

BERGUND DELANEY
 Architecture & Planning, P.C.
 Eugene OR 97401 Tel: 541.683.8661
 1369 Olive Street

REGISTERED ARCHITECT
 SARA G. BERGUND
 EUGENE, OREGON
 3860
 OF OREGON

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TANEY PLACE
 1600 TANEY STREET
 EUGENE, OREGON
 HOMES FOR GOOD HOUSING AGENCY

SITE PLAN
 SCHEMATIC DESIGN

date 11-30-2018
 file 1840
 d.b. SB / CT

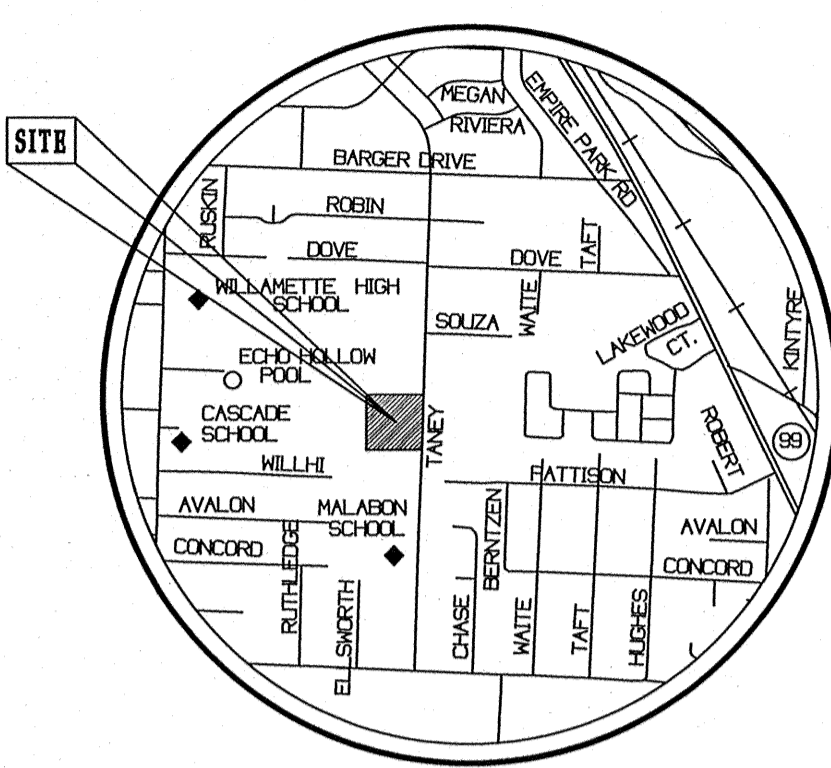
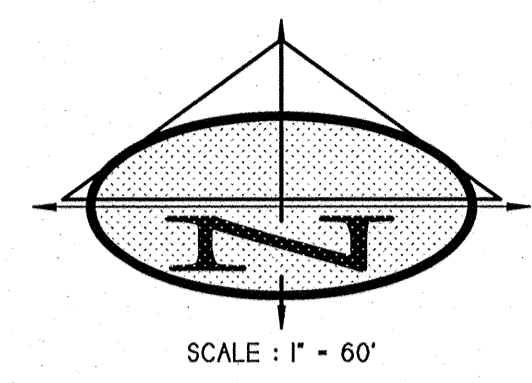
A0

1 SITE PLAN
 A0

Scale: 1"=20'

FINAL SITE PLAN FOR HOMES FOR GOOD

SE 1/4, NW 1/4 SEC. 22 T 17 S, R 4 W W.M.
ASSESSORS MAP No. 17-04-22-24 TL #4600
EUGENE, LANE COUNTY, OREGON
JUNE 13, 2018



VICINITY MAP
NOT TO SCALE

EASEMENT NOTES

- ⑧ A 10' X 100' EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED IN AN INSTRUMENT RECORDED MAY 9, 1974, RECEP. NO. 1974-019274 LANE COUNTY OREGON DEEDS AND RECORDS.
- ⑨ A 10' PUBLIC UTILITY EASEMENT GRANTED THROUGH AN INSTRUMENT RECORDED JUNE 6, 1974, RECEP. NO. 1974-024178 LANE COUNTY OREGON DEEDS AND RECORDS.

LEGEND

○	PROPERTY CORNER	[32]	SOIL CLASSIFICATION IDENTIFIER
(WW)	EX. WASTEWATER MANHOLE	---	SOIL CLASSIFICATION BOUNDARY
(ST)	EX. STORM WATER MANHOLE	○	DECIDUOUS TREE SIZE AND SPECIES AS NOTED
(WW)	FUTURE WASTEWATER MANHOLE	○	CONIFEROUS TREE SIZE AND SPECIES AS NOTED
●	FUTURE WASTEWATER CLEANOUT	■	WOOD CHIPS
●	WATER VALVE	■	CONCRETE SURFACE
(W)	WATER METER	■	A.C. SURFACE
(E)	ELECTRIC METER	■	PROPOSED JOINT ACCESS AND PRIVATE UTILITY EASEMENT AND MAINTENANCE AGREEMENT
(FH)	FIRE HYDRANT	---	WASTEWATER PIPE
(CI)	CURB INLET	---	EXISTING WASTEWATER LATERAL
(NGM)	NATURAL GAS METER	---	FUTURE WASTEWATER
—●—	POWER POLE CARRYING OVERHEAD POWER	---	STORM WATER PIPE
—□—	WOOD FENCE	---	WATER MAIN LINE
—X—	CHAIN LINK FENCE		
—OHP—	OVERHEAD POWER		
—G—	NATURAL GAS LINE		
—COM—	TELECOMMUNICATIONS LINE		

NOTES

1. ALL DIMENSIONS ARE APPROXIMATE.
2. THE SUBJECT PROPERTY IS SERVED BY TANEY STREET WHICH IS CLASSIFIED AS NEIGHBORHOOD COLLECTOR STREET ON THE CITY OF EUGENE STREET CLASSIFICATION MAP. TANEY STREET IS CURRENTLY DEVELOPED WITH 34 FEET OF PAVING WITH CURB AND GUTTERS AND A SETBACK SIDEWALK ON THE WEST SIDE OF TANEY STREET AS IT ABUTS THE SUBJECT PROPERTY, ALL WITHIN AN EXISTING 60.0 FOOT RIGHT OF WAY. THESE DIMENSIONS ARE CONSISTENT WITH STREET DEVELOPMENT STANDARDS FOR LOCAL STREETS LISTED IN EC TABLE 9.6870.
3. ELEVATIONS ARE BASED ON CITY OF EUGENE DATUM: BETHEL-DANEBO AREA BENCHMARK No. BDI060 DESCRIBED AS A 3" BRASS CAP IN THE TOP OF THE WEST CURB OF TANEY STREET JUST NORTH OF THE CONCRETE DRIVE TO 1600 TANEY STREET. ELEV. - 392.17 1988NAVD
4. WATER AND ELECTRICITY ARE AVAILABLE TO THE SITE THROUGH THE EXISTING EWEB UTILITIES LOCATED IN TANEY STREET.
5. SANITARY SEWER SERVICE IS AVAILABLE TO THE SUBJECT PROPERTY VIA THE EXISTING WASTEWATER SEWER MAIN IN TANEY STREET.
6. THE PROPOSED PARTITION COMPRISES ALL OF THE CONTIGUOUS PROPERTY OWNED BY THE APPLICANT.
7. THE SUBJECT PROPERTY IS NOT DIRECTLY LOCATED ON AN LTD BUS ROUTE. THE NEAREST TRANSIT STOP IS FOR THE No. 41 BARGER/COMMERCE LINE LOCATED APPROXIMATELY 1500' NORTH OF THE SITE AT THE INTERSECTION OF TANEY STREET AND BARGER DRIVE.
8. NO TREES ARE PROPOSED TO BE REMOVED IN THIS LAND USE APPLICATION. ANY TREE REMOVED WILL BE DONE SO AT THE TIME A BUILDING IS CONSTRUCTED ON PARCEL 2 OR 3. IF REQUIRED, A TREE REMOVAL PLAN CAN BE PREPARED IN CONJUNCTION WITH THE REQUIRED BUILDING PERMIT.
9. THERE IS A 6" BOARD FENCE RUNNING ALONG A PORTION OF THE SOUTHERN BOUNDARY ADJACENT TO THE DEVELOPED PORTION OF THE SUBJECT PROPERTY. THERE IS A CHAIN LINK FENCE ALONG A PORTION OF THE NORTHERN BOUNDARY ADJACENT TO THE COMMON BOUNDARY WITH THE SUBJECT PROPERTY AND A NORTHERN ADJOINER. THERE IS A 6" BOARD FENCE ALONG THE WESTERN AND NORTH BOUNDARIES OF TL No. 4700 WHICH ARE COMMON BOUNDARIES WITH THE SUBJECT PROPERTY. AT PRESENT, THIS FENCING IS INTENDED TO REMAIN. ALL INTERIOR FENCING WILL BE RELOCATED TO THE NEW PARCEL LINES AT THE AT THE TIME OF DEVELOPMENT OF THOSE PARCELS. NO NEW FENCING IS PROPOSED UNDER THIS LAND USE APPLICATION.
10. ALL FUTURE UTILITY ELECTRIC AND TELECOMMUNICATION FACILITIES SERVING PROPOSED PARCEL 2 AND PARCEL 3 WILL BE PLACED UNDERGROUND IN ACCORDANCE WITH EC 9.6775.

