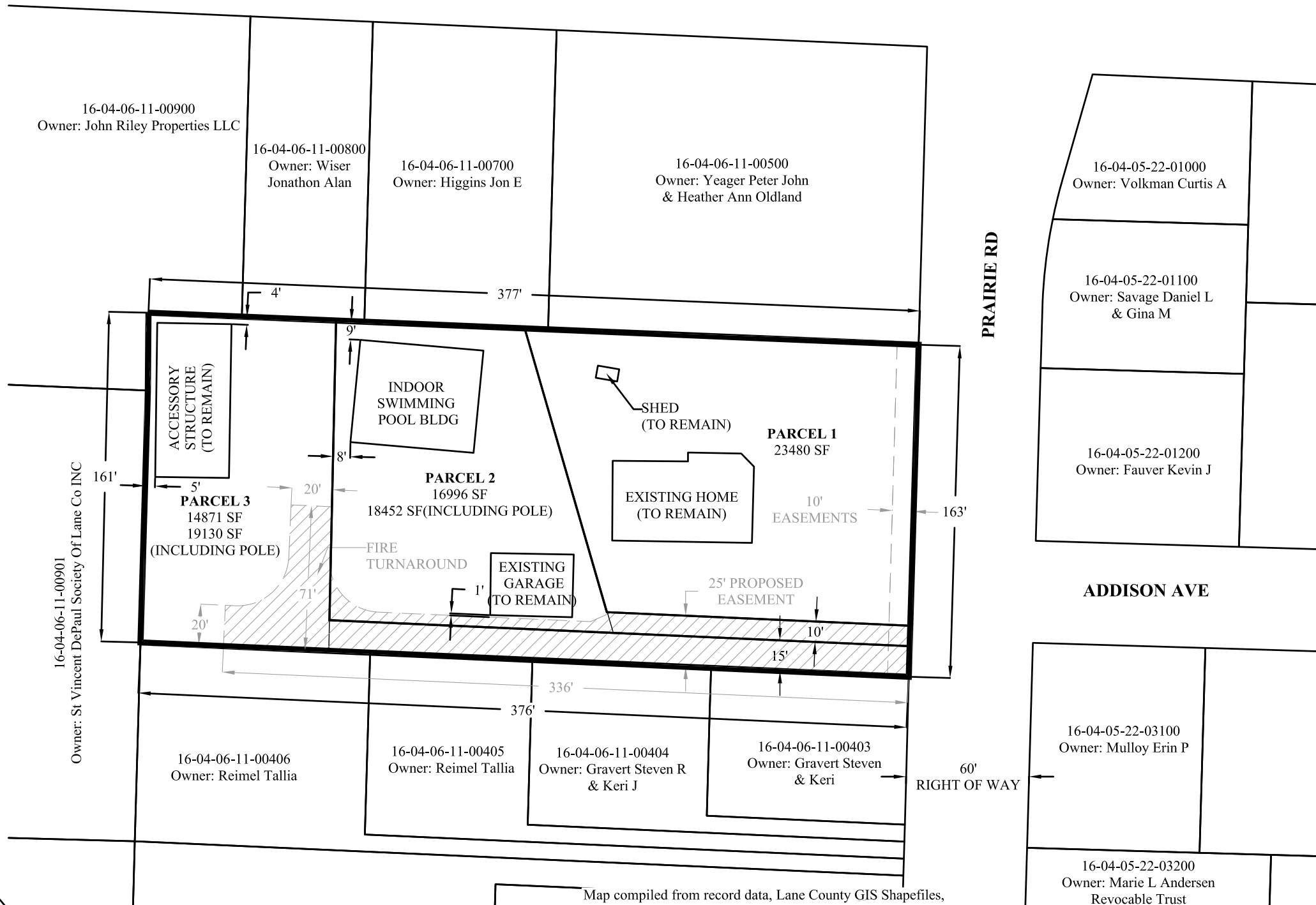


PROPOSED PLAN FOR GAMBEE-PRAIRIE RD

NE1/4 NE1/4, SECTION 6, TOWNSHIP 16 SOUTH, RANGE 4 WEST, W.M.
JUNCTION CITY, LANE COUNTY, OREGON
DATE PREPARED: FEBRUARY 21, 2023

W 1ST AVE



SUBJECT
PROPERTY

VICINITY MAP
NOT TO SCALE

SCALE 1" = 60'

SITE ADDRESS:

93998 PRAIRIE RD
JUNCTION CITY, OR 97448-8402

OWNER:

GAMBEE JOHN P & BRENDA S
93998 PRAIRIE RD
JUNCTION CITY, OR 97448

APPLICANT:

GAMBEE JOHN P & BRENDA S
93998 PRAIRIE RD
JUNCTION CITY, OR 97448

AGENT:

METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OREGON 97477
PH: 541-302-9830

ZONING:

R-2
(DUPLX FAMILY RESIDENTIAL)

NOTE:

1. STORM DRAINAGE TO BE CONVEYED TO THE EXISTING ROAD DITCH ALONG THE WEST SIDE OF PRAIRIE RD.
2. THE NEAREST FIRE HYDRANT IS LOCATED AT THE NORTHWEST CORNER OF PRAIRIE RD & SW ADDISON AVE.

16-04-06-11-00900
Owner: John Riley Properties LLC

16-04-06-11-00800
Owner: Wisner
Jonathon Alan

16-04-06-11-00700
Owner: Higgins Jon E

16-04-06-11-00500
Owner: Yeager Peter John
& Heather Ann Oldland

16-04-05-22-01000
Owner: Volkman Curtis A

16-04-05-22-01100
Owner: Savage Daniel L
& Gina M

16-04-05-22-01200
Owner: Fauver Kevin J

16-04-06-11-00901
Owner: St Vincent DePaul Society Of Lane Co INC

PARCEL 3
14871 SF
19130 SF
(INCLUDING POLE)

PARCEL 2
16996 SF
18452 SF (INCLUDING POLE)

PARCEL 1
23480 SF

EXISTING HOME
(TO REMAIN)

EXISTING GARAGE
(TO REMAIN)

SHED
(TO REMAIN)

ACCESSORY
STRUCTURE
(TO REMAIN)

INDOOR
SWIMMING
POOL BLDG

FIRE
TURNAROUND

25' PROPOSED
EASEMENT

10' EASEMENTS

60'
RIGHT OF WAY

ASSESSORS MAP: 16-04-06-11 TAX LOT: 00401

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was not gathered, and this map is not a survey.

Revised By: TS



METRO PLANNING, INC

846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830
JOB NO. 22-057