Donna Trippett

From: Julie Fisher
Sent: Monday, November 25, 2024 12:02 PM
To: Donna Trippett
Subject: FW: Online Form Submission #602 for Public Records Request

Sorry, forgot to include you.

Julie

From: Julie Fisher
Sent: Monday, November 25, 2024 12:02 PM
To: Community Development Center <cdc@ci.lebanon.or.us>
Subject: FW: Online Form Submission #602 for Public Records Request

Hello,

Please let me know if you believe this request will take more than 30 minutes of staff time.

Thank you,
Julie

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, November 25, 2024 10:55 AM
To: City Recorder <city.recorder@lebanonoregon.gov>
Subject: Online Form Submission #602 for Public Records Request

Caution! This message was sent from outside your organization.

Public Records Request

Public Records laws are governed by the Oregon Revised Statutes (ORS). The City of Lebanon Public Records Request policy details procedures followed. The City will not accept any other means of public records requests.

For Police or Municipal Court records, see City of Lebanon Police Public Records Request Form

(Section Break)

Contact Information

Full Name	Chas Peterson

Date	11/25/2024
Email	chas@bluefern.com
Phone	4257613166
Preferred method of contact:	Email
Street Address	18300 Redmond Way, Suite 120
Address Line 2	*Field not completed.*
City	Redmond
State/Province/Region	WA
Postal/Zip Code	98052
Country	*Field not completed.*
Request	
Is this request related to a lawsuit in which the City of Lebanon is a party, or a tort claims notice filed with the City of Lebanon?	No
If Yes, what is the claimant's name and incident date?	*Field not completed.*
Copies may be furnished without charge or at a substantially reduced fee if the custodian determines that the waiver or reduction of fees in in the public interest because making the record available primarily benefits and will be distributed to the public at large, not an individual or group. Does this request primarily benefit the general public?	Yes
If Yes, describe the particular or specific public benefit in the Records Requested box below.	This could lead to more housing. The purpose is for market research

Records Requested	Hi there, I am looking for a copy of all land use applications and plat map submittals for residential development projects 20 units or greater since 1/1/2022. Thank you
Preferred method of receiving requested records:	Email

(Section Break)

Fee Schedule

Copy Cost

Black/White - letter 8-1/2" x 11" or legal 8-1/2" x 14" (per side)	$0.25
Black/White - executive 11" x 17" (per side)	$0.50
Color (per side)	$0.50
Records on a Flash Drive	$6.50 plus staff time

Archived Electronic Information Retrieval

$100/hour - no charge for the first 30 minutes

If the estimated costs involved in fulfilling your request exceed $25, the City will advise you of the estimated costs and require your approval before beginning the request. If the fee exceeds $100, a 50% deposit may be required to begin work. Full payment for costs incurred is required before the public records are inspected or copies are released.

The City will respond to your request promptly and without undue delay, typically within 15 business days. Requested information can be picked up from Lebanon City Hall, sent to you by email, or mailed to you for an additional fee. All items must be picked up within 30 days after notification that the information is ready, otherwise it will be destroyed, and another request will need to be made.

Requests can be completed in a timely manner if the data you provide is complete and accurate.

(Section Break)

I have read and agree to comply with the above conditions, and further agree to pay the cost of fulfilling this Public Records Request per the conditions set forth above. These costs may include the cost of searching for records, reviewing records to redact exempt material, supervising the inspection of records, copying records, certifying records and mailing records. I agree to pay a maximum of $25 without further approval.	Chas Peterson

Email not displaying correctly? View it in your browser.

Donna Trippett

From: Julie Fisher
Sent: Wednesday, January 15, 2025 7:53 AM
To: Donna Trippett
Subject: FW: Online Form Submission #602 for Public Records Request
Attachments: 19-276 4L Stoltz Hill SD Application - Redacted.pdf; 19-276 Cedar Springs tentative plat 5.8.23.pdf; 19-285 MADELYN MEADOWS TENT SUBDIVISION 2024-01-16.pdf; 19-285 MADELYN MEADOWS TENT SUBDIVISION APP - signed.pdf; 21-345 Creations NW Plat.pdf; 21-345 Creations NW Russell Dr. App - Signed BOTH_Redacted.pdf; 23-129 Crowfoot Planning 2024-02-22.pdf; 23-129 Pacific NW Land Co. Crowfoot SD APP-signed_Redacted.pdf; 22-139 Schneider Joy St. SD App - Signed Redacted.pdf; 22-139 Schneider Joy St. SD Exhibit A.pdf

---

From: Julie Fisher
Sent: Tuesday, November 26, 2024 1:20 PM
To: chas@bluefern.com
Subject: RE: Online Form Submission #602 for Public Records Request

Chas
The attached files are all applications for residential development for 20 or more units since 01/01/2022. This completes your public records request.

Thank you,

Julie Fisher, CMC
City Recorder
City of Lebanon | 925 South Main Street | Lebanon OR 97355
Tel: 541.258.4264
Hours: Monday – Thursday 7am-5pm

http://www.lebanonoregon.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, November 25, 2024 10:55 AM
To: City Recorder <city.recorder@lebanonoregon.gov>
Subject: Online Form Submission #602 for Public Records Request

Caution! This message was sent from outside your organization.

Public Records Request

Public Records laws are governed by the Oregon Revised Statutes (ORS). The City of Lebanon Public Records Request policy details procedures followed. The City will not accept any other means of public records requests.

For Police or Municipal Court records, see City of Lebanon Police Public Records Request Form

(Section Break)

Contact Information

Full Name	Chas Peterson
Date	11/25/2024
Email	chas@bluefern.com
Phone	4257613166
Preferred method of contact:	Email
Street Address	18300 Redmond Way, Suite 120
Address Line 2	*Field not completed.*
City	Redmond
State/Province/Region	WA
Postal/Zip Code	98052
Country	*Field not completed.*

Request

Is this request related to a lawsuit in which the City of Lebanon is a party, or a tort claims notice filed with the City of Lebanon?	No
If Yes, what is the claimant's name and incident date?	*Field not completed.*
Copies may be furnished without charge or at a substantially reduced fee if the custodian determines that the waiver or reduction of fees in in the public interest because making the record available primarily benefits and will be distributed to the public at large, not an individual or group. Does this request primarily benefit the general public?	Yes
If Yes, describe the particular or specific public benefit in the Records Requested box below.	This could lead to more housing. The purpose is for market research
Records Requested	Hi there, I am looking for a copy of all land use applications and plat map submittals for residential development projects 20 units or greater since 1/1/2022. Thank you
Preferred method of receiving requested records:	Email

(Section Break)

Fee Schedule

Copy Cost

Black/White - letter 8-1/2" x 11" or legal 8-1/2" x 14" (per side)	$0.25
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Color (per side)	$0.50
Records on a Flash Drive	$6.50 plus staff time

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(Section Break)