Stormwater Note

ACCORDING TO THE SOIL SURVEY OF LANE COUNTY PUBLISHED BY THE SOIL CONSERVATION SERVICE, 55% OF THE SITE CONTAINS NO. 5 AWBRIG SILTY CLAY LOAM TYPE SOIL AND THE REMAINING 45% OF THE SITE CONTAINS NO. 32 COBURG-URBAN LAND COMPLEX SOILS. PERMEABILITY RATES FOR AWBRIG SILTY CLAY LOAM IS CHARACTERIZED AS VERY SLOW (TYPE D HYDROLOGIC GROUP) AND MODERATELY SLOW (TYPE C HYDROLOGIC GROUP) FOR COBURG-URBAN LAND COMPLEX SOILS. BOTH SOIL TYPES HAVE INFILTRATION RATES OF LESS THAN 2"/HOUR. THE SITE DRAINS TO THE NORTH AT AN APPROXIMATE 2% SLOPE. ACCORDING TO THE SOIL SURVEY, DEPTH TO BEDROCK IN THESE TWO SOIL TYPES IS IN EXCESS OF 6 FEET. HOWEVER, BOTH SOIL TYPES A SUSCEPTIBLE TO A SEASONALLY HIGH WATER TABLE DURING THE WET SEASON.

17-04-22-22
TL No. 5000
SCHOOL DISTRICT 4J

DRY MANHOLE
RIM - 391.09
FL NE - 387.14
FL SW - 387.09
(ROCKY BOTTOM)

PARCEL 3
AREA- 133,245 SQ. FT
122,023 SQ. FT.
(excl. of panhandle)

PARCEL 2
AREA- 27,176 SQ. FT
22,777 SQ. FT.
(excl. of panhandle)

PARCEL 1
34413 SQ. FT

17-04-22-24
TL No. 3900
SCHOOL DISTRICT 4J

17-04-22-24
TL No. 4500

17-04-22-24
TL No. 4400

4 WW MH #8003
RIM - 391.06
FL N - 383.34
FL E - 383.68
FL S - 383.31

2 STM MH #60487
RIM - 392.03
FL - 383.44

WW MH #7944
RIM - 392.28
FL N - 382.40

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JONATHAN A. OAKES
2105
EXPIRES: DECEMBER 31, 2018

POAGE ENGINEERING & SURVEYING, INC.
P.O. BOX 2527 • EUGENE, OREGON 97402 • (541) 485-4505
JOB No. 4555, DWN. BY JAO/KSG 4555TENT.GXD, DATE: 11-17

SCALE 1"=30'

**BERGSUND
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Architecture & Planning, P.C.
Eugene OR 97401 Tel: 541.683.8661
1359 Olive Street

POAGE ENGINEERING & SURVEYING INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
JULY 19, 1988
DONOVAN B. MOSSBARD
EXPIRES: 12-31-2018

REVISIONS

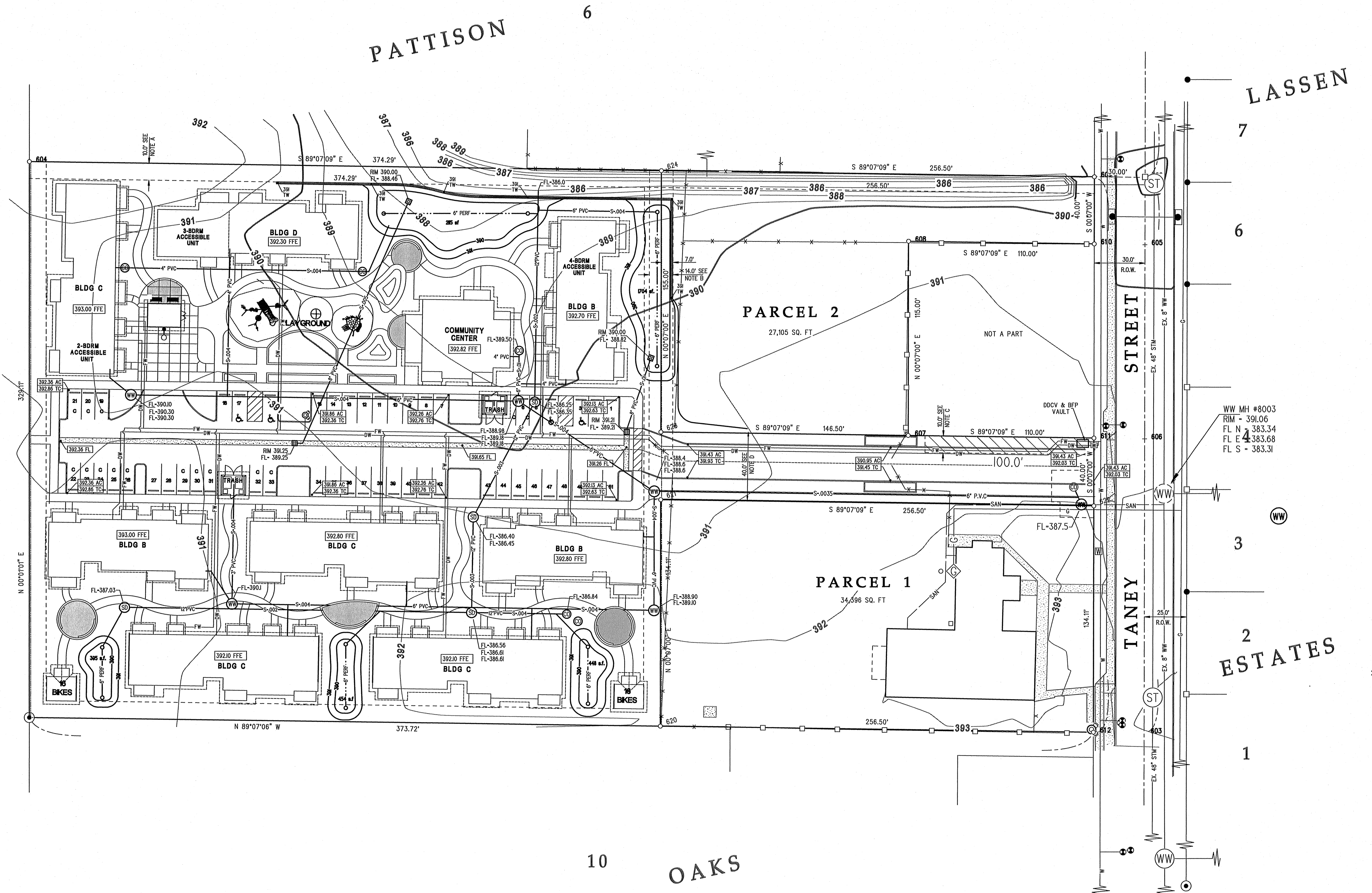
1	
2	
3	
4	
5	

1600 TANEY STREET SITE IMPROVEMENTS PLANS
FOR
HOMES FOR GOOD
1600 TANEY STREET EUGENE, OR. 97402
ASSESSOR'S MAP NO. 17-04-22-24 TAX LOT NO. 4600

CIVIL SITE PLAN

DATE: JUNE 15, 2018
FILE NO. 4567C-1
DWN BY: JAO

C-3



PATTISON 6

LASSEN 7

PARCEL 2
27,105 SQ. FT.

PARCEL 1
34,996 SQ. FT.

