

July 13, 2020



**RE: Online Neighborhood Meeting
Ponderosa Ridge Major Lot Development Option**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding an online neighborhood meeting regarding Ponderosa Ridge Phase 2 (Benton County Assessor's Map 11 5 28 Tax Lot 800). The project involves a Major Lot Development Option to modify the location of the sidewalk along a portion of NW Fair Oaks Drive.

A map of the location is shown on the back of this letter. Prior to submitting a land use application to the City of Corvallis, we would like to discuss the project with you in more detail. Due to social distancing measures, this meeting will be held via an online Zoom "webinar".

The purpose of this online meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before the application is submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Corvallis Land Development Code. A neighborhood meeting is scheduled for:

July 29, 2020 at 6:00 pm

SEE ENCLOSED INSTRUCTIONS TO LEARN HOW TO JOIN THE MEETING

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Corvallis requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to call me at 503-563-6151.

Sincerely,

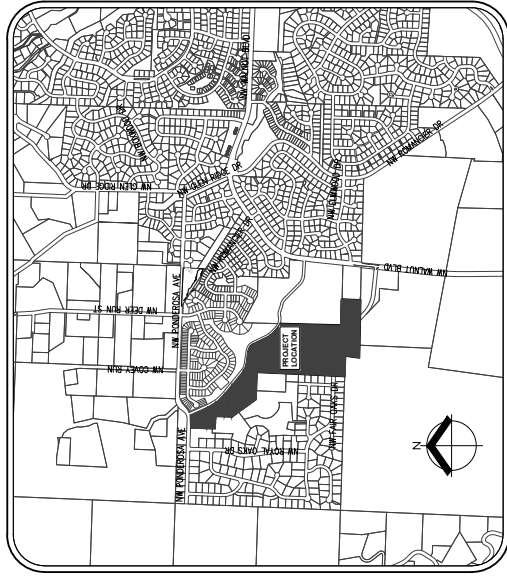
AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'M Doukas'.

Mimi Doukas, AICP, RLA
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | mimid@aks-eng.com

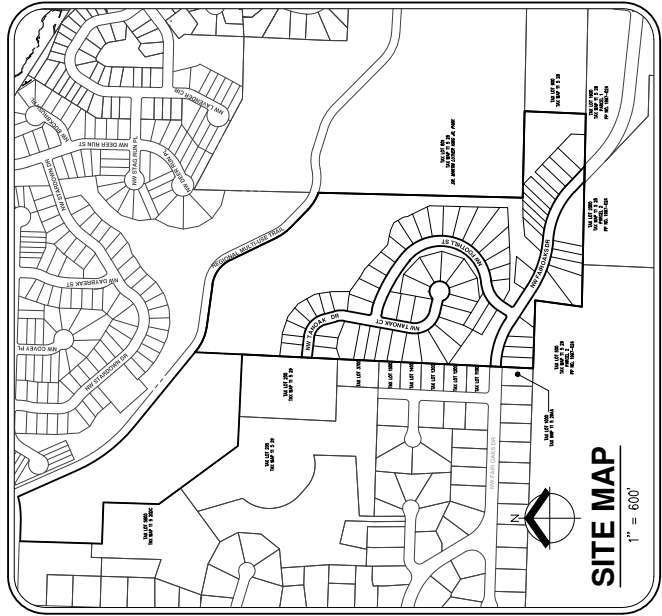
Enclosure: Vicinity Map

PONDEROSA RIDGE PHASE 2 MAJOR LOT DEVELOPMENT OPTION



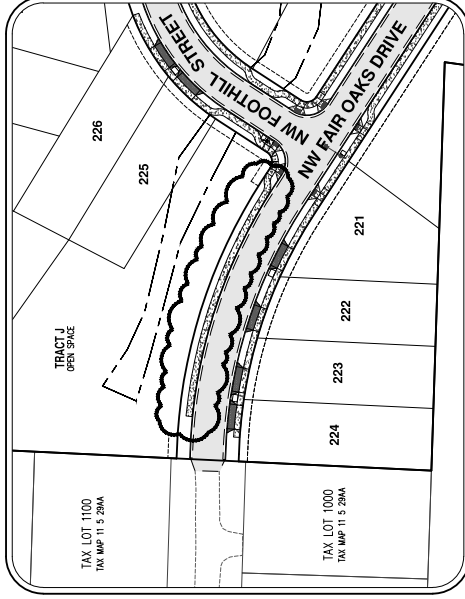
VICINITY MAP

1" = 2000'



SITE MAP

1" = 600'



AREA OF FOCUS

1" = 100'

PROPERTY DESCRIPTION:

TAX LOT 800, BENTON COUNTY TAX MAP 11 5 28 LOCATED IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; TAX LOT 1400, BENTON COUNTY TAX MAP 11 5 20D LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

PROJECT LOCATION:

CORVALLIS, OREGON

EXISTING LAND USE:

VACANT LAND

PROJECT PURPOSE:

RESIDENTIAL DEVELOPMENT: 70 UNITS

VERTICAL DATUM:

VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF CORVALLIS BENCHMARK NO.429, LOCATED IN THE WEST CURB OF WALNUT BOULEVARD, 200' SOUTH OF ELWOOD DRIVE WITH AN ELEVATION OF 375.602 FEET (NGVD29).

APPLICANT:

PONDEROSA RIDGE DEVELOPMENT, LLC
PO BOX 61426
VANCOUVER, WA 98666

PROPERTY OWNER:

PONDEROSA RIDGE DEVELOPMENT, LLC
PO BOX 61426
VANCOUVER, WA 98666

LAND USE PLANNING / ARBORIST / CIVIL ENGINEERING / SURVEYING FIRM / LANDSCAPE ARCHITECTURE:

AKS ENGINEERING & FORESTRY, LLC
PLANNING CONTACT: MMI DOUKAS
ENGINEERING CONTACT: AMY DOWNHOUR
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151