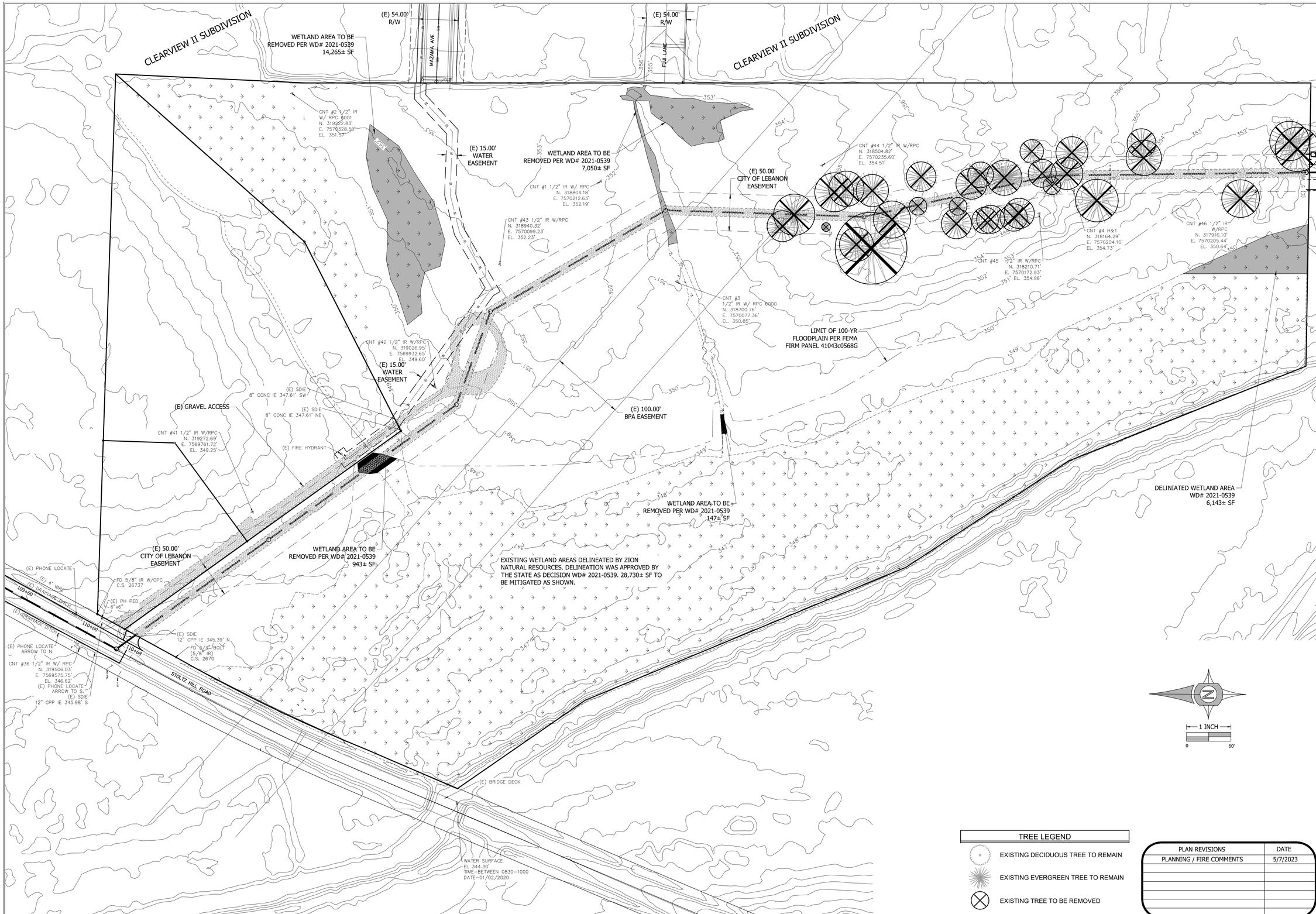
I have read and agree to comply with the above conditions, and further agree to pay the cost of fulfilling this Public Records Request per the conditions set forth above. These costs may include the cost of searching for records, reviewing records to redact exempt material, supervising the inspection of records, copying records, certifying records and mailing records. I agree to pay a maximum of $25 without further approval.	Chas Peterson

LAND USE APPLICATION

PROPERTY INFORMATION	
Site Address(es): 2925 Stoltz Hill Road, Lebanon, OR 97355	
Assessor's Map & Tax Lot No.(s): 12S-02W-22B Tax Lot 300	
Comprehensive Plan Designation / Zoning Designation: Z-RM / C-RM	
Current Property Use: unimproved	
Project Description:	
48 lot residential subdivision with associated site improvements	
APPLICANT / PRIMARY CONTACT INFORMATION	
Applicant: Laura LaRoque, Udell Engineering and Land Surveying	Phone:
Address: 63 E Ash Street	Email: laura@udelleng.com
City/State/Zip: Lebanon, OR 97355	
I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.	
APPLICANT SIGNATURE	Date: 5/11/2022
PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)	
Owner: 4L Ventures, LLC	Phone:
Address: PO Box 310	Email: latimerky@gmail.com
City/State/Zip: Lebanon, OR 97355	
OWNER SIGNATURE	Date: 5/11/2022
ADDITIONAL CONTACT INFORMATION	
Engineer / Surveyor: Udell Engineeringand Land Surveying	Phone: 541-451-5125
Address: 63 E Ash Street	Email:
City/State/Zip: Lebanon, OR 97355	

Architect:	Phone:
Address:	Email:
City/State/Zip:	

Other:	Phone:
Address:	Email:
City/State/Zip	



THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

TREE LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

Sheet C01

SCALE: SEE BARSCALE

CLIENT:

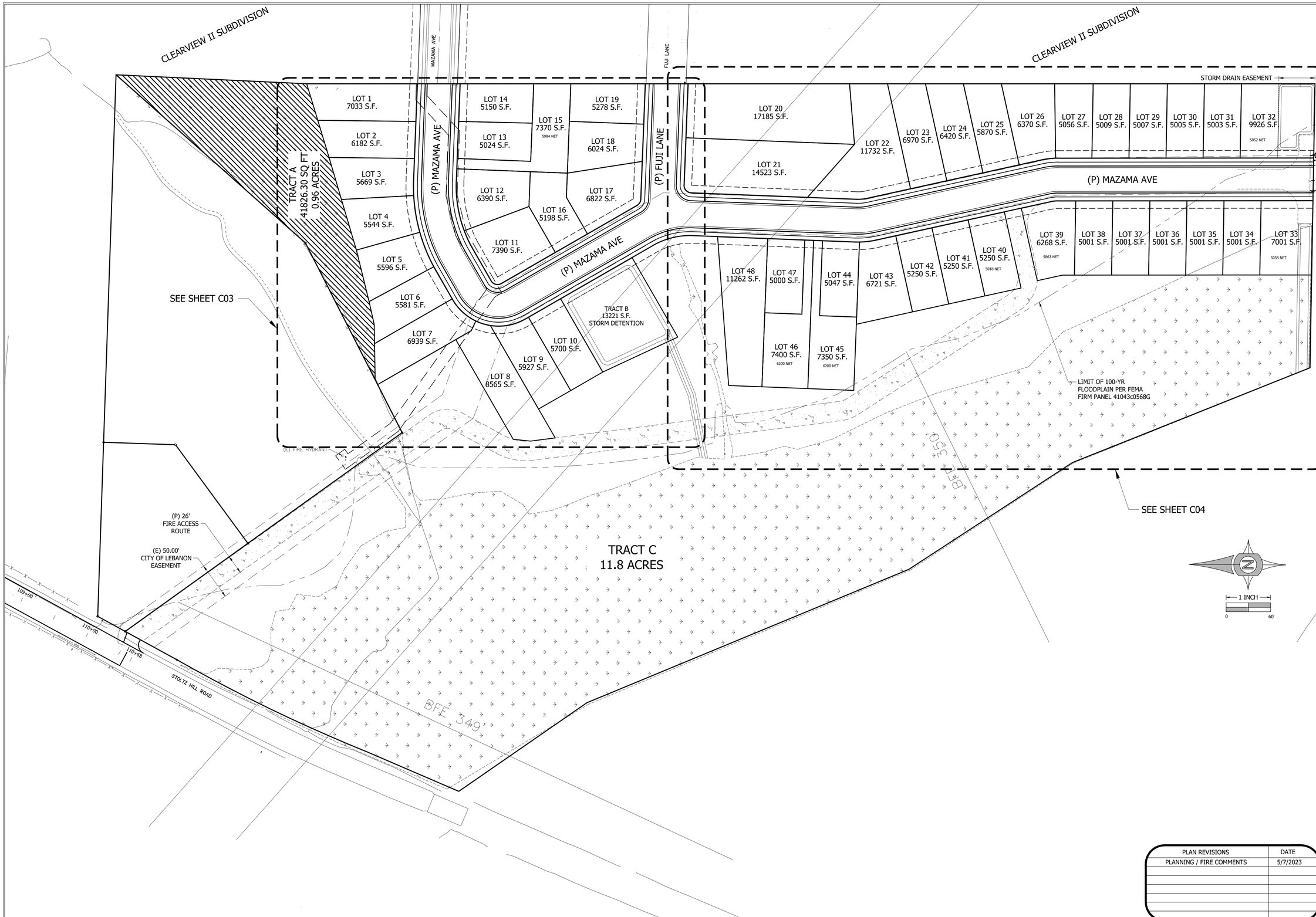
4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