ESTATES 2

OAKS 10

CIVIL SITE PLAN

DATE: JUNE 15, 2018
FILE NO. 4567C-1
DWN BY: JAO

C-3



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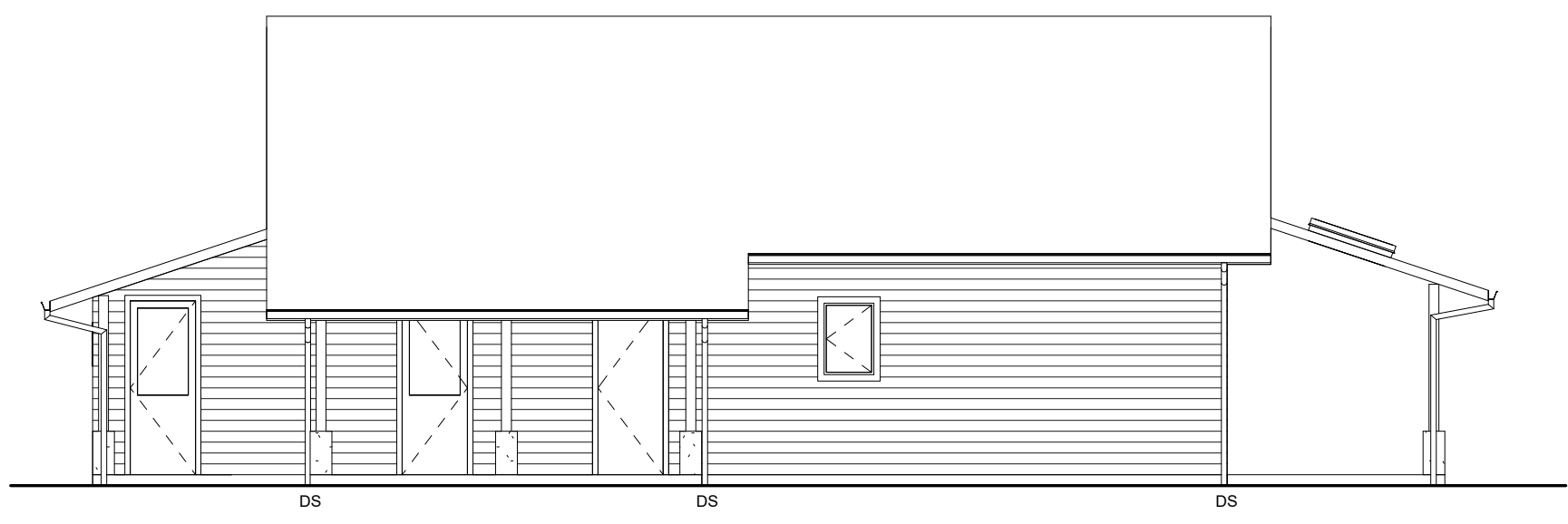
TANEY PLACE
1600 TANEY STREET
EUGENE, OREGON
HOMES FOR GOOD HOUSING AGENCY

SCHEMATIC DESIGN

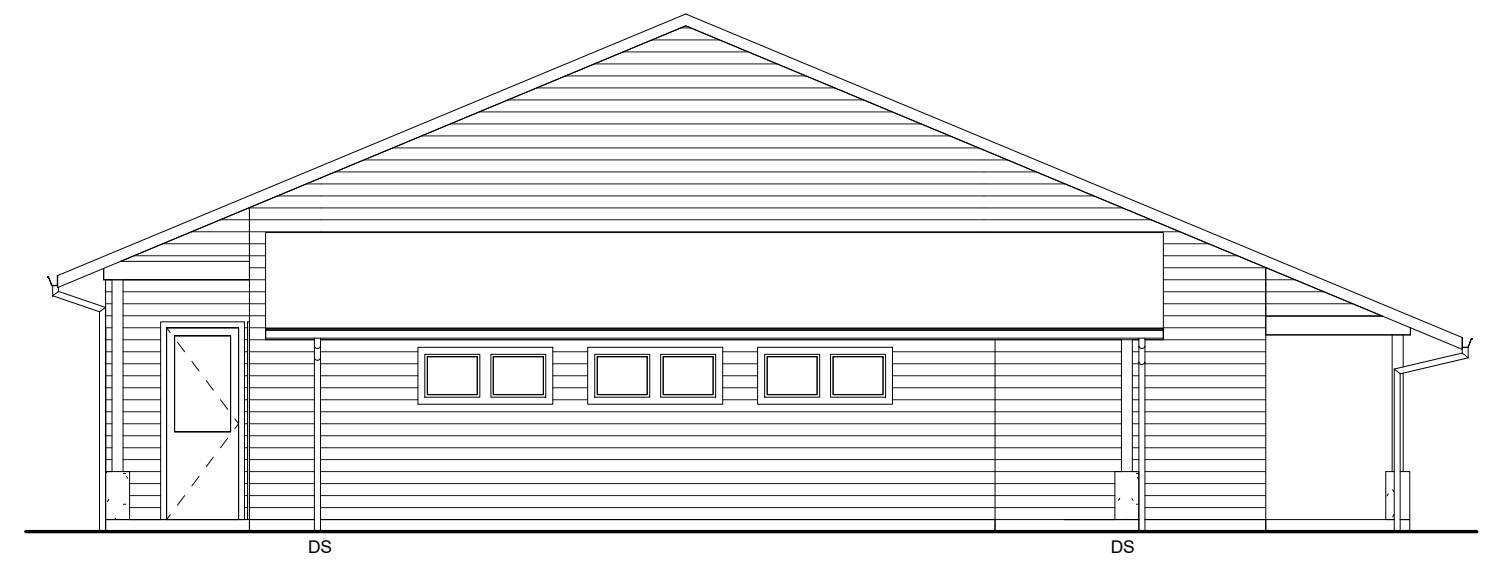
COMMUNITY BUILDING FLOOR PLAN & ELEVATIONS

date 11-30-2018
file 1840
d.b. CT

A1



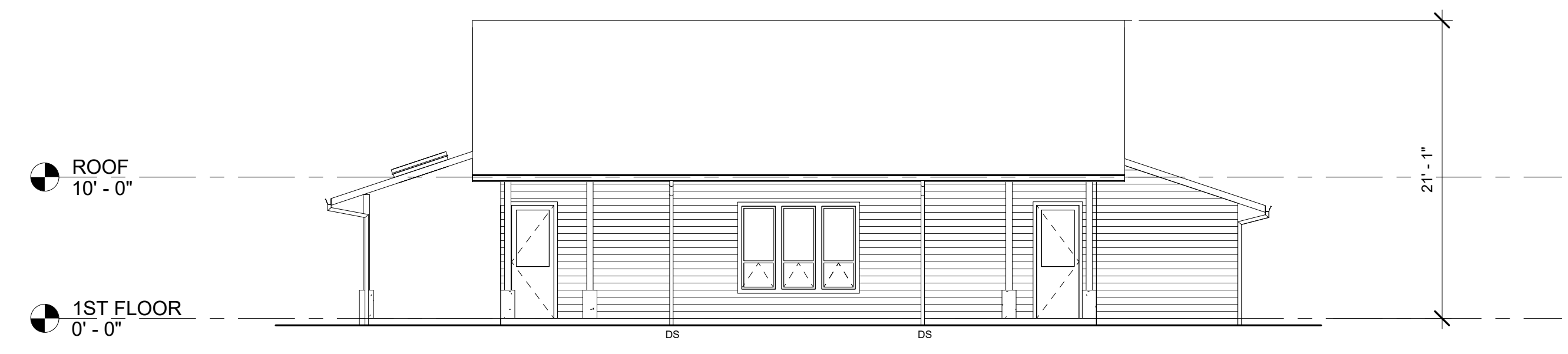
5 BUILDING ELEVATION - NORTH
A1 1/8" = 1'-0"



