map and Tax Lot Numbers second page.

Map# 190111330	Lot# 3400
190111330	3500
190111330	3600
190111330	3700
190111330	3800
190111330	3900
190111330	4000
190111330	4100

Big Lot
Map#1901142100 Lot #500

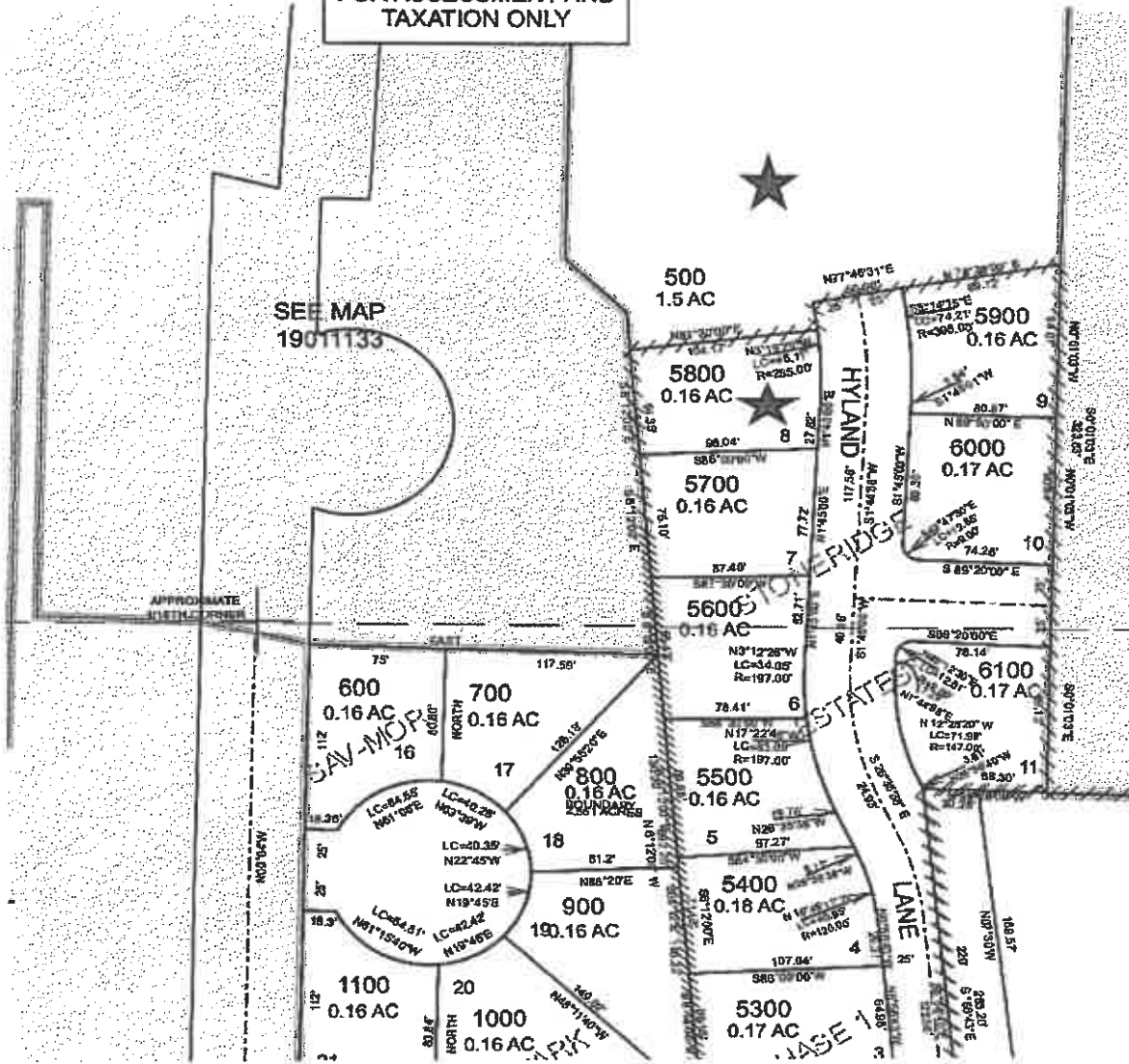
15' section along north side
Map# 190111330 Lot#6600

CTC

CASCADE TITLE CO.

MAP NO.
19-01-14-21

FOR ASSESSMENT AND
TAXATION ONLY



THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.

CASCAD E TITLE CO.

MAP NO.
19-01-11-33



THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.

The Hyland Lane PDD

Ledbetter Investments
356 37th st.
Springfield, Or. 97478
541-606-2228
Lyatt@comcast.net

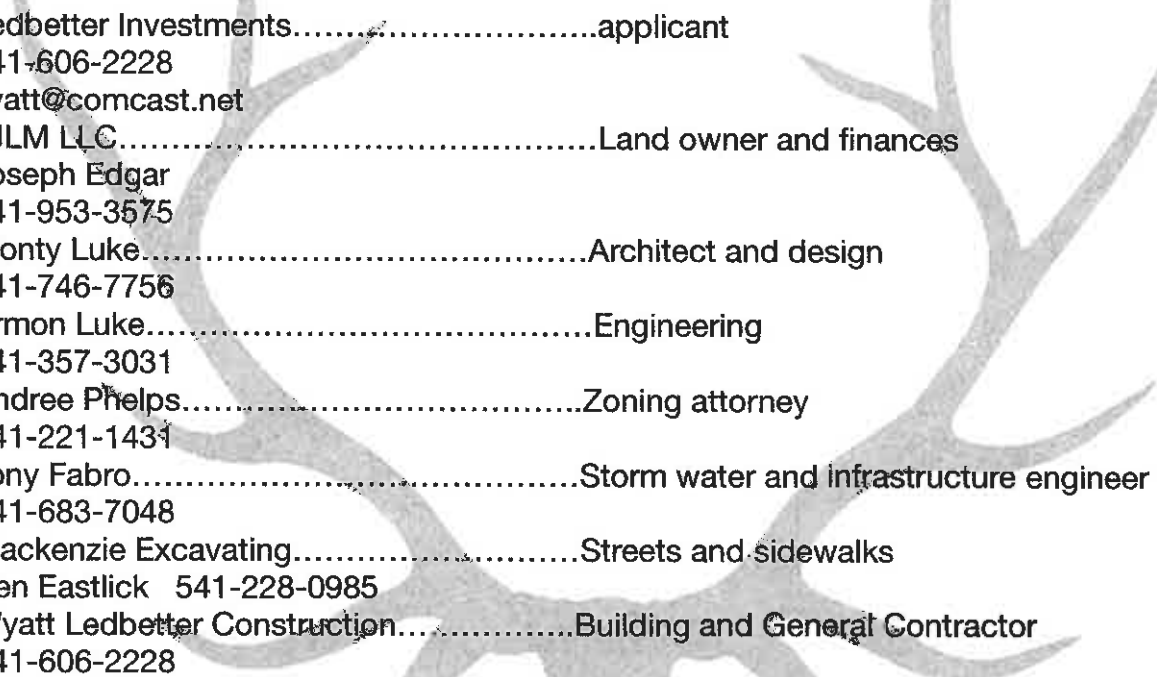
Job Narrative for Hyland Lane Project

Ledbetter Investments and JJLM llc want to thank you for taking a moment to read over our proposed subdivision in the city of Lowell, Oregon. It is our intentions to build 74 new family dwellings on the property located at the end of Hyland dr. and Carol st. We are looking forward to working with Jeremy and the city of Lowell for our project. We are excited to bring in new and affordable housing to the Lowell community. It is our goal to have 3 different style of housing to address many different needs. We are proposing 42 townhouse style units, 3 bedroom 2 bath 1358 sq. ft. units with garages, 24 ADU style housing that supports handicap access, and 8 custom built homesites. We believe this will help with many housing needs in the area. We are excited to be able to provide housing for teachers, city employees, new families moving to the area, new families needing their first home, retiring couples, people needing handicap living, and anyone who wants to own a home. We plan on selling all these units, we believe homeowners owning their own home is very important. This will be affordable housing for any family wanting home ownership. We are also proposing a fenced dog park and a community park at this location. There will be the Hyland HOA in place to maintain the facilities. We will be finishing paving Hyland dr. and Carol st. out to 6th st. and paving 6th st down to D st. We believe this will help with traffic and access to the new site. We will be installing street lights, sidewalks and curbs for pedestrian access and safety. All parking is designed to be off street parking. As of right now the property is zoned for single family housing. We are proposing to have the property rezoned to R3 and proposing a PDD to allow this project to move forward. We have been in communication with Lane Electric and city officials and have been encouraged that both Lane Electric and city facilities can handle this size of a project. We would like to start construction by late June-early July 2024. The roads and infrastructure will take anywhere from 3 to 6 months to complete. We would begin housing construction as soon as we are able, once roads and infrastructure allows us.