EXISTING CONDITIONS

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL



CLIENT:

4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

OVERALL TENTATIVE LOT LAYOUT

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

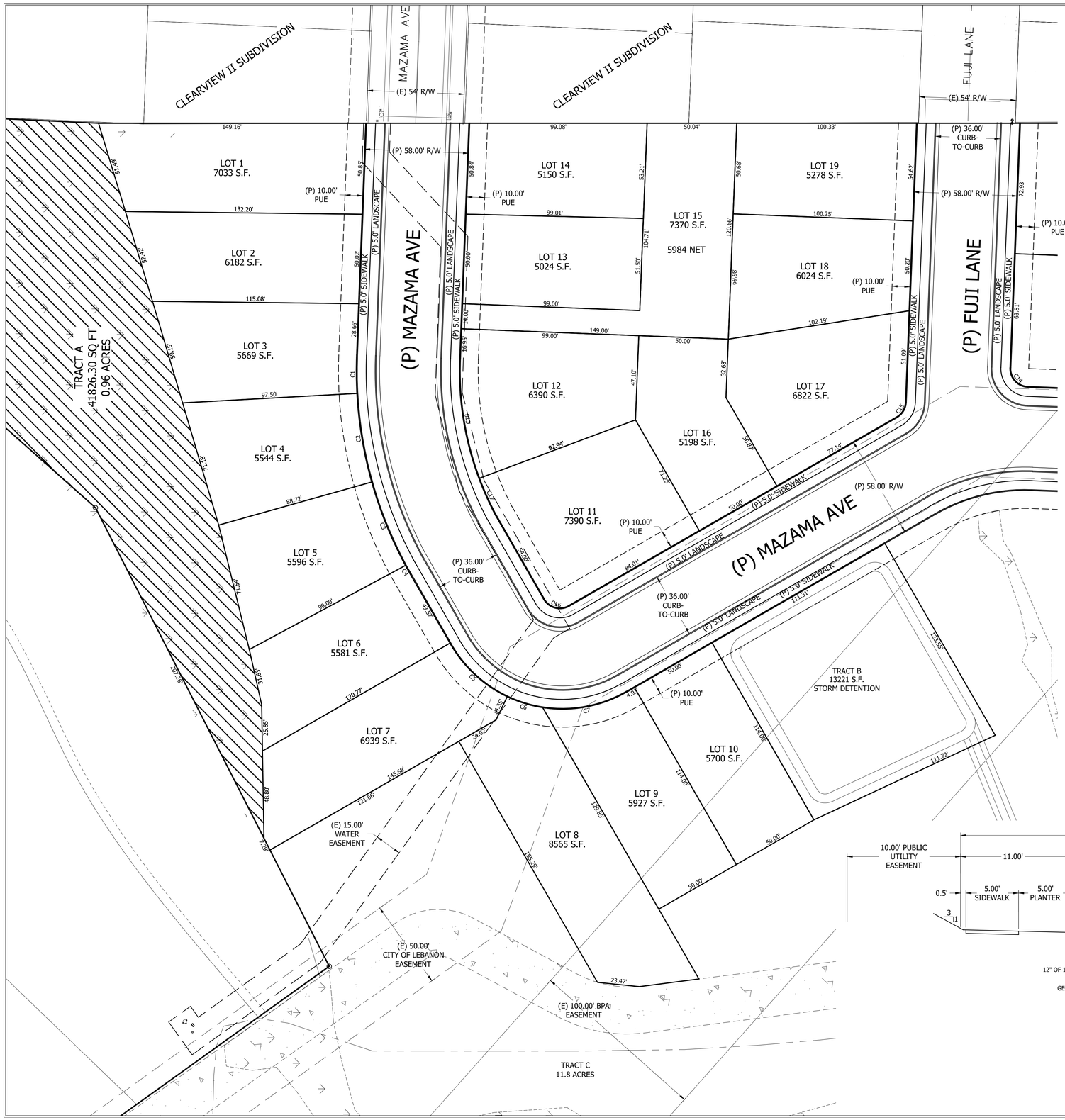
DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

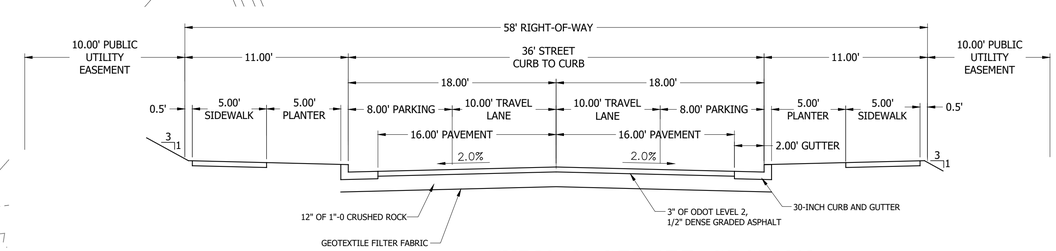
PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

Sheet C02

SCALE: SEE BARSCALE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.43	229.00	5.36	N89° 10' 56"E	21.42
C2	50.32	229.00	12.59	N80° 12' 23"E	50.22
C3	50.32	229.00	12.59	N67° 36' 59"E	50.22
C4	6.46	229.00	1.62	N60° 30' 45"E	6.46
C5	43.53	72.00	34.64	N42° 23' 02"E	42.87
C6	20.87	72.00	16.61	N16° 45' 37"E	20.80
C7	48.70	72.00	38.75	N10° 55' 11"W	47.77
C8	5.62	108.00	2.98	N0° 22' 18"E	5.62
C9	21.98	108.00	11.66	N6° 56' 57"W	21.94
C10	10.36	48.00	12.37	N6° 35' 44"W	10.34
C11	3.42	106.00	1.85	S1° 20' 15"E	3.42
C12	19.45	106.00	10.52	S7° 31' 16"E	19.43
C13	12.78	50.00	14.64	S5° 27' 29"E	12.74
C14	15.71	10.00	90.00	S46° 51' 43"W	14.14
C15	10.10	10.00	57.84	S59° 13' 03"E	9.67
C16	15.73	10.00	90.10	S14° 45' 19"W	14.15
C17	22.63	171.00	7.58	S65° 21' 05"W	22.62
C18	67.81	171.00	22.72	S80° 30' 11"W	67.36



TYPICAL STREET SECTION

NO SCALE

NOTE:
SIDEWALKS ARE TO BE CONSTRUCTED WITH INDIVIDUAL BUILDING PERMITS. SIDEWALKS ARE SHOWN ON PLAN VIEW FOR REFERENCE ONLY.