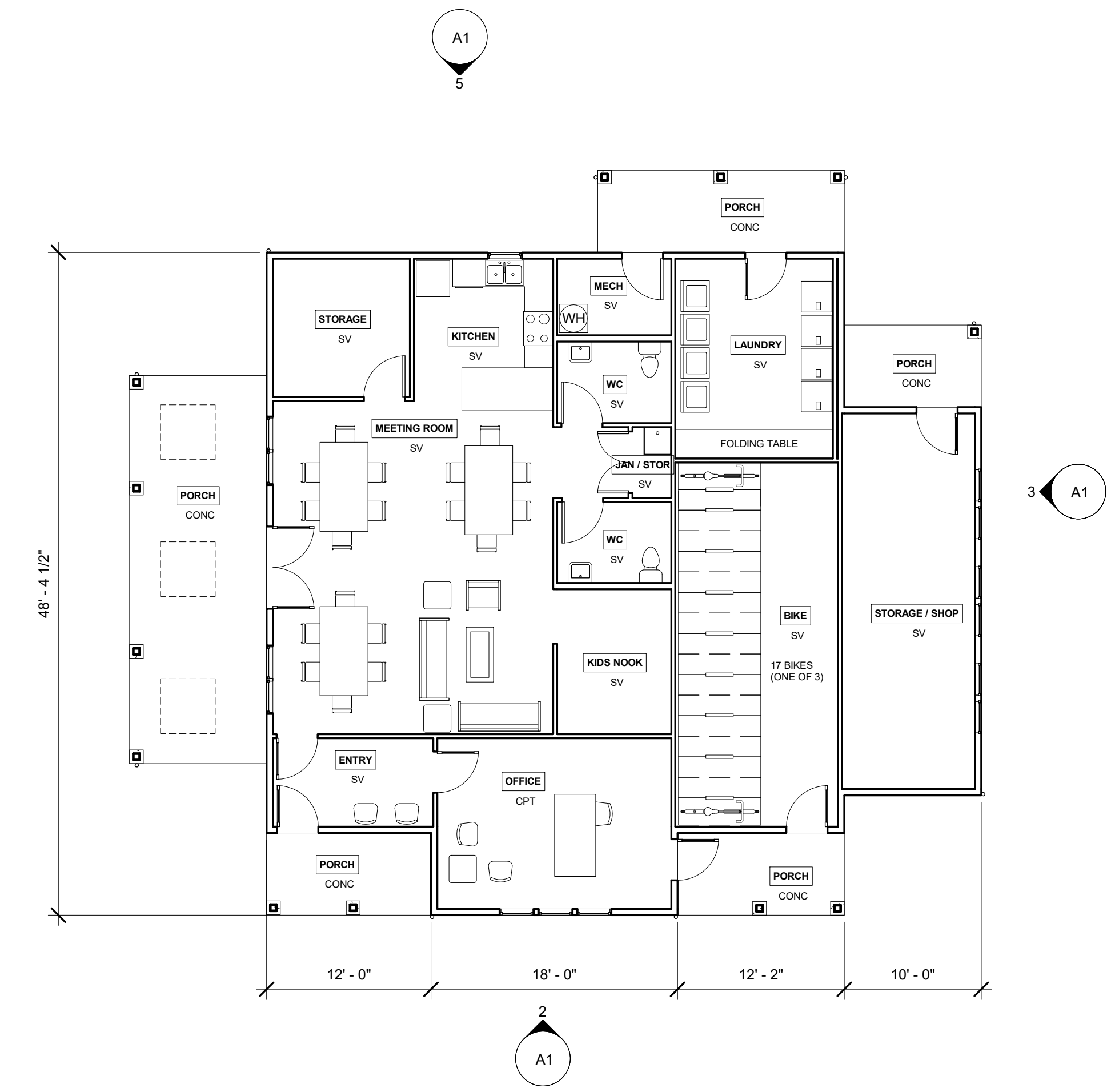
3 BUILDING ELEVATION - EAST
A1 1/8" = 1'-0"



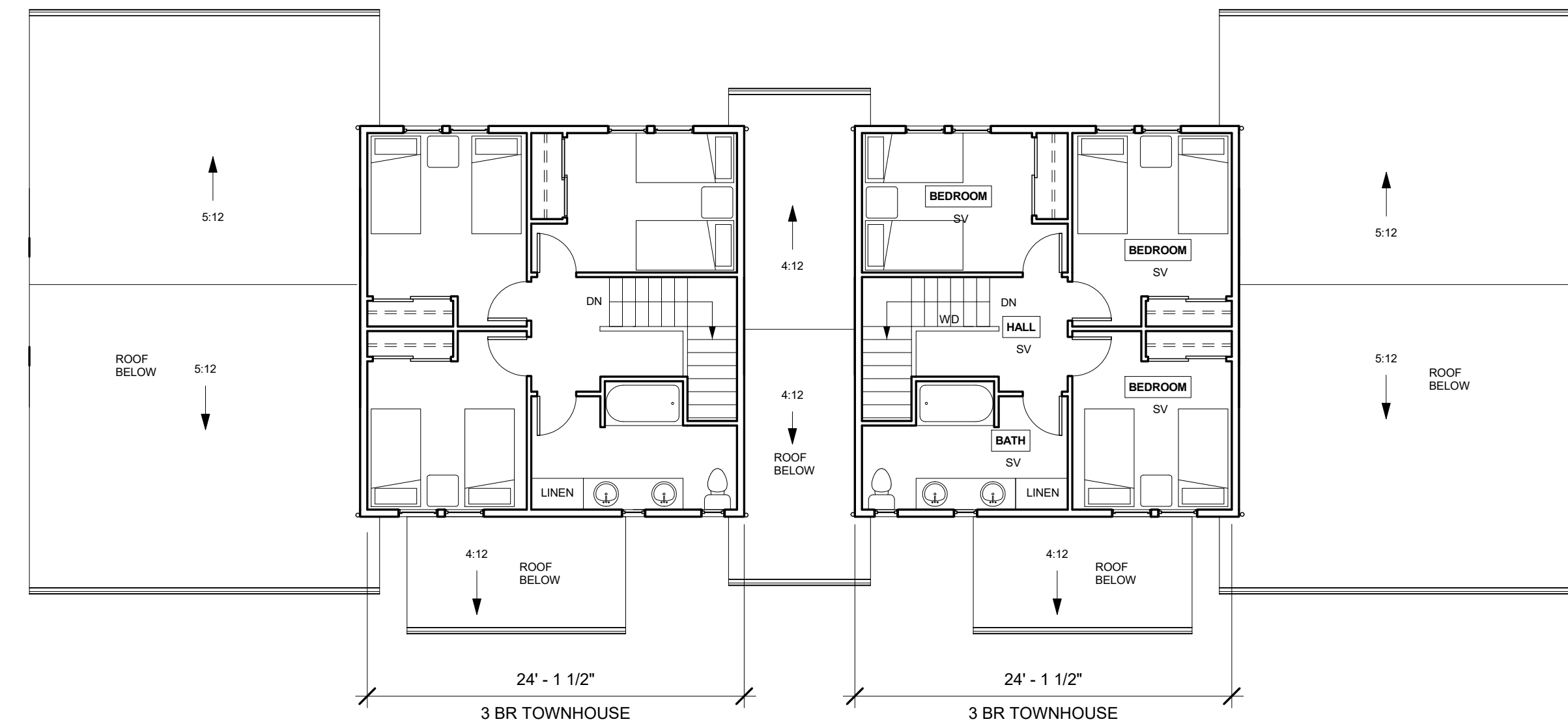
4 BUILDING ELEVATION - WEST
A1 1/8" = 1'-0"



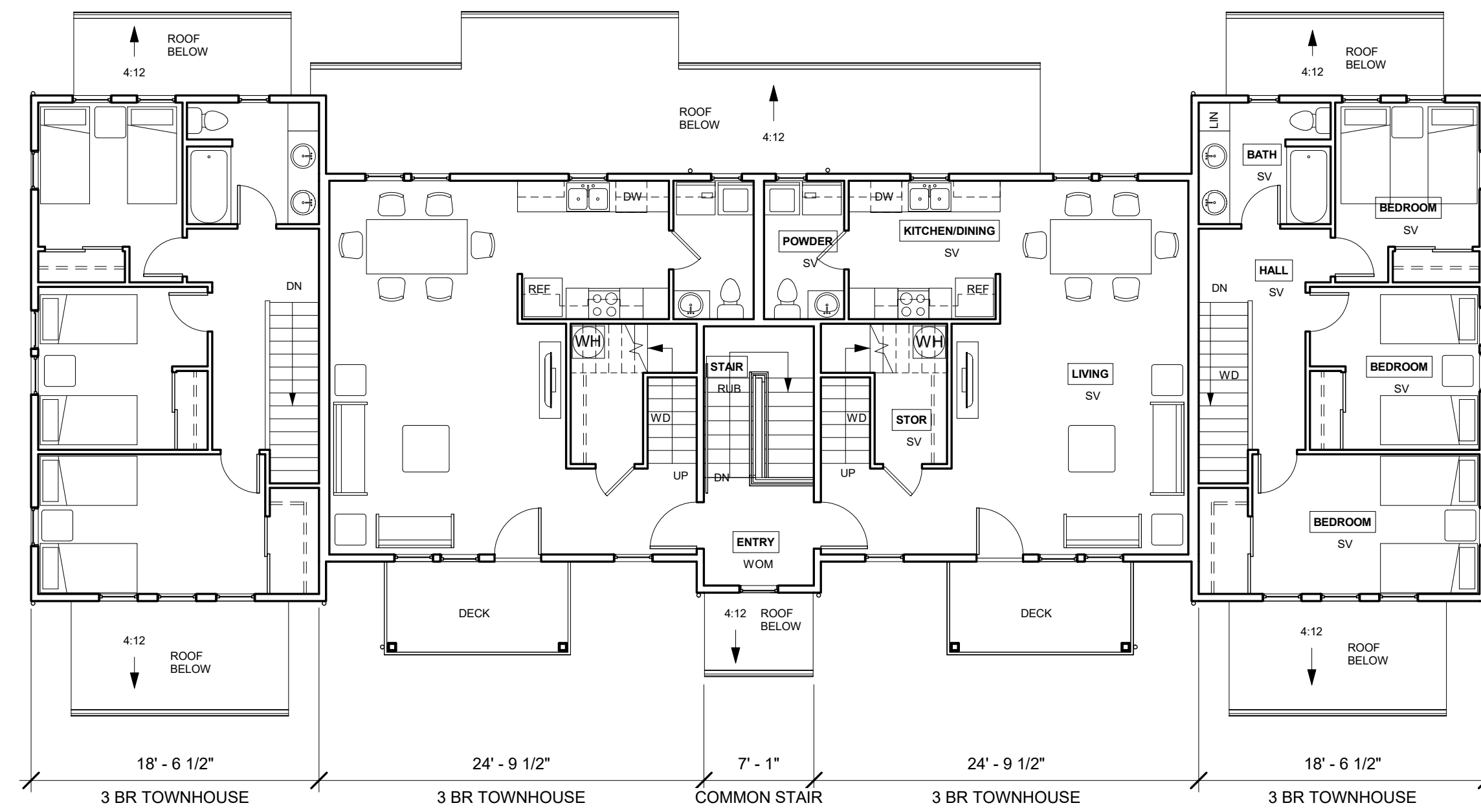
2 BUILDING ELEVATION - SOUTH
A1 1/8" = 1'-0"