The Hyland Lane PDD

Ledbetter Investments
356 37th st.
Springfield, Or. 97478
541-606-2228
Lyatt@comcast.net

Design Team



Ledbetter Investments.....applicant
541-606-2228
Lyatt@comcast.net
JJLM LLC.....Land owner and finances
Joseph Edgar
541-953-3575
Monty Luke.....Architect and design
541-746-7756
Armon Luke.....Engineering
541-357-3031
Andree Phelps.....Zoning attorney
541-221-1431
Tony Fabro.....Storm water and infrastructure engineer
541-683-7048
Mackenzie Excavating.....Streets and sidewalks
Ken Eastlick 541-228-0985
Wyatt Ledbetter Construction.....Building and General Contractor
541-606-2228

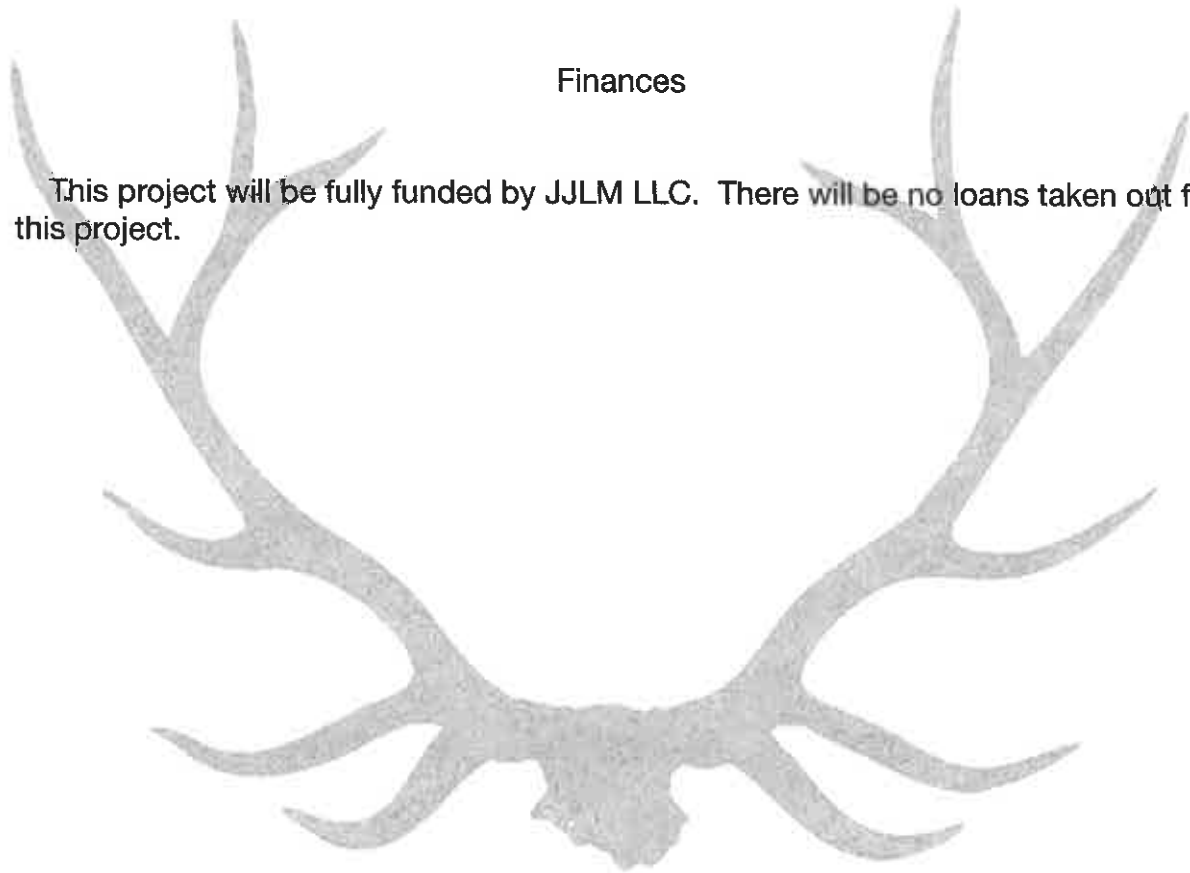
Date December 20, 2023

The Hyland Lane PDD

Ledbetter Investments
356 37th st.
Springfield, Or. 97478
541-606-2228
Lyatt@comcast.net

Finances

This project will be fully funded by JJLM LLC. There will be no loans taken out for this project.





City of Lowell
PO Box 490 | 70 N Pioneer St.
Lowell, OR 97452
(541) 937-2157
www.ci.lowell.or.us

XBP Confirmation Number: 161327950

▶ Transaction detail for payment to City of Lowell.		Date: 12/20/2023 - 5:13:48 PM MT	
Transaction Number: 209980451 Visa — XXXX-XXXX-XXXX-4372 Status: Successful			
Account #	Item	Quantity	Item Amount
	Land Use Permit	1	\$3300.00
Notes: L 2023 04			


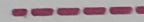
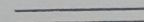