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

Sheet C03

SCALE: SEE BARSCALE

1 INCH
0 30'

CLIENT:
4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

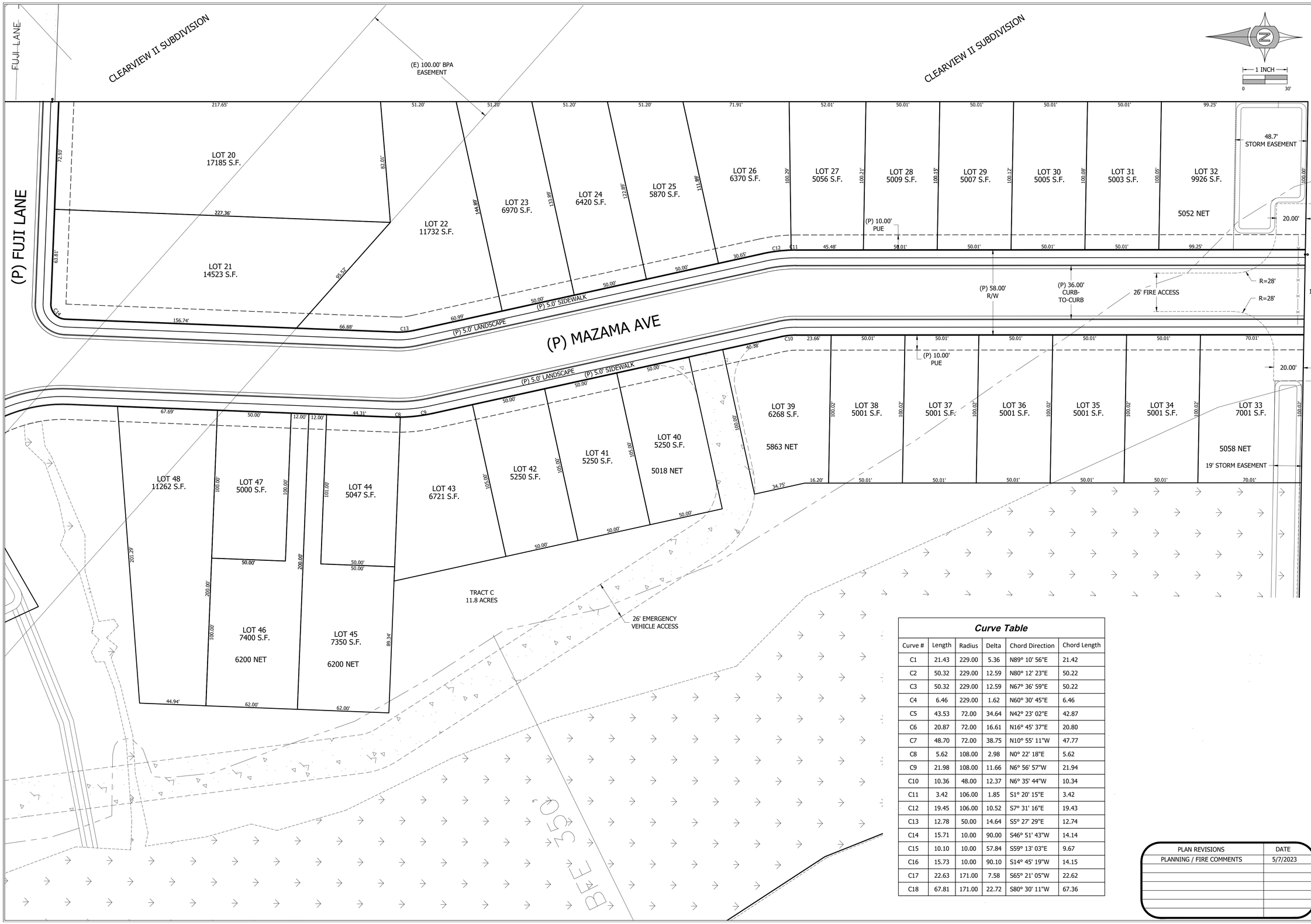
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE LOT LAYOUT PHASE 1

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.43	229.00	5.36	N89° 10' 56"E	21.42
C2	50.32	229.00	12.59	N80° 12' 23"E	50.22
C3	50.32	229.00	12.59	N67° 36' 59"E	50.22
C4	6.46	229.00	1.62	N60° 30' 45"E	6.46
C5	43.53	72.00	34.64	N42° 23' 02"E	42.87
C6	20.87	72.00	16.61	N16° 45' 37"E	20.80
C7	48.70	72.00	38.75	N10° 55' 11"W	47.77
C8	5.62	108.00	2.98	N0° 22' 18"E	5.62
C9	21.98	108.00	11.66	N6° 56' 57"W	21.94
C10	10.36	48.00	12.37	N6° 35' 44"W	10.34
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C13	12.78	50.00	14.64	S5° 27' 29"E	12.74
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C15	10.10	10.00	57.84	S59° 13' 03"E	9.67
C16	15.73	10.00	90.10	S14° 45' 19"W	14.15
C17	22.63	171.00	7.58	S65° 21' 05"W	22.62
C18	67.81	171.00	22.72	S80° 30' 11"W	67.36