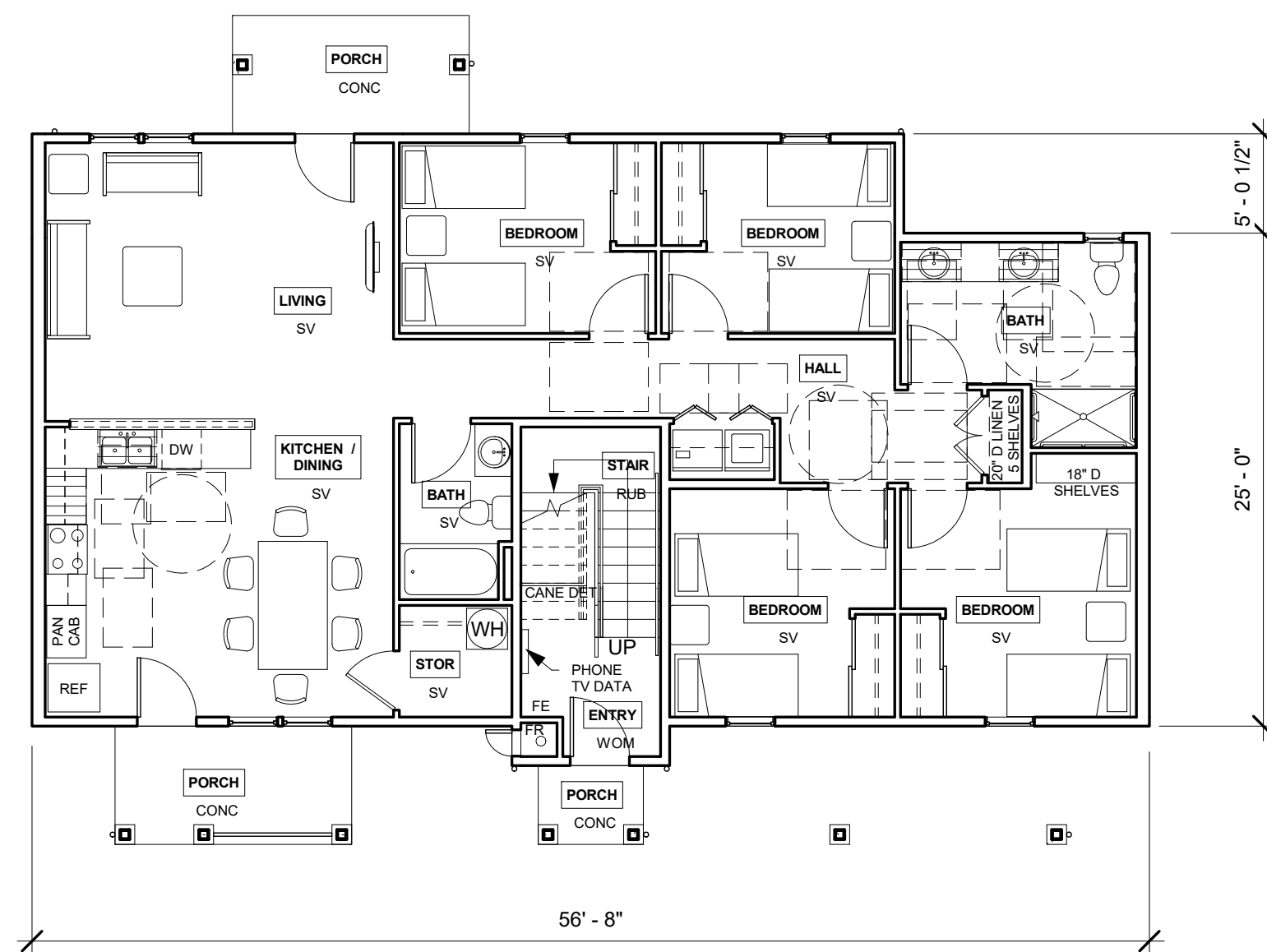
1 1ST FLOOR PLAN
A1 1/8" = 1'-0"



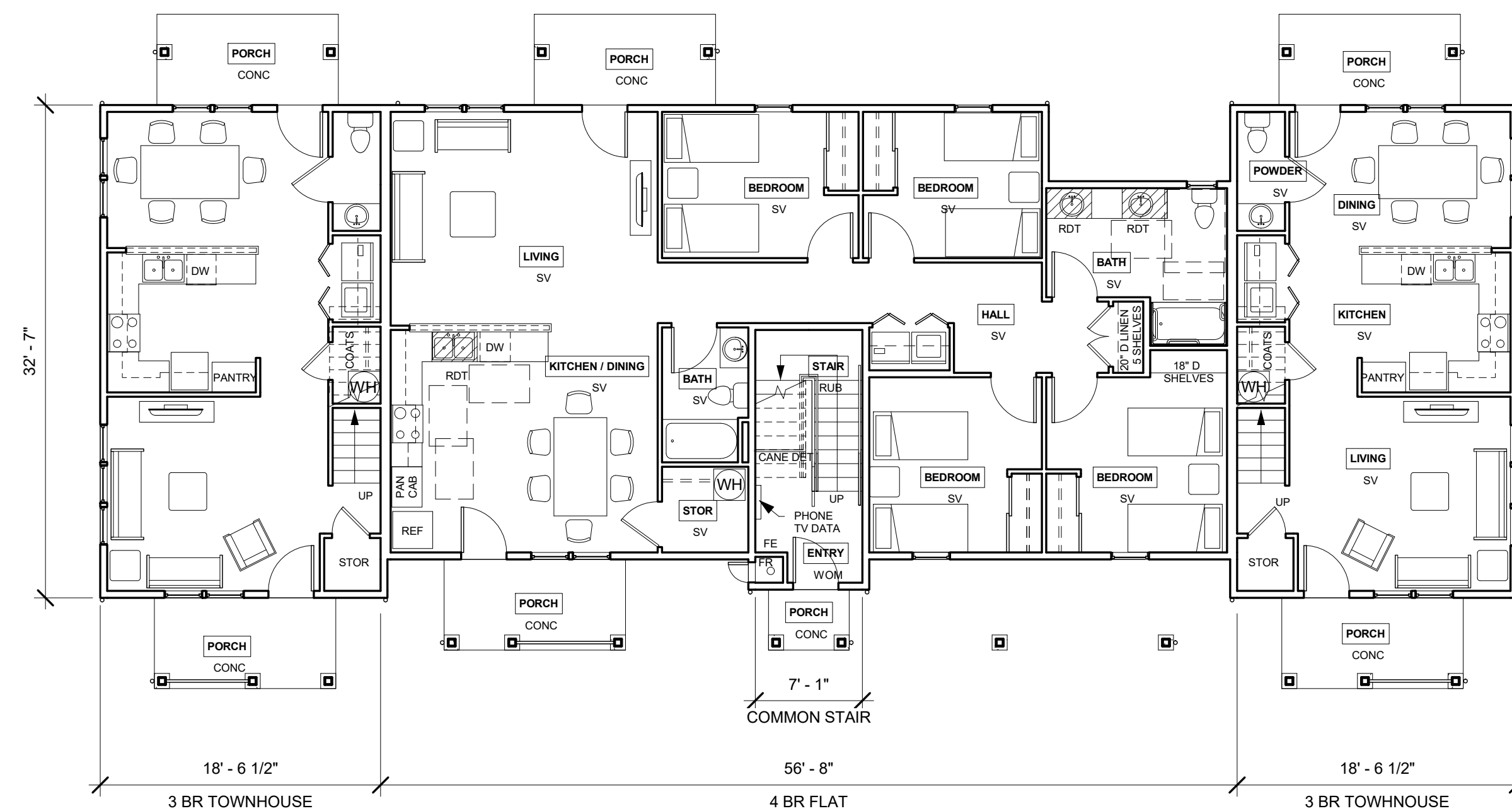
3 3RD FLOOR PLAN
A2 1/8" = 1'-0"



2 2ND FLOOR PLAN
A2 1/8" = 1'-0"