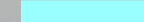
TOTAL: \$3300.00

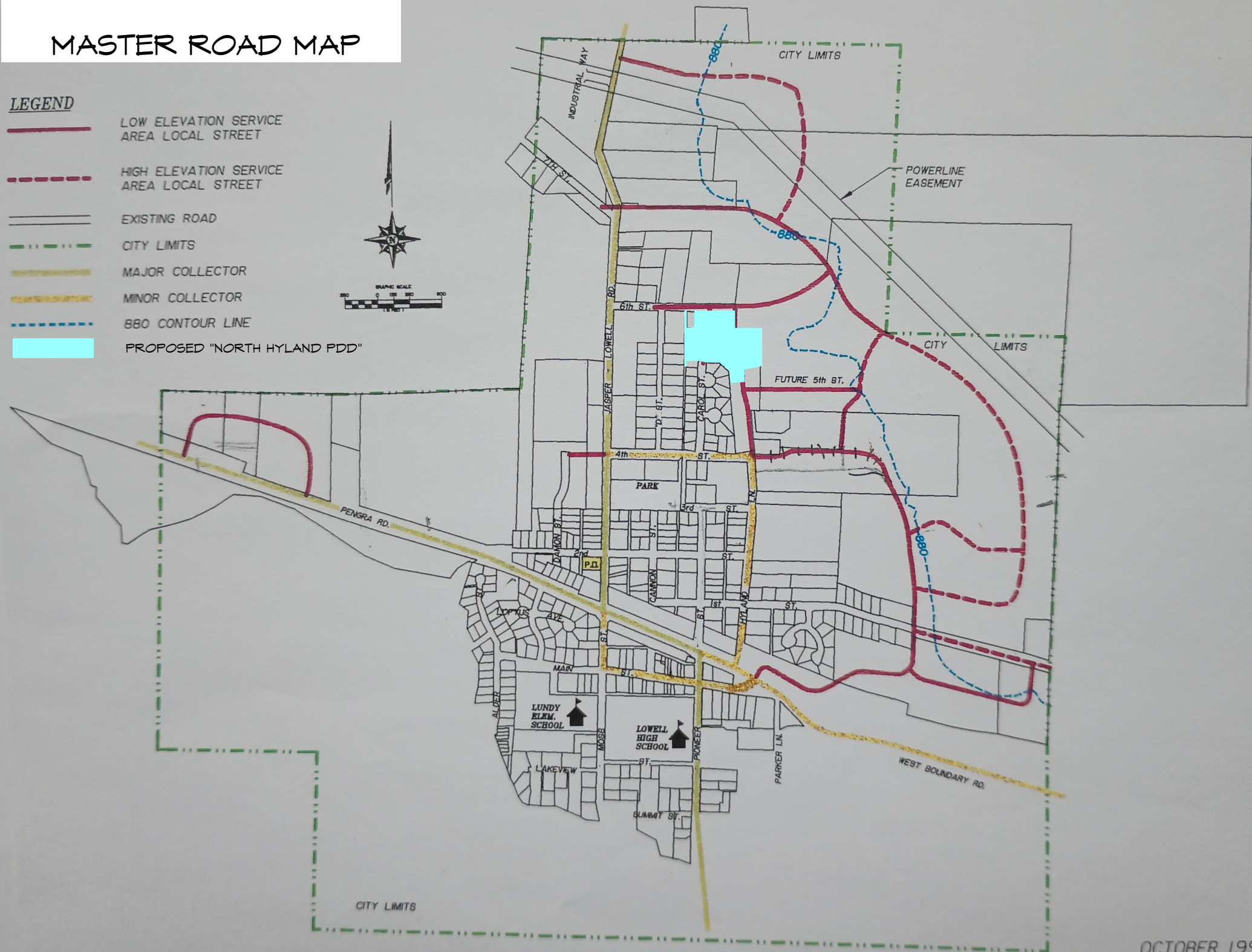
Billing Information
Wyatt Ledbetter
, 78749

Transaction taken by: Admin sdragt

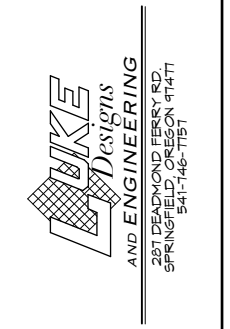
VACINITY AND MASTER ROAD MAP

LEGEND

-  LOW ELEVATION SERVICE AREA LOCAL STREET
-  HIGH ELEVATION SERVICE AREA LOCAL STREET
-  EXISTING ROAD
-  CITY LIMITS
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  880 CONTOUR LINE
-  PROPOSED "NORTH HYLAND PDD"



OCTOBER 1999



NORTH HYLAND PDD
VACINITY AND
MASTER ROAD MAP

PROPOSED LAND USE APPLICATION FOR:
LEDBETTER INVESTMENTS
LOCATED OFF NORTH HYLAND LANE IN
LOWELL, LANE COUNTY, OREGON 97452
CONTRACTOR: WYATT LEDBETTER
MOBILE #541-606-2228



PRELIMINARY

THESE DRAWINGS ARE THE PROPERTY OF LUKE DESIGNS AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER EXCEPT WITH THE PROPER WRITTEN PERMISSION OF LUKE DESIGNS, INC.

DATE: DEC. 20, 2023
REVISED:
DRAWN BY: MONTY LUKE
CHECKED BY:

JOB #1059
SHEET 1 OF 9
PAPER SIZE @ 11" X 17"



LEGEND

- (A) EXISTING TREES TO REMAIN
 - (B) NEW PROPOSED TREES
- PROPOSED PDD TO CREATE (52) TOTAL LOTS AS FOLLOWS:

NOTE: LOTS 1 AND 2 WILL EACH HAVE A (12) UNIT, ONE BEDROOM APARTMENT WITH THE LOWER (6) UNITS BEING ADA APPROVED. SEE PAGE (5) FOR PROPOSED DESIGN

LOTS 1 AND 2 WILL PROVIDE A TOTAL OF (26) ON SITE PARKING WITH (4) ADA APPROVED PARKING STALLS AS SHOWN

NOTE: LOTS 3 THRU 44 WILL EACH HAVE A ZERO LOT LINE THREE BEDROOM TOWNHOME ON IT WITH ITS OWN DEED, BUT WILL BE PART OF AN HOA. SEE PAGE (3) & (4) FOR THE PROPOSED DESIGN

EACH TOWNHOME HAS (2) ON SITE PARKING SPACES, ONE IN THE GARAGE, AND ONE IN IN FRONT OF THE GARAGE

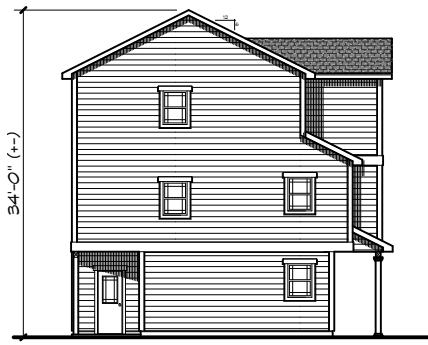
NOTE: LOT 45 IS A PROPOSED PARK WITH PAVILION AND PLAY STRUCTURE TO BE OPERATED BY THE HOA, AND BE FULLY OPEN TO THE PUBLIC. SEE PAGE (6) FOR THE PROPOSED DESIGN

THE PARK WILL ALSO HAVE (2) PARKING STALLS WITH ONE BEING ADA APPROVED

NOTE: LOTS 46 THRU 52 WILL BE A 6,000 SQ. FOOT (MIN) RESIDENTIAL HOME LOT

- (A) ABOVE GROUND RETENTION POND HERE
- (B) 6' HIGH CEDAR PRIVACY FENCE CONT. AS SHOWN HERE (TYP)
- (C) 6' HIGH CEDAR PRIVACY FENCE CONT. AT ALL REAR YARDS AS SHOWN HERE
- (D) 5' WIDE, 4" THICK CITY APPROVED CONC. SIDEWALK WITH 6" ROAD CURB CONT. AT ALL STREET EDGES (TYP)
- (E) 5' WIDE, 4" THICK CONC. SIDEWALK (TYP)
- (F) APPROVED STREET LIGHT AT THIS LOCATION (4) TOTAL AS MERKED
- (G) APPROVED "STOP SIGN" AT THIS LOCATON

SITE PLAN
SCALE @ 1" = 60'



RIGHT SIDE ELEVATION
SCALE @ 1" = 20'-0"

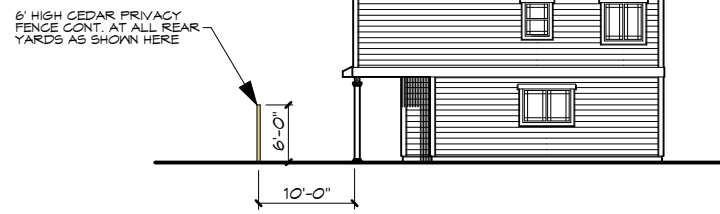


BUILDING #3 FRONT SIDE ELEVATION
SCALE @ 1" = 20'-0"