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

Sheet C04

SCALE: SEE BARSCALE

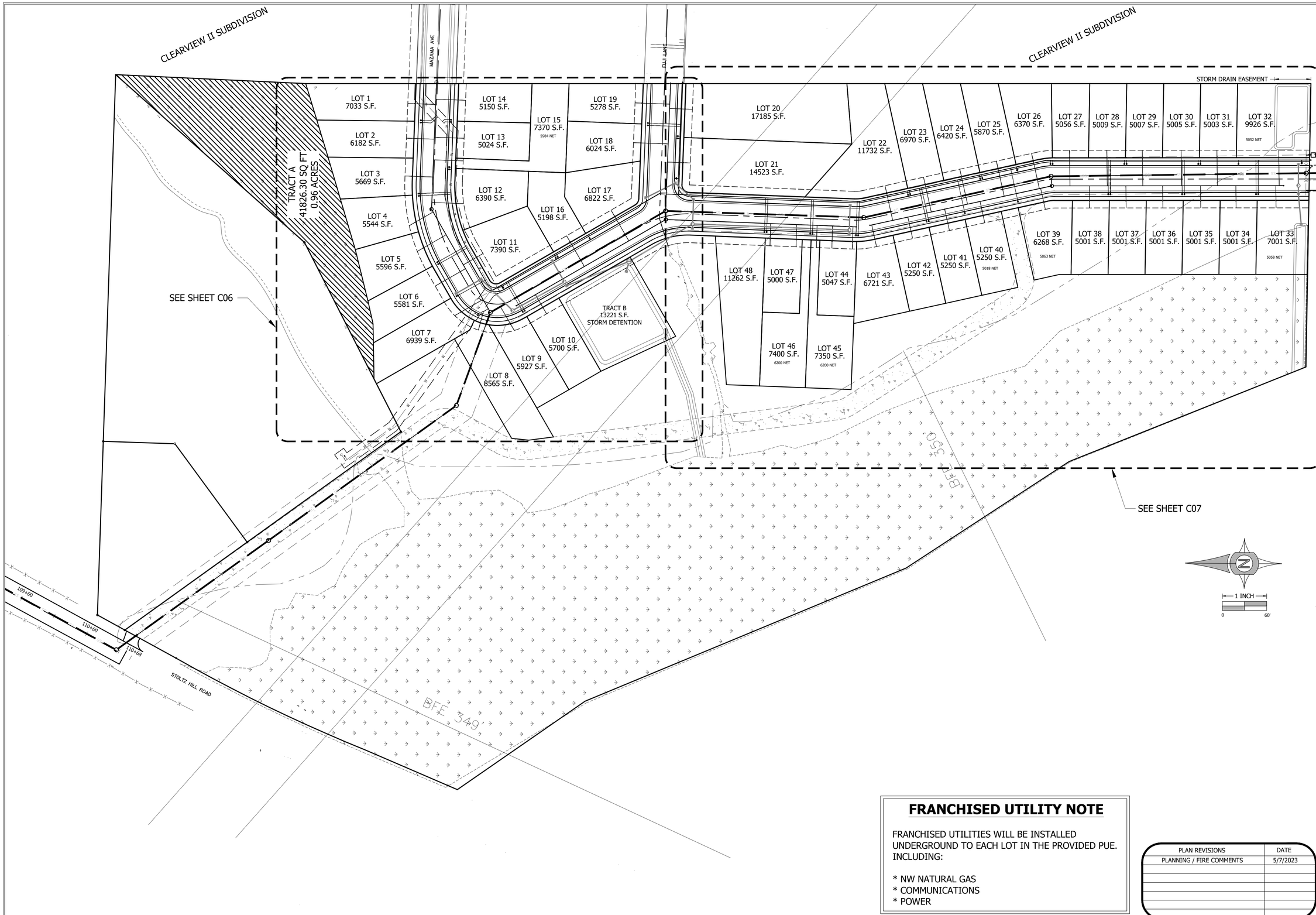
CLIENT:
4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE LOT LAYOUT PHASE 2

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL



CLIENT:

4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

OVERALL PRELIMINARY UTILITY PLAN

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

FRANCHISED UTILITY NOTE

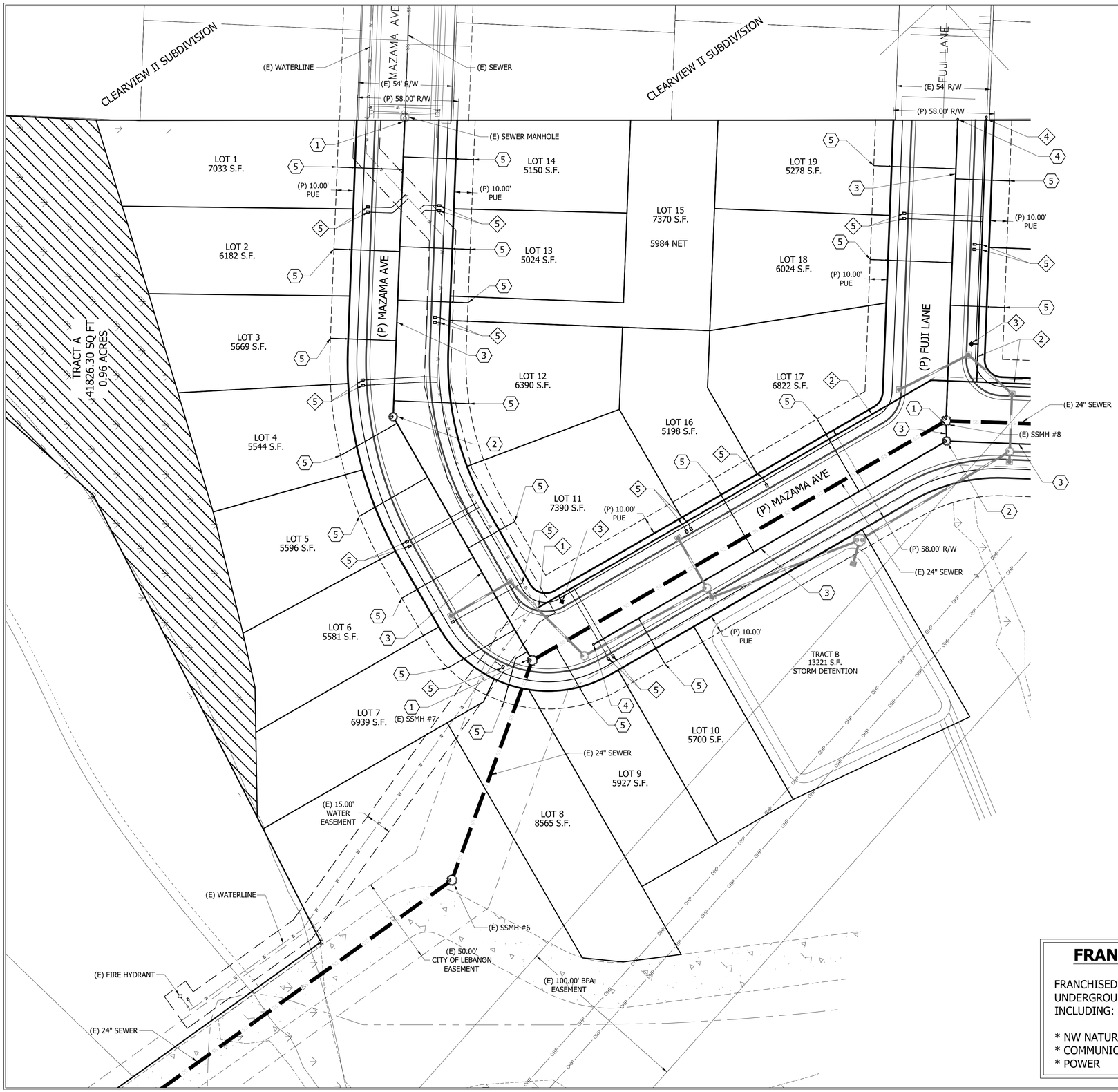
FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

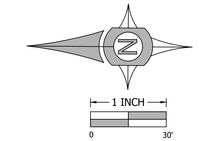
* NW NATURAL GAS
* COMMUNICATIONS
* POWER

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

Sheet C05

SCALE: SEE BARSCALE





SEWER NOTES	
1	CONNECT TO EXISTING PUBLIC SANITARY SEWER.
2	INSTALL PUBLIC SEWER MANHOLE.
3	INSTALL PUBLIC 8-INCH SANITARY SEWER.
4	INSTALL PUBLIC SANITARY SEWER MAINLINE CLEAN-OUT.
5	INSTALL PUBLIC 4-INCH SANITARY SEWER SERVICE LATERAL WITH PROPERTY LINE CLEAN-OUT.