4 4 BR FLAT FLOOR PLAN - ADA
A2 1/8" = 1'-0"



1 1ST FLOOR PLAN
A2 1/8" = 1'-0"

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SCHEMATIC DESIGN

BUILDING TYPE B
FLOOR PLANS

date 11-30-2018
file 1840
d.b. CT

A2



4 BUILDING ELEVATION - BACK
A3 1/8" = 1'-0"



2 BUILDING ELEVATION - SIDE
A3 1/8" = 1'-0"



3 BUILDING ELEVATION - SIDE
A3 1/8" = 1'-0"



1 BUILDING ELEVATION - FRONT
A3 1/8" = 1'-0"

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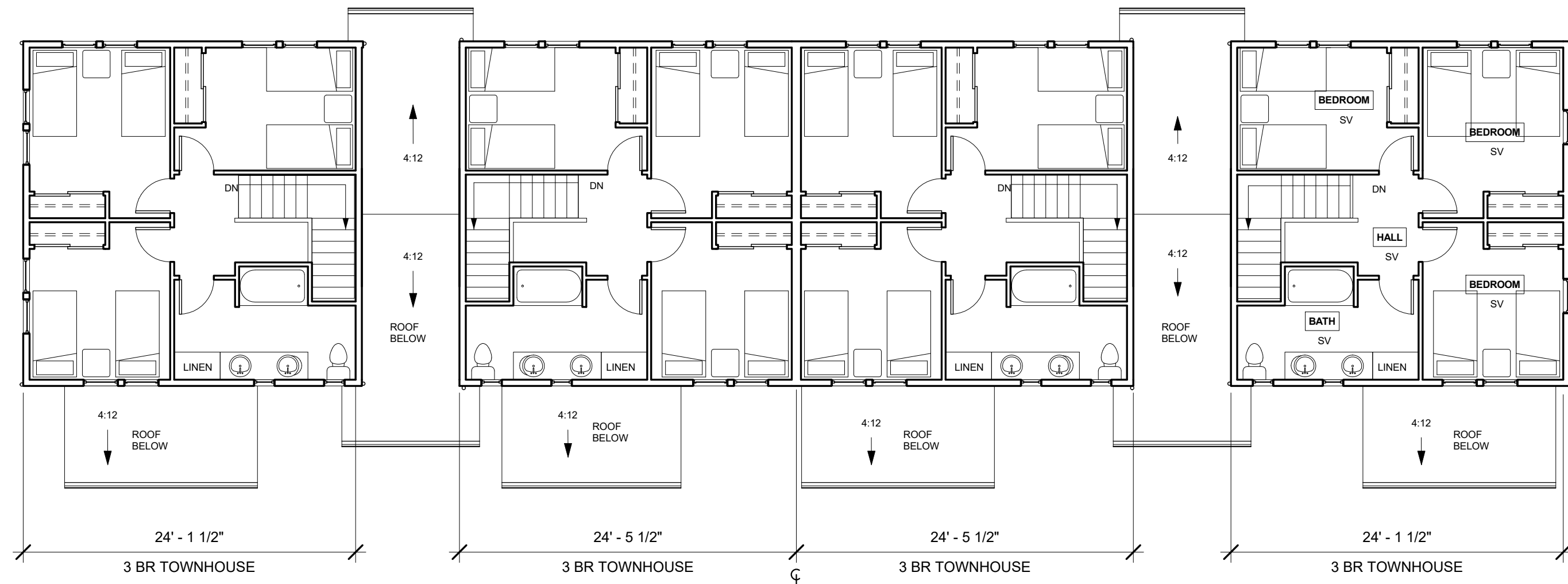
TANEY PLACE
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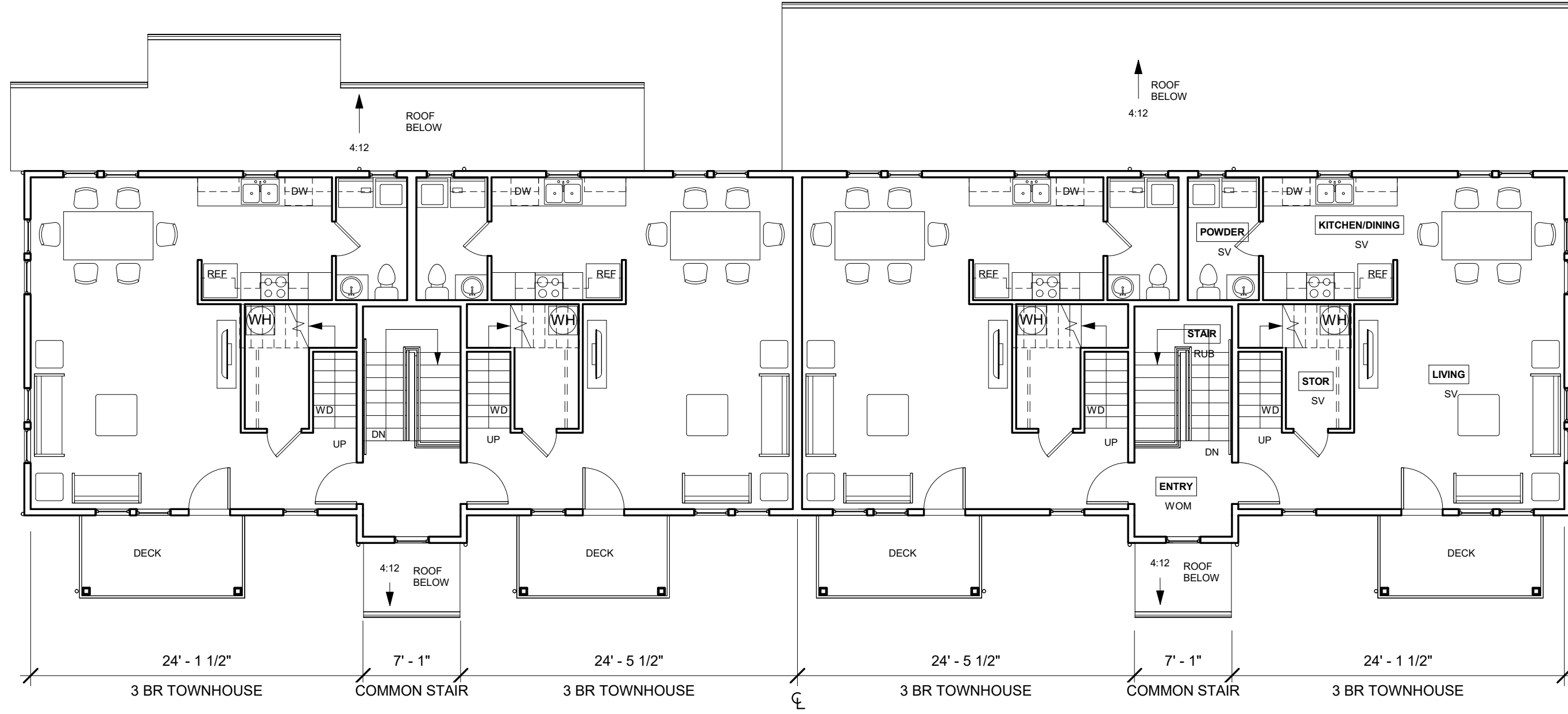
BUILDING TYPE B
ELEVATIONS