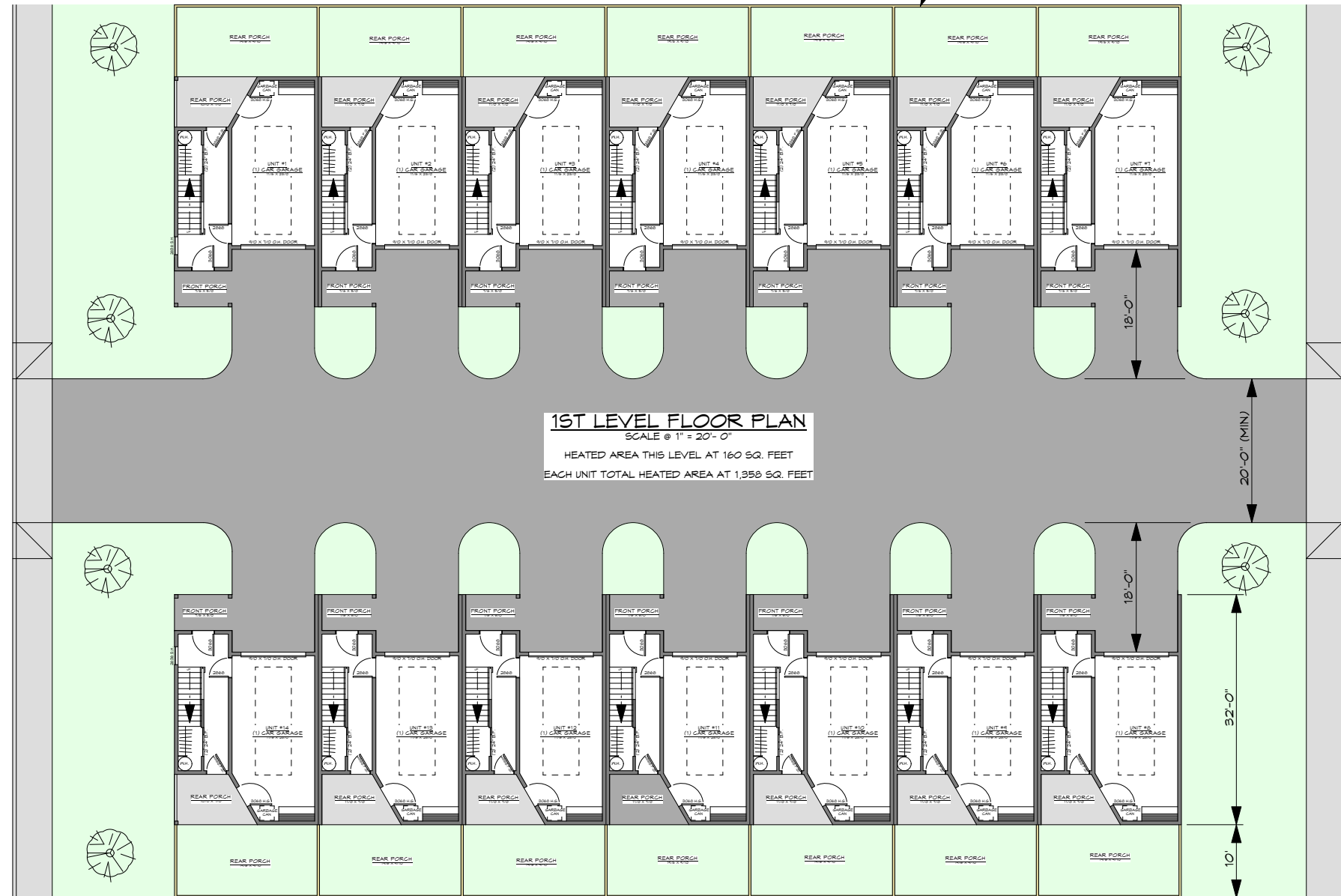
6' HIGH CEDAR PRIVACY
FENCE CONT. AT ALL REAR
YARDS AS SHOWN HERE



BACK SIDE ELEVATION
SCALE @ 1" = 20'-0"



LEFT SIDE ELEVATION
SCALE @ 1" = 20'-0"



1ST LEVEL FLOOR PLAN
SCALE @ 1" = 20'-0"
HEATED AREA THIS LEVEL AT 160 SQ. FEET
EACH UNIT TOTAL HEATED AREA AT 1,358 SQ. FEET

BUILDING #3, (3) BEDROOM UNITS, #1 THRU #7
(7) UNIT TOWNHOME DESIGN
SCALE @ 1" = 20'-0"
EACH UNIT TOTAL HEATED AREA AT 1,365 SQ. FEET
(7) UNIT TOTAL HEATED AREA @ 9,555 SQ. FEET

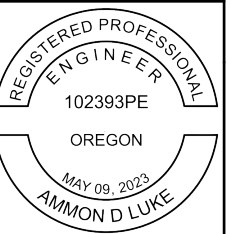
NEW TOWNHOUSE DESIGN FOR:
LEDBETTER INVESTMENTS
LOCATED OFF NORTH HYLAND LANE IN
LOWELL, LANE COUNTY, OREGON 97452
CONTRACTOR: AYATT LEDBETTER
MOBILE #541-606-2225



EXPIRES: 12-31-2024
PRELIMINARY

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DATE: DEC. 20, 2023
REVISED:
DRAFTED BY: MONTY LUKE
CHKD BY:



EXPIRES: 12-31-2024

PRELIMINARY

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DATE: DEC. 20, 2023

REVISED:

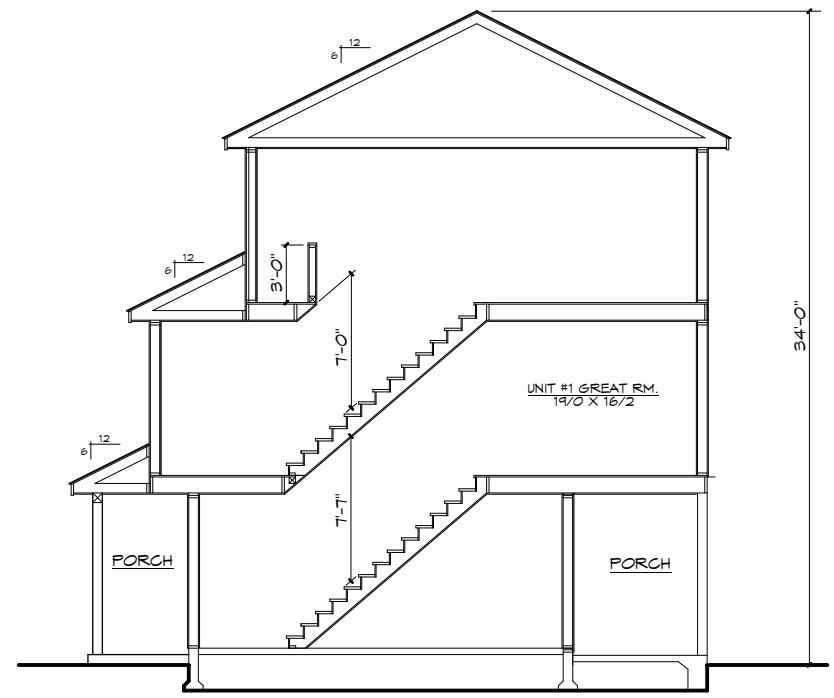
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CHKD BY:

