

NEIGHBORHOOD/APPLICANT MEETING NOTICE

INVITATION To NEIGHBORHOOD-APPLICANT MEETING

Dear Neighbor:

You are cordially invited to attend a meeting to discuss a proposed project located at 465 Hunsaker Lane (northwest corner of Hunsaker Lane and Taito Street), in the Santa Clara neighborhood. The project proposal is a partition to create three (3) parcels out of one (1) existing lot. The existing single-family dwelling is proposed to be retained on one of the parcels. Please refer to the copy of the site plan on the reverse side of this page.

As the applicant's representative preparing this proposal, we invite you to attend a meeting with us and other neighbors to review our plans, share information, and identify issues regarding the proposal.

WHAT: Meeting to review a preliminary proposal for a 3-parcel partition at 465 Hunsaker Lane.

WHO: Metro Planning, Inc. (Applicant's Representative), property owners and residents in the surrounding area, and the neighborhood association.

WHEN: Wednesday, July 27 @ 5:30 PM

WHERE: 465 Hunsaker Lane
(northwest corner of Hunsaker Lane and Taito Street)
[Subject Property]

Your comments and input into the proposal at this early stage will be valuable in helping us to identify issues and shape the proposal. We hope you can attend.

For more information, please feel free to contact Robert Stevens, AICP with Metro Planning, Inc., by telephone at (541) 302-9830 or via email at robert@metroplanning.com.

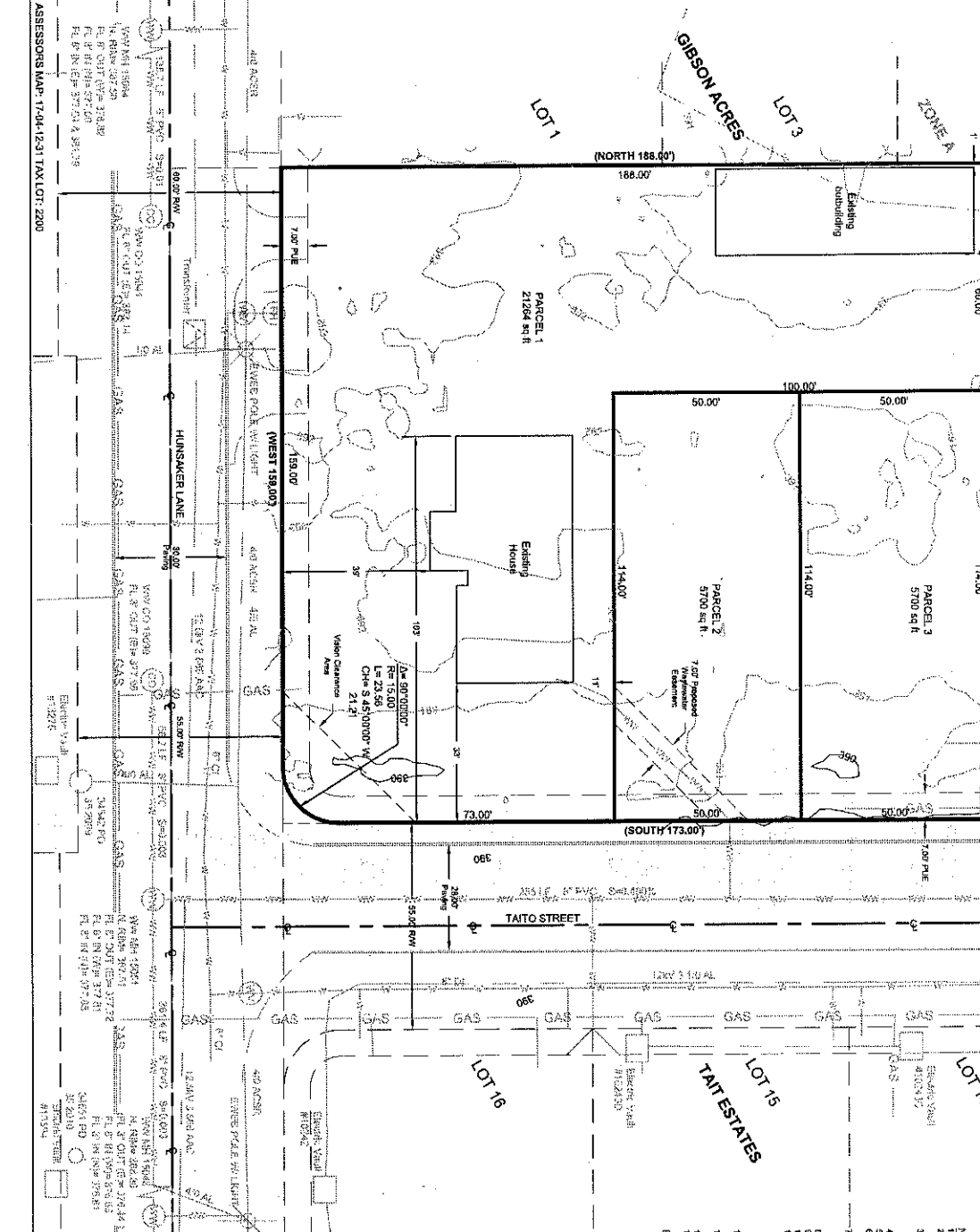
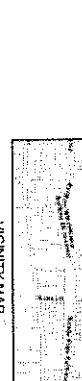
- MAP PREPARATION NOTES:**
- ALL INFORMATION IS BASED ON DATA SUPPLIED BY METT VALLEY (DATA DATA)
 - QUADROUBLE MAP 441241 (BASE MAP) - DATA NUMBER
 - WATER AND ELECTRIC LINES PER EUGENE WATER & ELECTRIC BOARD ONLINE
 - METT VALLEY PERI-METRIC FACILITIES PLAN MAPS
 - HOUSE LOCATION PER 2014 AERIAL PHOTO
 - BOUNDARY PER TAX ESTIMATES, FILE 75 SLIDE 107, LAKE COUNTY PLAT RECORDS.