WATER NOTES	
1	CONNECT TO EXISTING PUBLIC WATERLINE.
2	INSTALL PUBLIC 8-INCH WATERLINE.
3	INSTALL PUBLIC FIRE HYDRANT.
4	INSTALL PUBLIC BLOW-OFF.
5	INSTALL PUBLIC 1-INCH WATER SERVICE.

FRANCHISED UTILITY NOTE

FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

* NW NATURAL GAS
* COMMUNICATIONS
* POWER

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

CLIENT:
4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

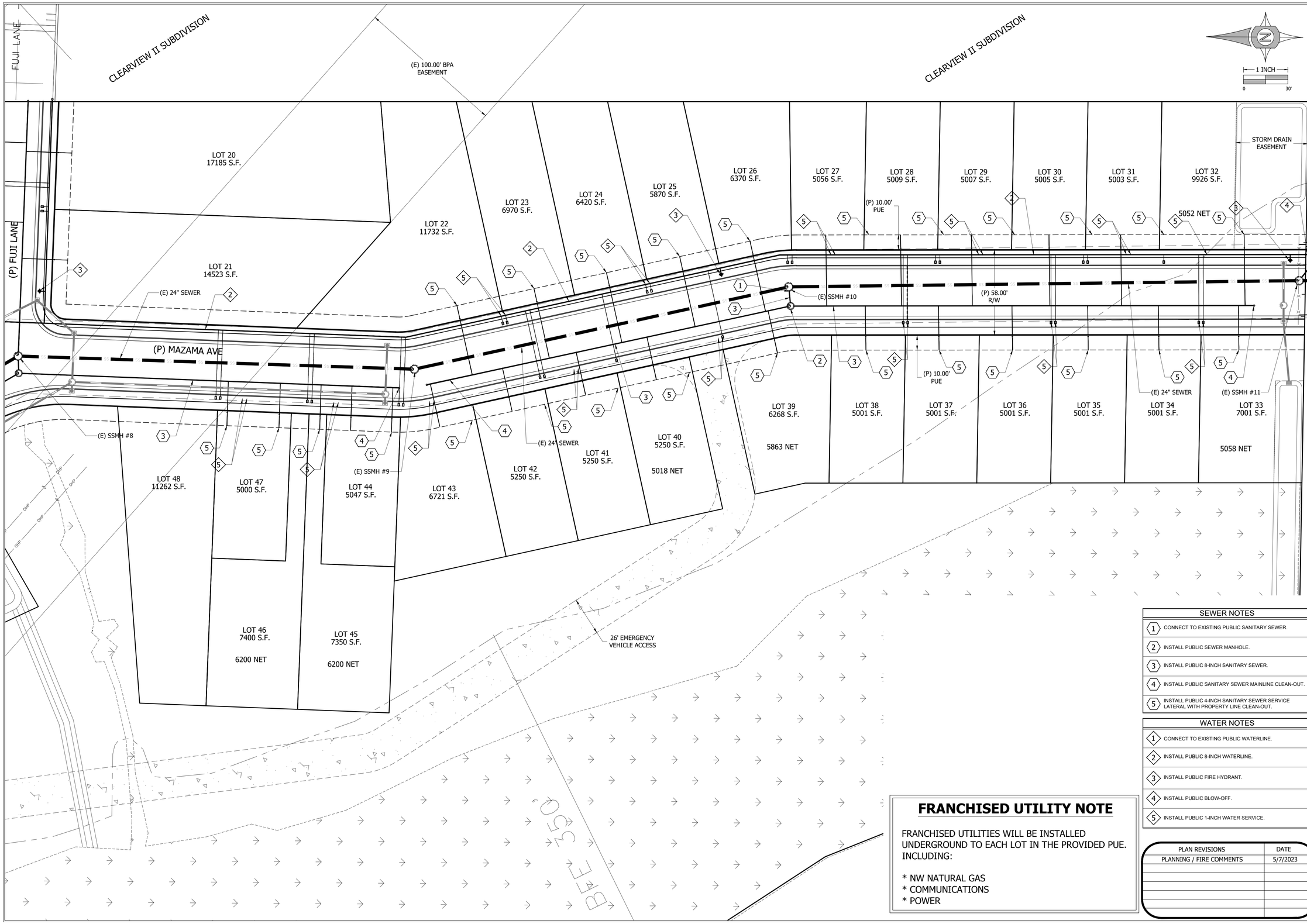
PRELIMINARY UTILITY PLAN PHASE 1

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL

Sheet C06

SCALE: SEE BARSCALE



SEWER NOTES

1. CONNECT TO EXISTING PUBLIC SANITARY SEWER.
2. INSTALL PUBLIC SEWER MANHOLE.
3. INSTALL PUBLIC 8-INCH SANITARY SEWER.
4. INSTALL PUBLIC SANITARY SEWER MAINLINE CLEAN-OUT.
5. INSTALL PUBLIC 4-INCH SANITARY SEWER SERVICE LATERAL WITH PROPERTY LINE CLEAN-OUT.

WATER NOTES

1. CONNECT TO EXISTING PUBLIC WATERLINE.
2. INSTALL PUBLIC 8-INCH WATERLINE.
3. INSTALL PUBLIC FIRE HYDRANT.
4. INSTALL PUBLIC BLOW-OFF.
5. INSTALL PUBLIC 1-INCH WATER SERVICE.