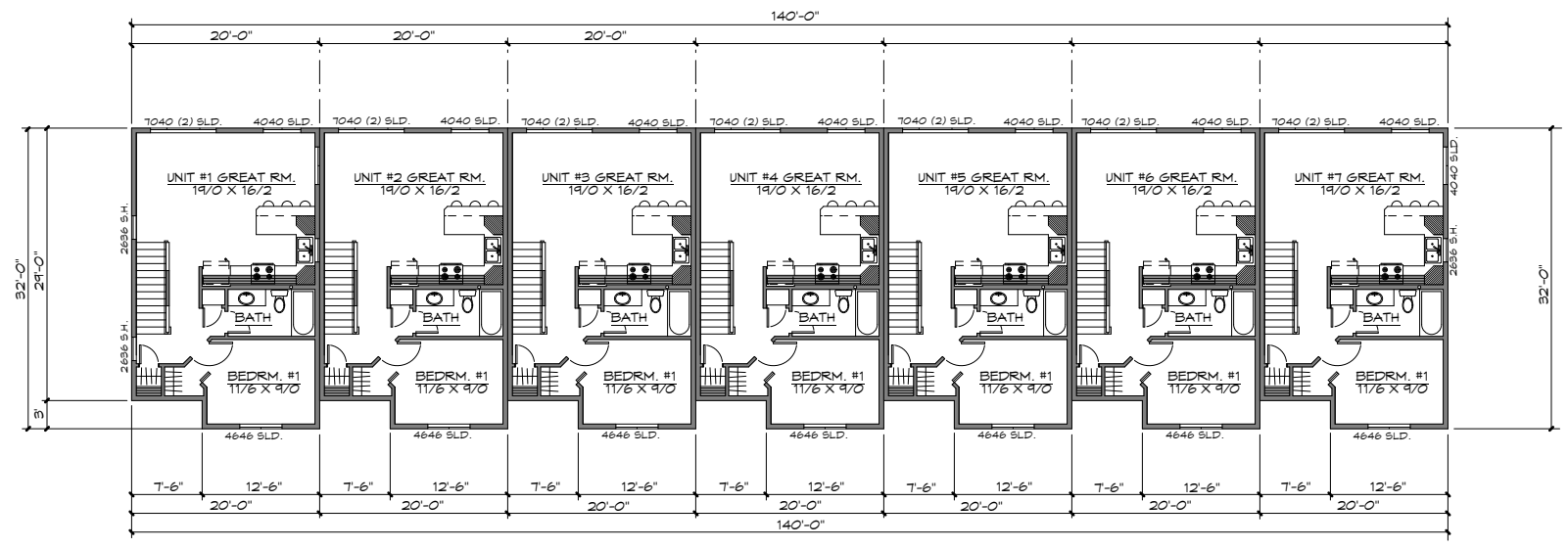
JOB #1059

SHEET **4 OF 9**

PAPER SIZE @ 17" X 11"

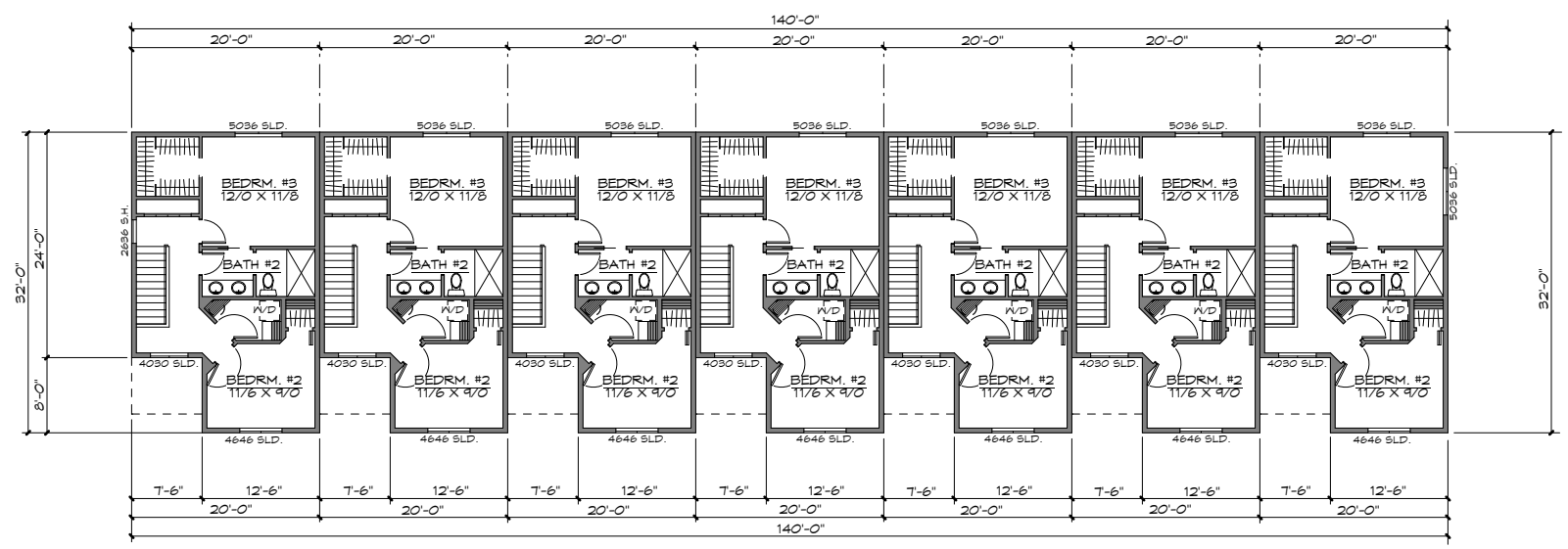


SECTION DRAWING
SCALE @ 1" = 4'-0"



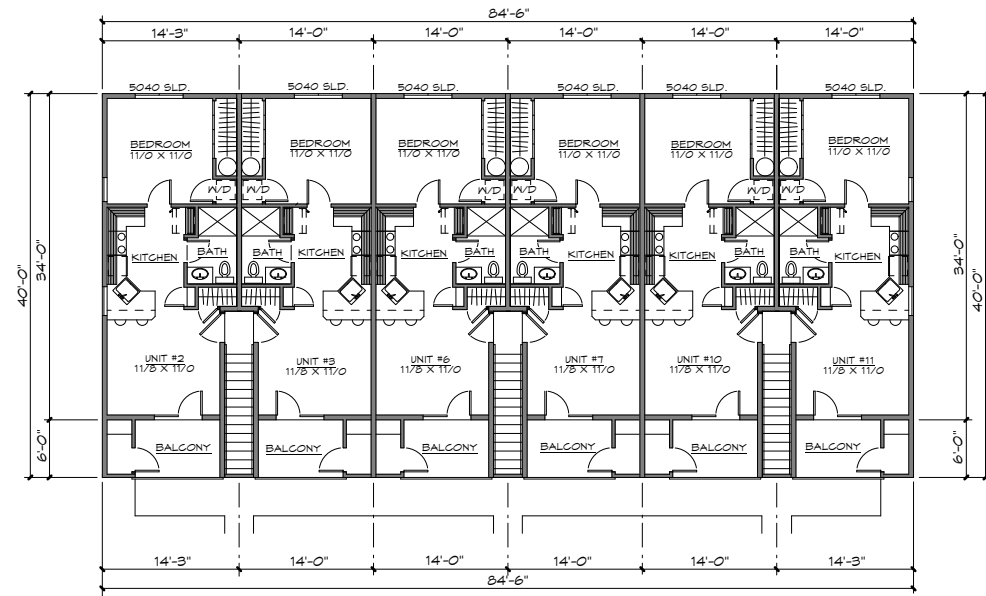
2ND LEVEL FLOOR PLAN
SCALE @ 1" = 20'-0"

HEATED AREA THIS LEVEL AT 618 SQ. FEET
EACH UNIT TOTAL HEATED AREA AT 1,358 SQ. FEET



3RD LEVEL FLOOR PLAN
SCALE @ 1" = 20'-0"