date 11-30-2018
file 1840
d.b. CT

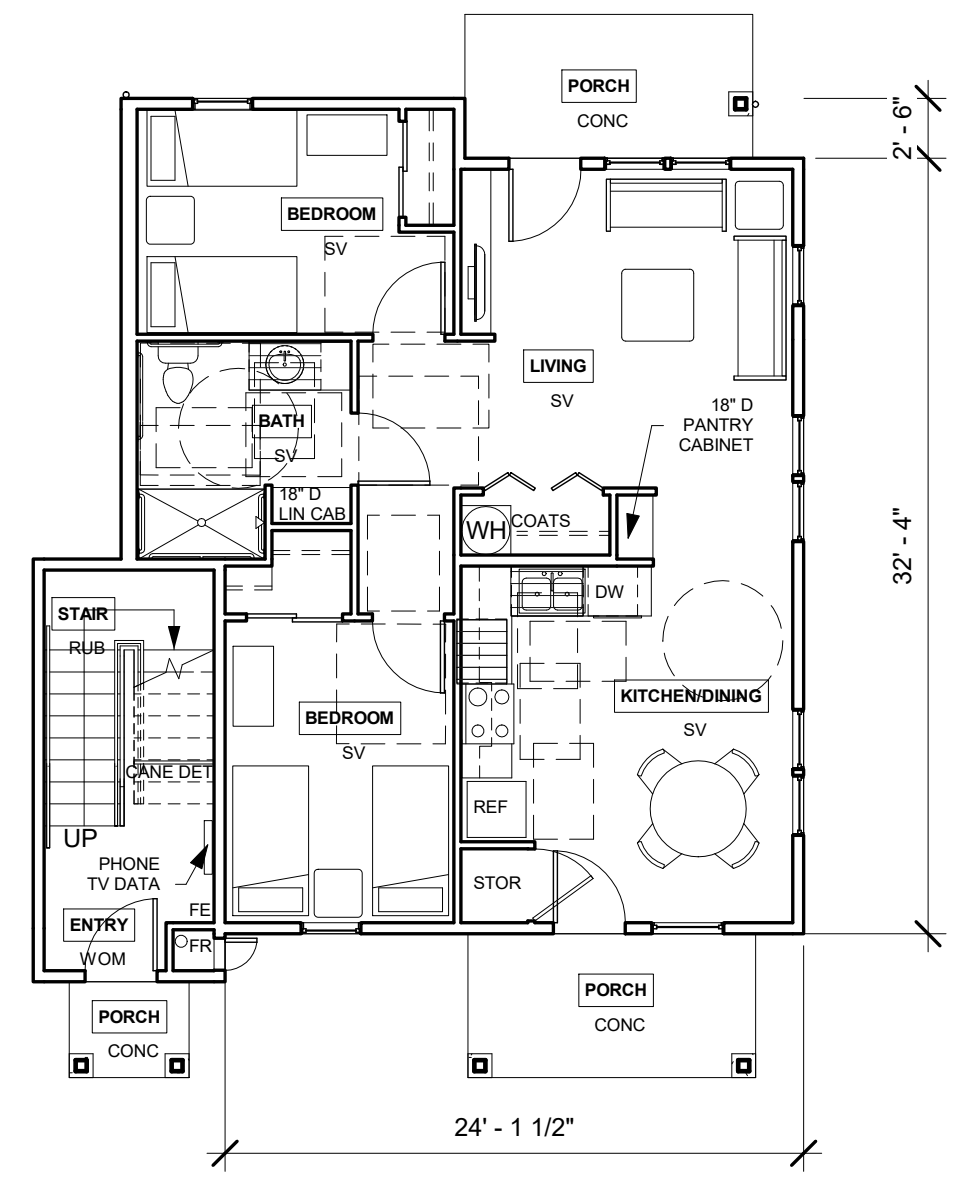
A3



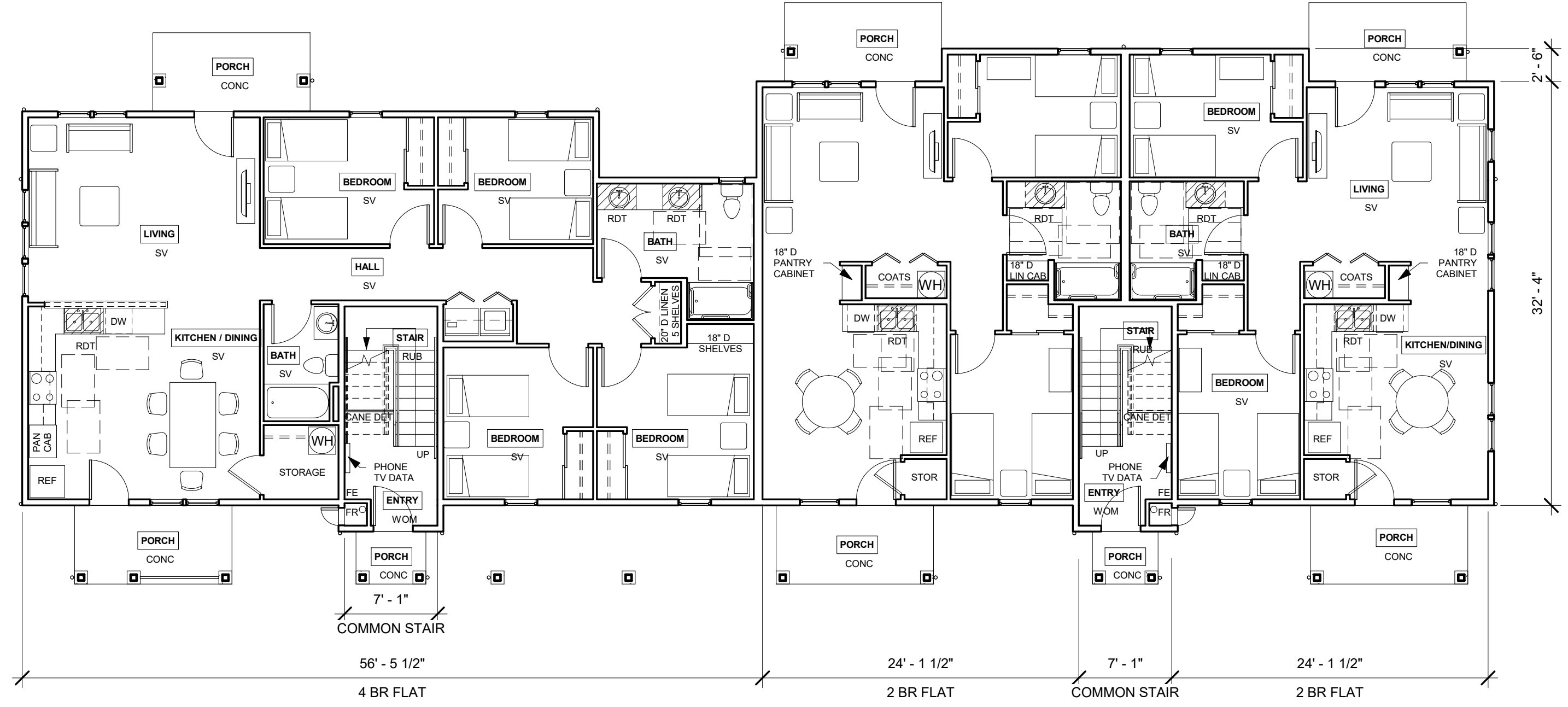
3 3RD FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR PLAN
1/8" = 1'-0"



4 2 BR FLAT FLOOR PLAN - ADA
1/8" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"