FRANCHISED UTILITY NOTE

FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

* NW NATURAL GAS
* COMMUNICATIONS
* POWER

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

CLIENT:
4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

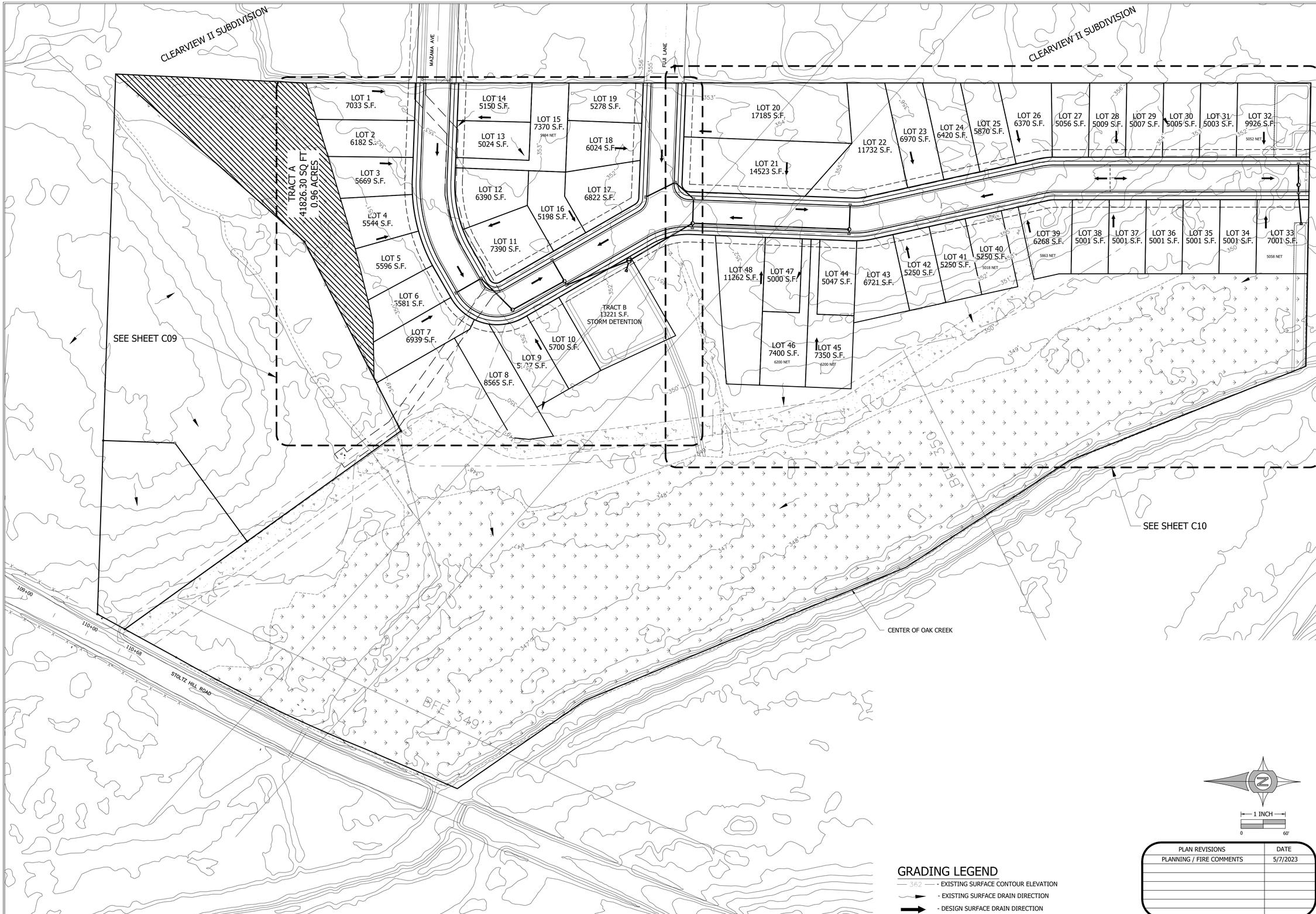
PRELIMINARY UTILITY PLAN PHASE 2

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

DATE: FEBRUARY 20, 2023
PROJECT: 19-276-4L STOLTZ HILL
DRAWN BY: MLW, KWL
CHECKED BY: BSV, KWL

Sheet C07

SCALE: SEE BARSCALE



GRADING LEGEND

362 - EXISTING SURFACE CONTOUR ELEVATION

- EXISTING SURFACE DRAIN DIRECTION

- DESIGN SURFACE DRAIN DIRECTION

1 INCH

0 60'

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

Sheet C08

SCALE: SEE BARSCALE

CLIENT:

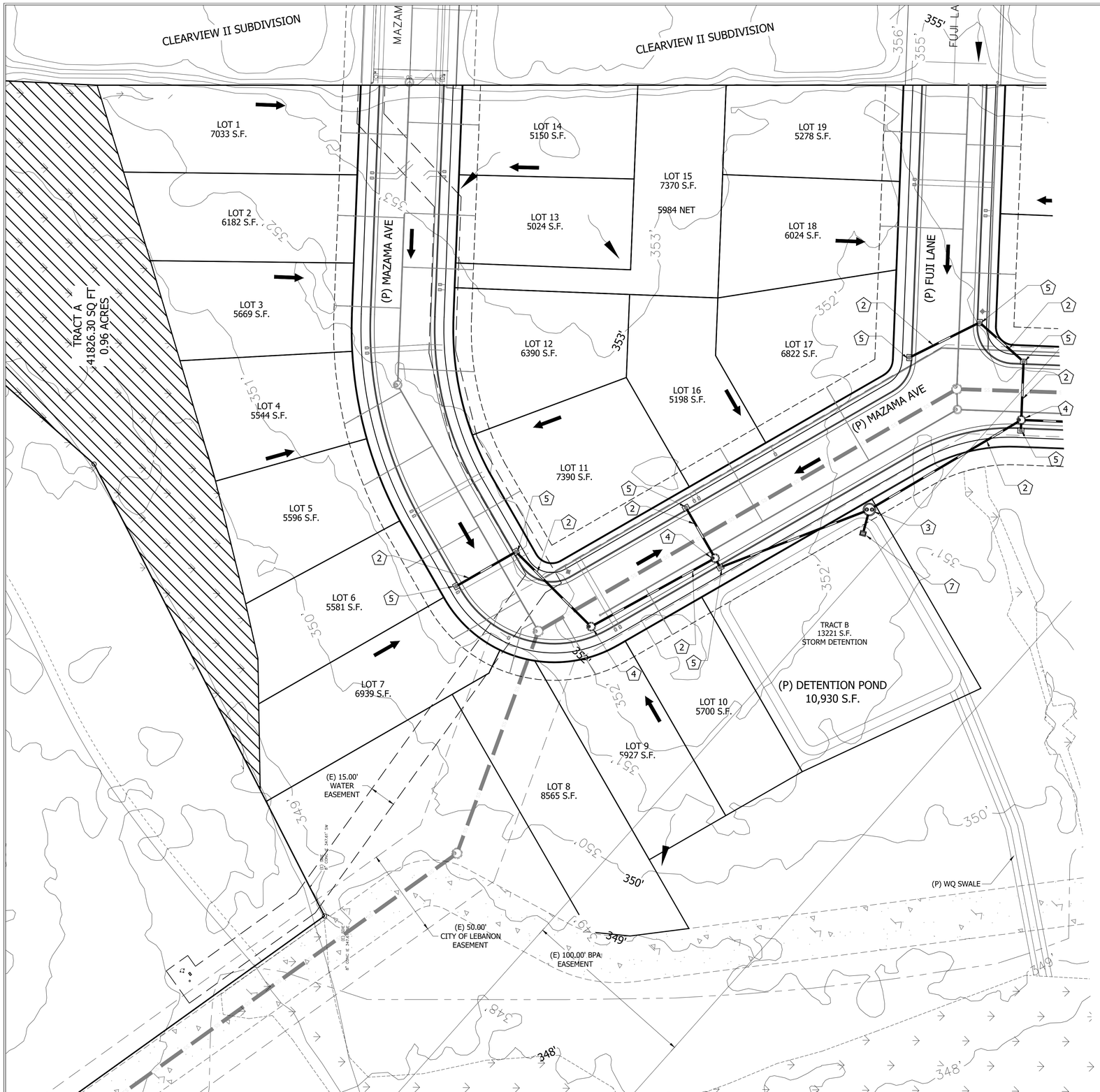
4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

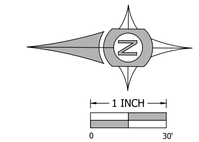
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

OVERALL PRELIMINARY GRADING & DRAINAGE PLAN

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL





GRADING LEGEND

- 362 - EXISTING SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION

STORM DRAIN NOTES	
1	CONNECT TO EXISTING STORM DRAIN
2	INSTALL STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH CONSTRUCTION PERMIT PLAN SET.
3	INSTALL FLOW CONTROL MANHOLE.
4	INSTALL 48" STORM DRAIN MANHOLE.
5	INSTALL STORM DRAIN CURB INLET.
6	INSTALL STORM DRAIN CATCH BASIN.
7	INSTALL STORM DRAIN DITCH INLET.