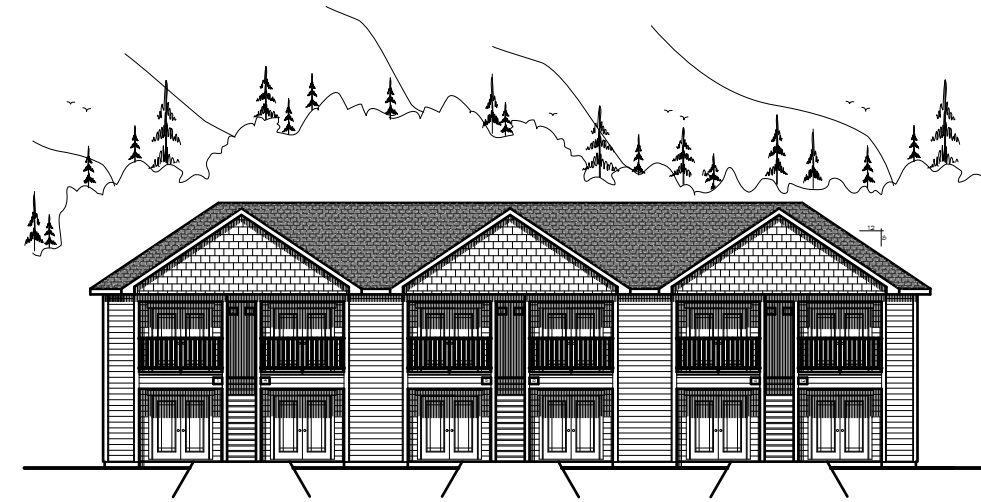
HEATED AREA THIS LEVEL AT 580 SQ. FEET
EACH UNIT TOTAL HEATED AREA AT 1,358 SQ. FEET



2ND LEVEL FLOOR PLAN

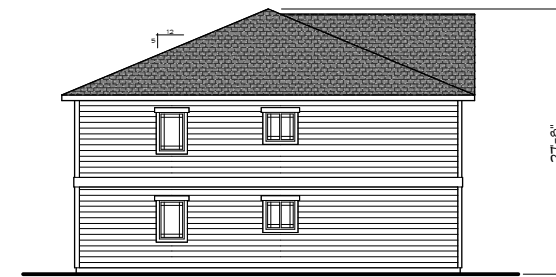
SCALE @ 1" = 20'-0"

EACH UNIT TOTAL HEATED AREA @ 476 SQ. FEET
TOTAL HEATED AREA THIS FLOOR @ 2,873 SQ. FEET



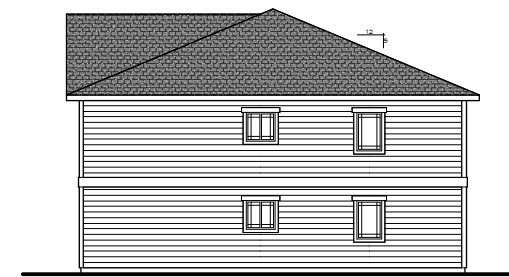
STREET FACING ELEVATION

SCALE @ 1" = 20'-0"



LEFT SIDE ELEVATION

SCALE @ 1" = 20'-0"



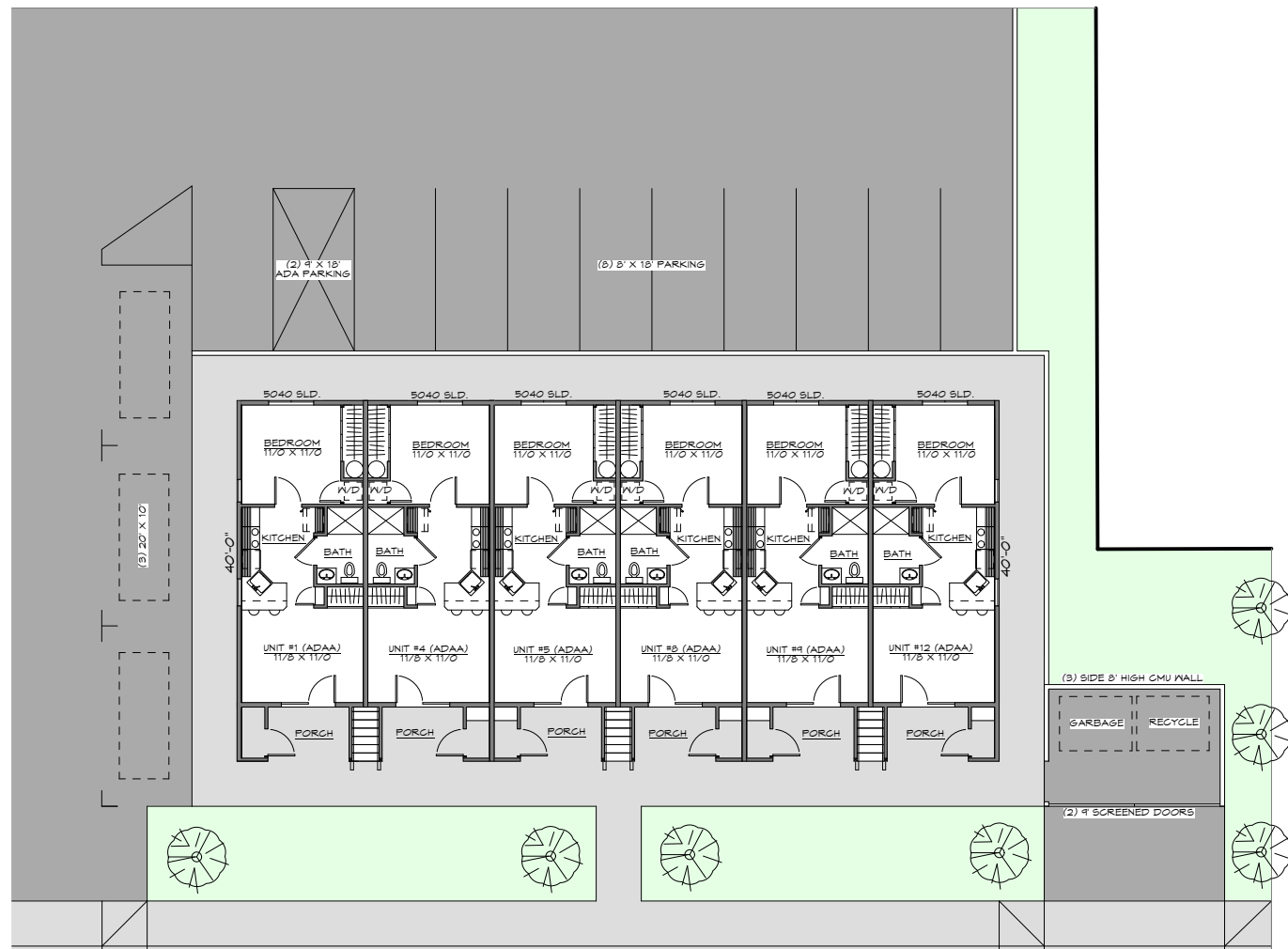
RIGHT SIDE ELEVATION

SCALE @ 1" = 20'-0"



BACK SIDE ELEVATION

SCALE @ 1" = 20'-0"