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SCHEMATIC DESIGN

BUILDING TYPE C
FLOOR PLANS

date 11-30-2018
file 1840
d.b. CT

A4



4 BUILDING ELEVATION - BACK
A5 1/8" = 1'-0"



2 BUILDING ELEVATION - SIDE
A5 1/8" = 1'-0"



3 BUILDING ELEVATION - SIDE
A5 1/8" = 1'-0"



1 BUILDING ELEVATION - FRONT
A5 1/8" = 1'-0"

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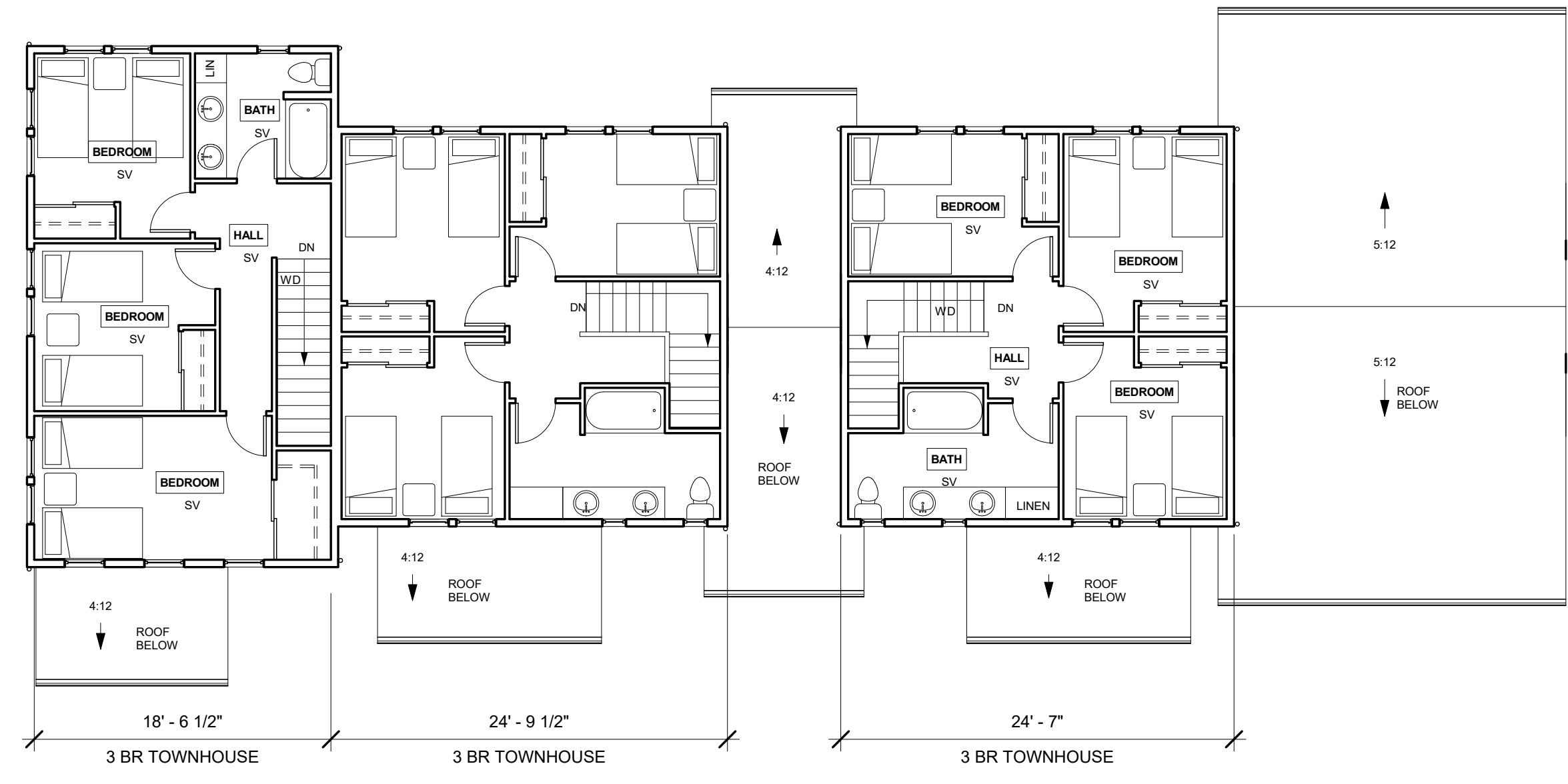
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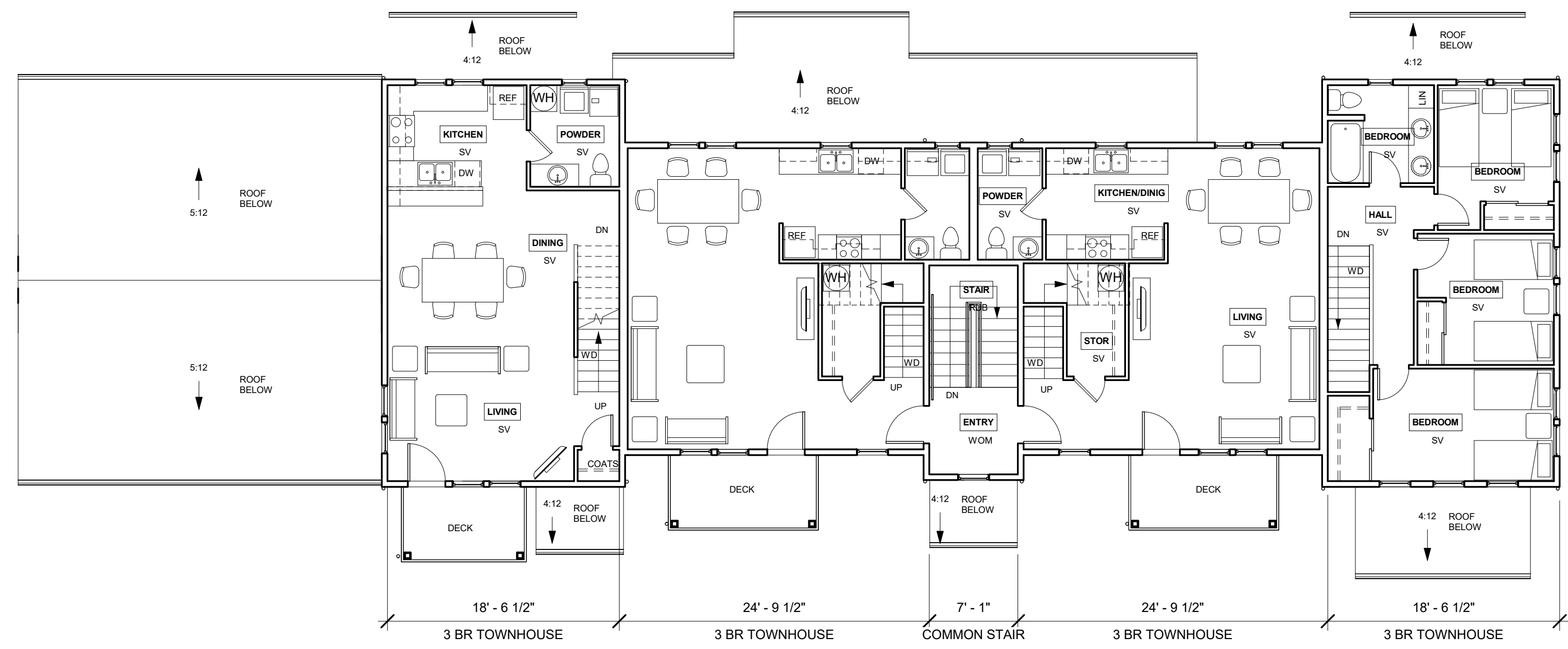
BUILDING TYPE C
ELEVATIONS

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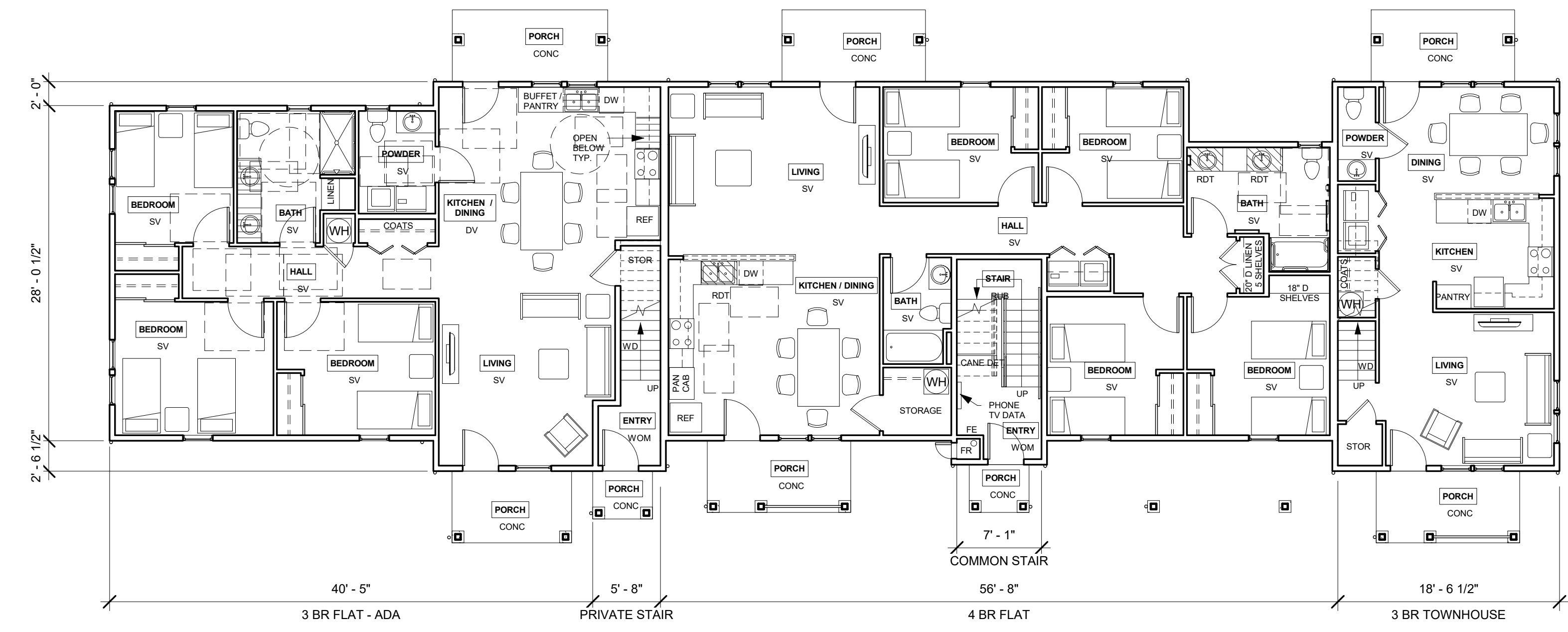
A5



3 3RD FLOOR PLAN
A6 1/8" = 1'-0"



2 2ND FLOOR PLAN
A6 1/8" = 1'-0"



1 1ST FLOOR PLAN
A6 1/8" = 1'-0"

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BUILDING TYPE D
FLOOR PLANS

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file 1840
d.b. CT

A6



4 BUILDING ELEVATION - BACK
A7 1/8" = 1'-0"



3 BUILDING ELEVATION - SIDE
A7 1/8" = 1'-0"



2 BUILDING ELEVATION - SIDE
A7 1/8" = 1'-0"



1 BUILDING ELEVATION - FRONT
A7 1/8" = 1'-0"

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A7