TENTATIVE PARTITION PLAT

FOR
LANTERN GATE PROPERTIES, LLC
 A REPLAT OF LOT 1, TAIT ESTATES
 SE 1/4 SECTION 12, T. 17S, R. 4W, W.M.
 EUGENE, LAKE COUNTY, OREGON

DATE PREPARED: JULY 08, 2016

SHEET 1 OF 2



NOTES:

1. UTILITIES ARE EXISTING AND PROVIDED BY EUGENE WATER AND ELECTRIC BOARD (EWB).
2. WATER AND STORMWATER LINES ARE PUBLIC AND LOCATED IN TAIT STREET AND
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON CONSTRUCTION AND AS-BUILT DRAWINGS AND HAVE NOT BEEN VERIFIED. WE DO NOT GUARANTEE THIS WAS SHOWS ALL THE UNDERGROUND UTILITIES.
4. THE CONCEPT OF THIS PLAT IS FOR DENSITY/RESIDENTIAL.
5. THE NEAREST BUS STOP IS AT RIVER ROAD AND HUNSMACKER LANE.
6. THIS PROPERTY FRONTS HUNSMACKER LANE, CLASSIFIED AS MAXIMUM COLLECTOR AND TAIT BENCHMARK SIGNAL BRASS CAP IN EAST CURB 8 FEET FROM END OF SE CORNER WARE IN BENCHMARK SIGNAL BRASS CAP IN EAST CURB 8 FEET FROM END OF SE CORNER WARE IN
7. THE ELEVATIONS ARE BASED ON LOCAL DATA, THE CLOSEST CITY OF EUGENE BENCHMARK SIGNAL BRASS CAP IN EAST CURB 8 FEET FROM END OF SE CORNER WARE IN
8. SOIL TYPE IS CHEHALIS-UPLAND LINDA CORN EX (NO. 21).
9. AREA OF DEVELOPMENT IS 22.84 AC FT.
10. AN AREA DETERMINED TO BE IN THE 100-YEAR FLOOD AREA, NO BASE FLOOD ELEVATION DETERMINED. THE REMAINING PORTION OF THE PROPERTY IS LOCATED IN ZONE X ON FIRM FLOOD ZONE MAP AS AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD ZONE.
11. THE NEAREST FIRE HYDRANT IS LOCATED 49+ FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
12. THERE ARE NO CONTIGUOUS PROPERTIES UNDER THE SAME OWNERSHIP.
13. THESE ARE NO PROPOSED PUBLIC IMPROVEMENTS.
14. THESE ARE NO PROPOSED PUBLIC IMPROVEMENTS.

EC 9.0792 (3)(b)

1. PER WESA SOIL SURVEY THE SITE IS CHEHALIS-UPLAND LINDA CORN EX (NO. 21) WITH
2. PER CITY MAP OF DETERMINATION LIMITED AREAS THE SITE IS NOT IN
3. AN AREA WITH DEPTH TO BEDROCK LESS THAN 5 FEET, IS 40 FT IN
4. AN AREA WITH DEPTH TO BEDROCK LESS THAN 5 FEET, IS 40 FT IN
5. AN AREA WITH DEPTH TO BEDROCK LESS THAN 5 FEET, IS 40 FT IN
6. BASED ON THE SITE SURVEY THE SURFACE 30-0 FEET RANGE
7. BETWEEN 0% AND 5%.

SURVEYOR:
 RYAN M. ERICKSON, P.S.
 EGR & ASSOCIATES, INC.
 EUGENE, OR 97402
 541-688-8322 FAX: 541-688-8387

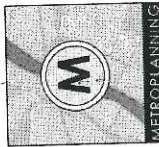
ENGINEER:
 SCOTT MORRIS, PE
 A & O ENGINEERS, LLC
 SPRINGFIELD, OR 97177
 541-320-8790

SITE ADDRESS:
 485 HUNSMACKER LANE
 EUGENE, OR 97140

PROJECT COORDINATOR:
 ROBERT T. STOVENS, ACP
 370 O STREET
 BRIDGEVIEW, OR 97147
 541-520-2880 C: 541-520-2848
 PO BOX 18
 CORVALLIS, OR 97331

PROFESSIONAL LAND SURVEYOR
 RYAN M. ERICKSON
 LICENSE NO. 17
 EXPIRES 12/31/17

EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors
 25380 Prairie Road
 Eugene, Oregon 97402
 (541) 688-8322
 Fax (541) 688-8387



Metro Planning, Inc.
370 Q Street
Springfield, OR 97477

RECEIVED

JUL 14 2016

CITY OF EUGENE
PLANNING & DEVELOPMENT

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EUGENE OR 974

13 JUL 2016 PM 2 1



SANTA CLARA COMMUNITY
ORGANIZATION
c/o CITY OF EUGENE HUMAN RIGHTS &
NEIGHBORHOOD INVOLVEMENT
99 WEST 10TH AVENUE
EUGENE OREGON 97401