CAROL STREET



PROPOSED PAVILION



PROPOSED PLAY STRUCTURE



EXPIRES: 12-31-2024

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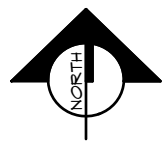
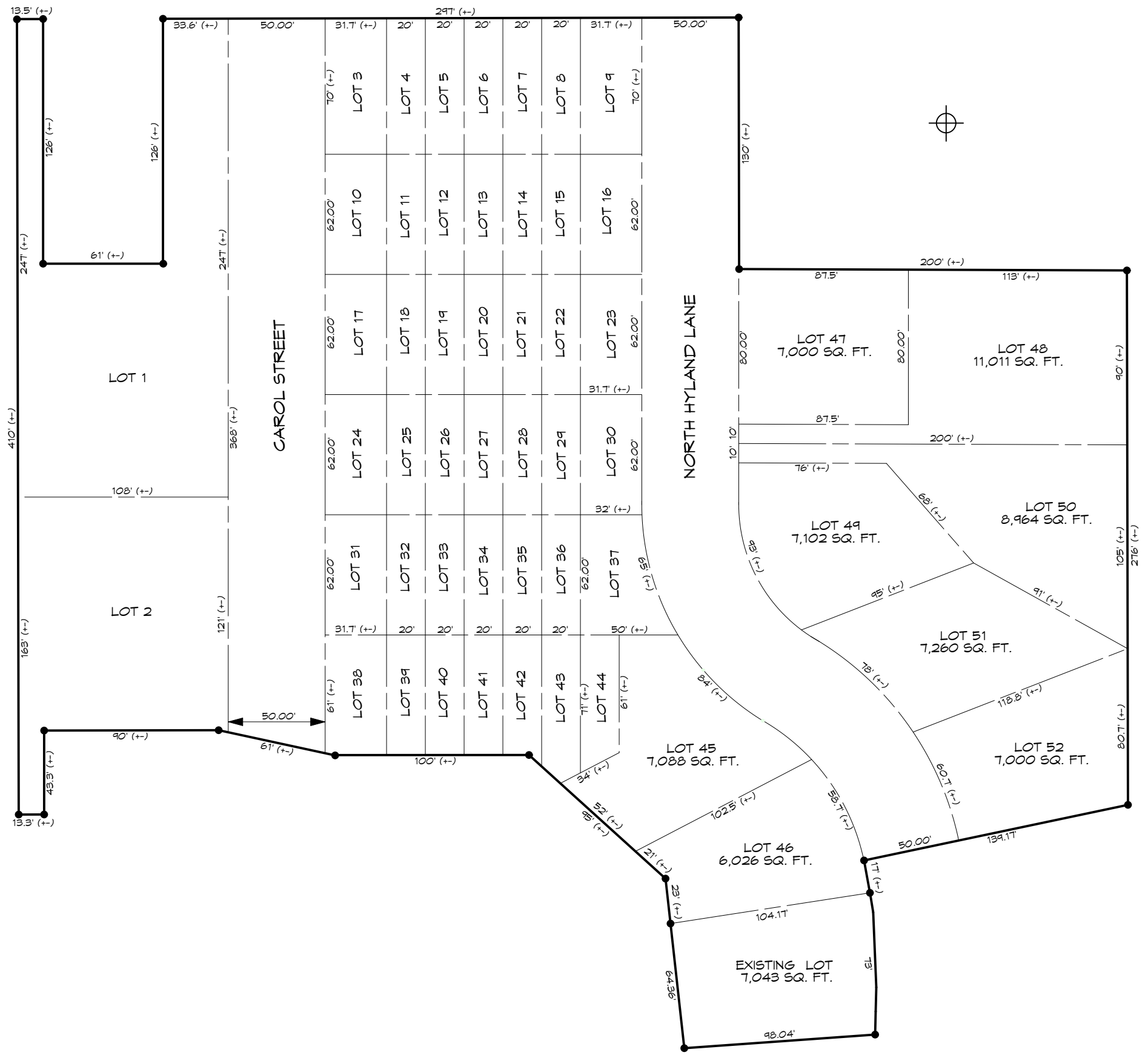
DRAFTED BY: MONTY LUKE

CHKD BY:

JOB #1059

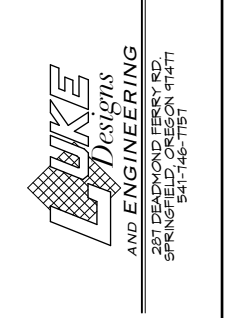
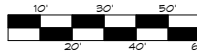
SHEET **6 OF 9**

PAPER SIZE @ 17" X 11"



SITE PLAN

SCALE @ 1" = 60'-0"



NORTH HYLAND PDD
PROPERTY LINES
SCALE @ 1" = 60'-0"

PROPOSED LAND USE APPLICATION FOR:
LEDBETTER INVESTMENTS
LOCATED OFF NORTH HYLAND LANE IN
LOWELL, LAKE COUNTY, OREGON 97452
CONTRACTOR: MYATT LEDBETTER
MOBILE #541-606-2225

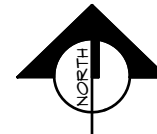
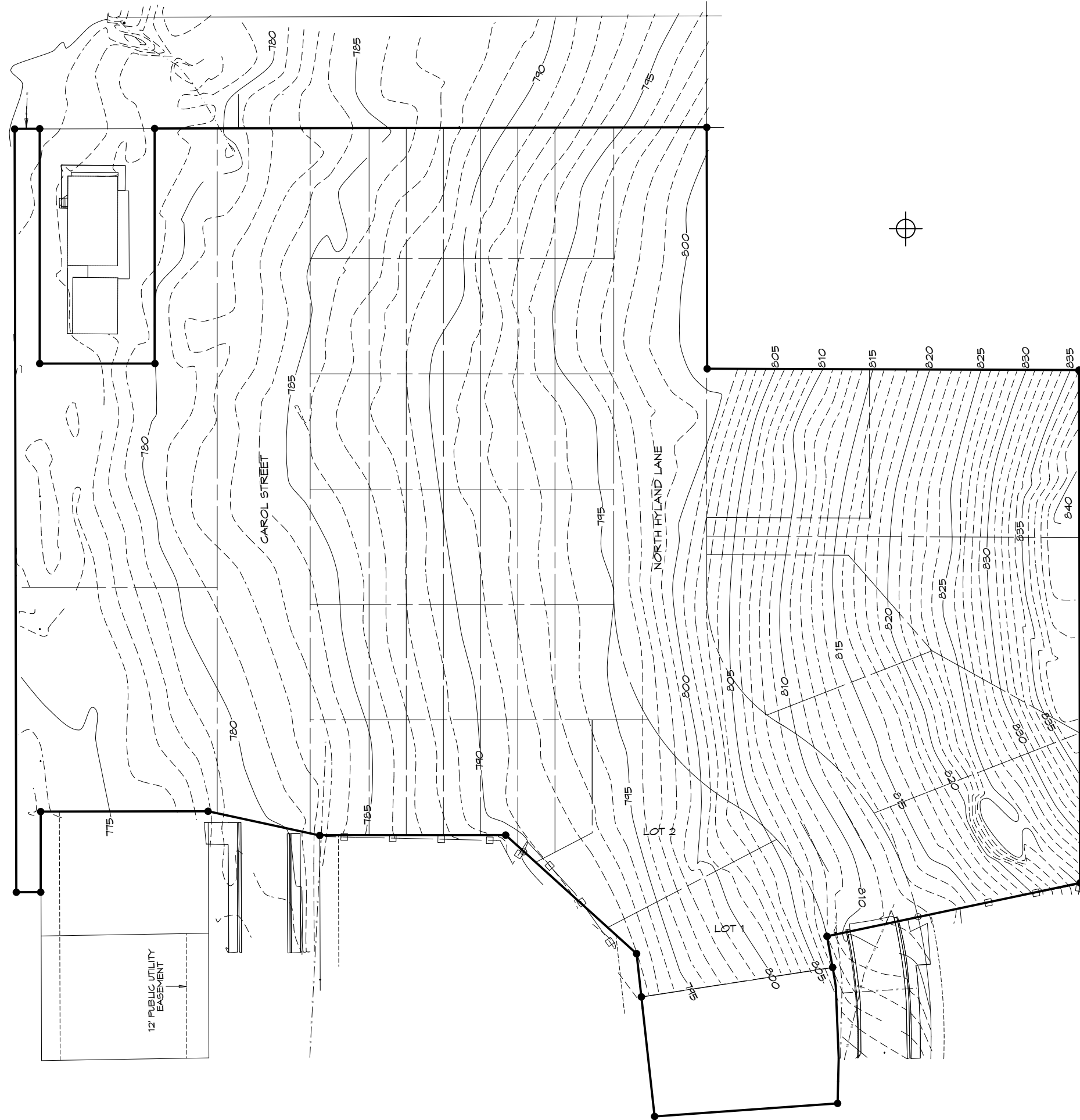


EXPIRES: 12-31-2024
PRELIMINARY

THESE DRAWINGS ARE THE PROPERTY OF: LUKE DESIGNS AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER EXCEPT WITH THE PROPER WRITTEN PERMISSION OF LUKE DESIGNS, INC.

DATE: DEC. 20, 2023
REVISED:
DRAWN BY: MONTY LUKE
CHECKED BY:

JOB #1059
SHEET **7** OF **9**
PAPER SIZE @ 11" X 17"



SITE PLAN

SCALE @ 1" = 60'-0"



EXPIRES: 12-31-2024

PRELIMINARY

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DATE: DEC. 20, 2023

REVISED:

DRAWN BY: MONTY LUKE

CHECKED BY:

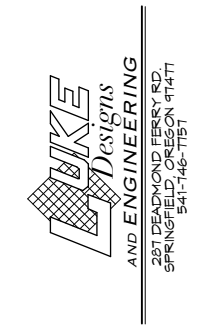
JOB #1059

SHEET 8 OF 9

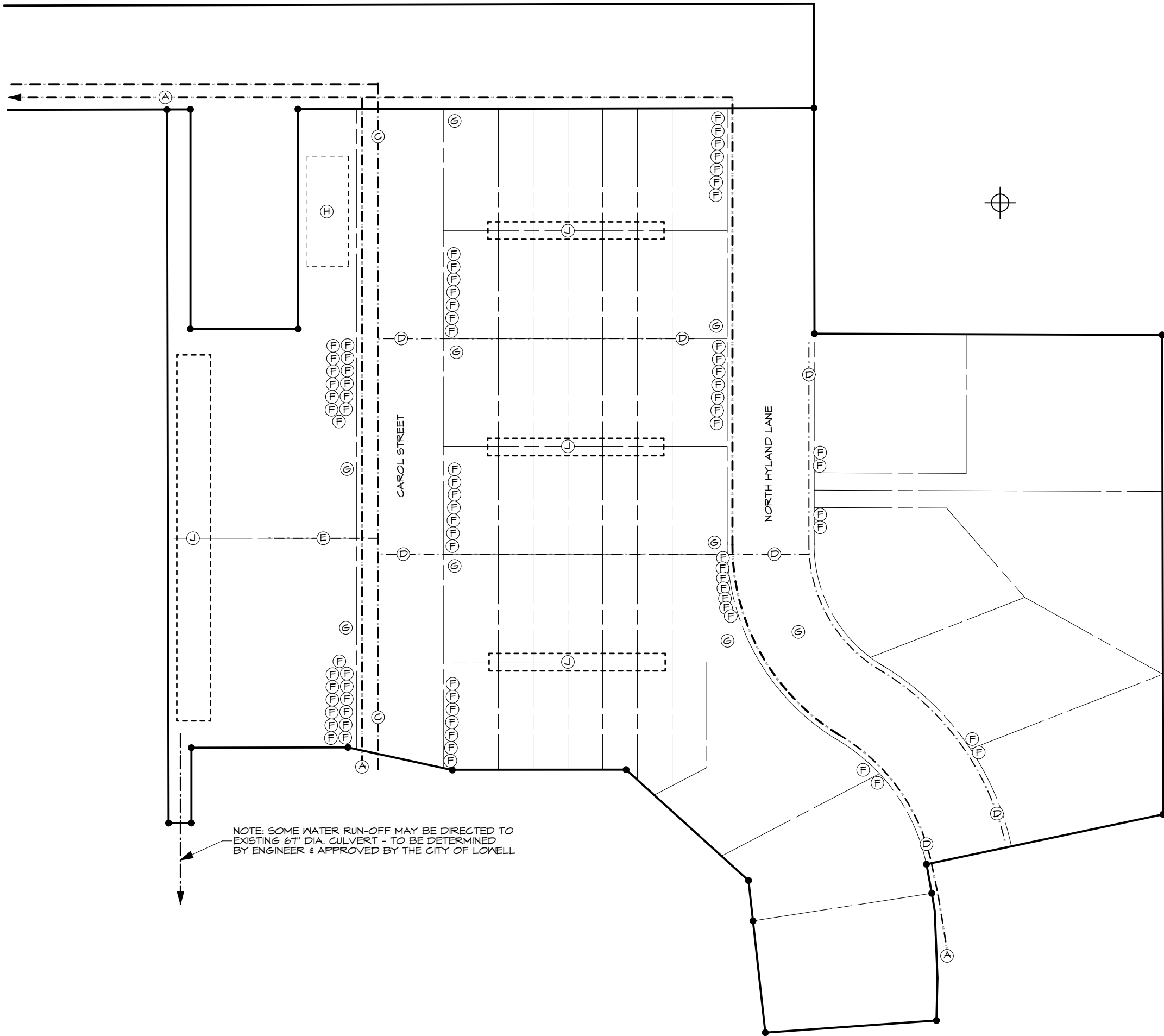
PAPER SIZE @ 11" X 17"

PROPOSED LAND USE APPLICATION FOR:
LEDBETTER INVESTMENTS
 LOCATED OFF NORTH HYLAND LANE IN
 LOWELL, LAKE COUNTY, OREGON 97145
 CONTRACTOR: MYATT LEDBETTER
 MOBILE #541-606-2225

NORTH HYLAND PDD
SITE CONTOUR LINES
 SCALE @ 1" = 60'-0"



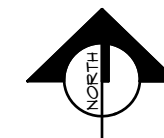
NOTE: SOME WATER RUN-OFF MAY BE DIRECTED TO EXIST. DITCH/STREAM HERE
 - TO BE DETERMINED BY ENGINEER & APPROVED BY THE CITY OF LOWELL



NOTE: SOME WATER RUN-OFF MAY BE DIRECTED TO EXISTING 6" DIA. CULVERT - TO BE DETERMINED BY ENGINEER & APPROVED BY THE CITY OF LOWELL

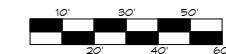
LEGEND

- (A) EXISTING 8" DIA. SEPTIC STUB CONFIRMED TO BE AT THESE LOCATIONS
- (B) NEW 3" DIA. SEPTIC STUB ADDED HERE
- (C) 12" DIA. PVC WATER MAIN CONFIRMED TO BE AT THIS LOCATION
- (D) NEW 4" WATER SUPPLY LINE HERE
- (E) NEW 2" WATER SUPPLY LINE HERE
- (F) NEW GROUND WATER METER LOCATED AT THIS LOCATION (76)X TOTAL
- (G) PROPOSED LANE ELECTRIC TRANSFORMER BOX TO BE LOCATED HERE
- (H) ABOVE GROUND RETENTION POND HERE
- (J) ENGINEERED UNDERGROUND DRYWELL TO BE LOCATED HERE FOR EXCESS WATER RUN-OFF NOT BE BE DISBURSED OFF SITE



SITE PLAN

SCALE @ 1" = 60'



**NORTH HYLAND PDD
 UTILITIES & DRAINAGE**
 SCALE @ 1" = 60'-0"

PROPOSED LAND USE APPLICATION FOR:
LEDBETTER INVESTMENTS

LOCATED OFF NORTH HYLAND LANE IN
 LOWELL, LANE COUNTY, OREGON 97452
 CONTRACTOR: MYATT LEDBETTER
 MOBILE #541-606-2225



EXPIRES: 12-31-2024

PRELIMINARY

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DATE: DEC. 20, 2023

REVISED:

DRAWN BY: MONTY LUKE

CHECKED BY:

JOB #1059

SHEET **9** OF **9**

PAPER SIZE @ 11" X 17"