CLIENT:
4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY GRADING & DRAINAGE PHASE 1

CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

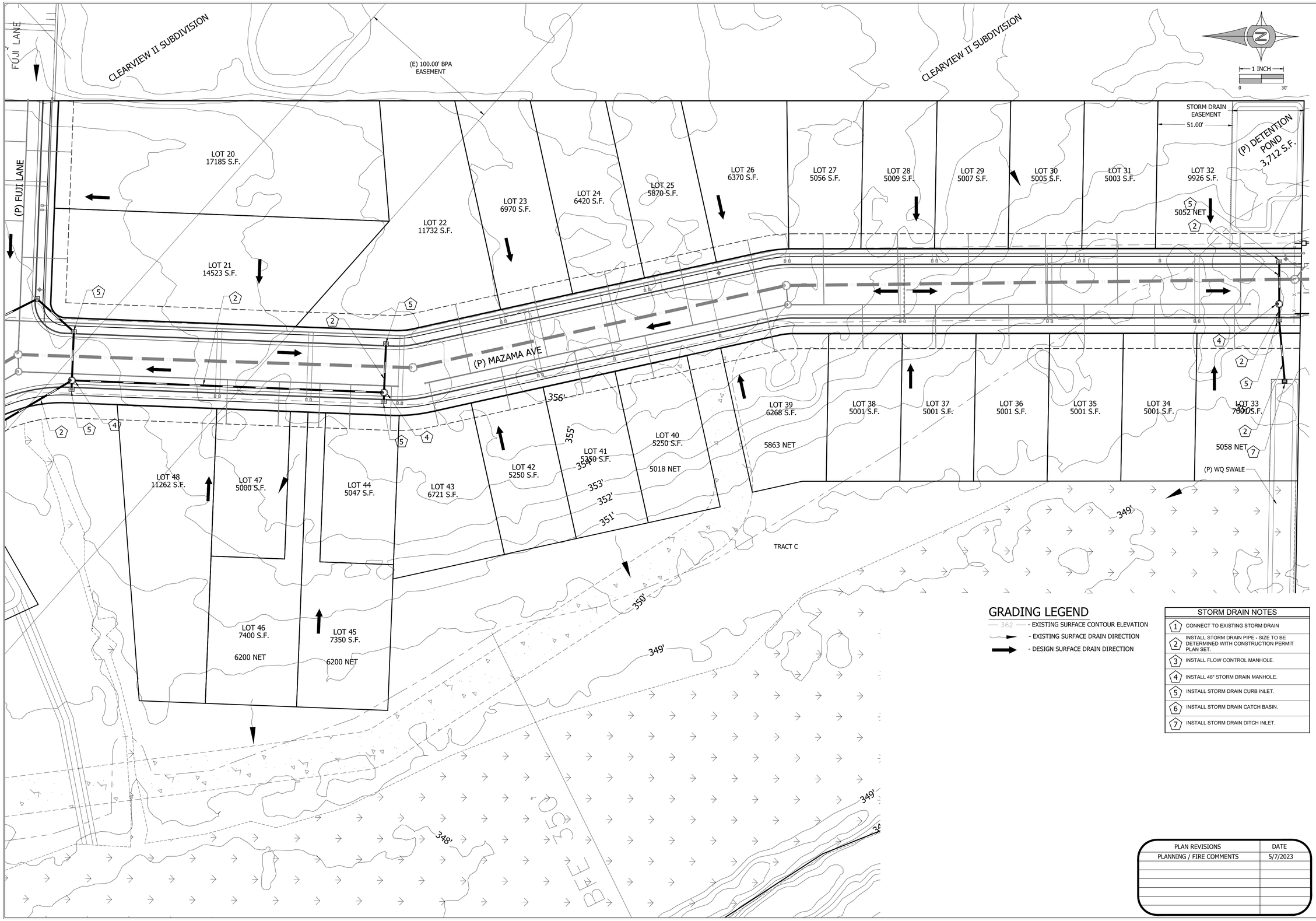
DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

Sheet C09

SCALE: SEE BARSCALE



GRADING LEGEND

- 362 — EXISTING SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION

STORM DRAIN NOTES	
1	CONNECT TO EXISTING STORM DRAIN
2	INSTALL STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH CONSTRUCTION PERMIT PLAN SET.
3	INSTALL FLOW CONTROL MANHOLE.
4	INSTALL 48" STORM DRAIN MANHOLE.
5	INSTALL STORM DRAIN CURB INLET.
6	INSTALL STORM DRAIN CATCH BASIN.
7	INSTALL STORM DRAIN DITCH INLET.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE
PLANNING / FIRE COMMENTS	5/7/2023

Sheet C10

SCALE: SEE BARSCALE

CLIENT:
4L VENTURES, LLC
P.O. BOX 310
LEBANON, OREGON 97355

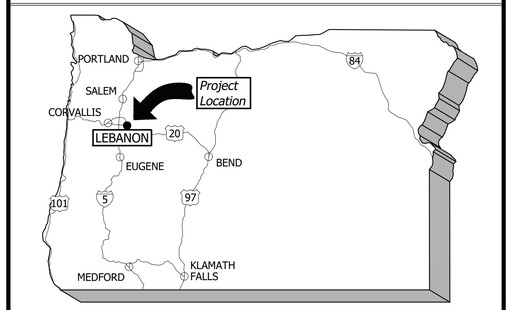
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY GRADING & DRAINAGE PHASE 2

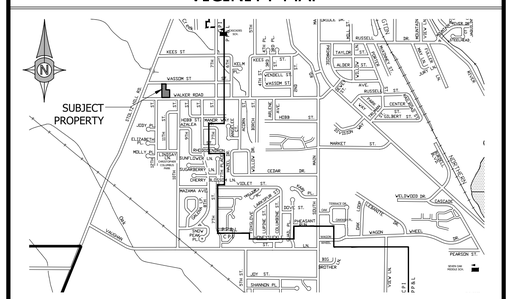
CEDAR SPRINGS SUBDIVISION
TAX LOT 300, 12S-2W-22B
LEBANON, OREGON

DATE: FEBRUARY 20, 2023
PROJECT: 19-276 4L STOLTZ HILL
DRAWN BY: MLM, KWL
CHECKED BY: BSV, KWL

OREGON STATE MAP



VICINITY MAP



NOT TO SCALE

SHEET INDEX

SHEET REVISIONS

PROPERTY

TAX MAP: 12S-2W-15CD
TAX LOT: 3501 & 3600

SITE ADDRESS: WASSOM STREET
LEBANON, OR 97355

OWNER/DEVELOPER

GOOD WELL CONSTRUCTION
2825 FOXHAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205

APPLICANT

BRAD WILSON DBA
INTEGRITY INVESTMENTS, LLC
37544 FREITAG LN
ALBANY, OREGON 97322
(541) 936-0676

DESIGN TEAM

CIVIL ENGINEER

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

FRANCHISED UTILITIES

POWER:
PACIFIC POWER
ELKE VATH
P.O. BOX 248
830 OLD SALEM ROAD
ALBANY, OREGON 97321
541.967.6160

PHONE:
CENTURYLINK
TRAVIS VAUGHAN
P.O. BOX 337
LEBANON, OREGON 97355
541.749.0347

CABLE:
COMCAST
JONATHAN HUMPHREYS
150 NW LEWISBURG AVENUE
CORVALLIS, OREGON 97330
503.856.2403

GAS:
NORTHWEST NATURAL
DARYL HAMMOND
150 SUPRA DRIVE
ALBANY, OREGON 97321
541.926.4253

CLIENT:
GOOD WELL CONSTRUCTION
C/O JORDAN SCHWEIGER
2825 FOXHAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205
JORDAN.SCHWEIGER@GMAIL.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

COVER SHEET

TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

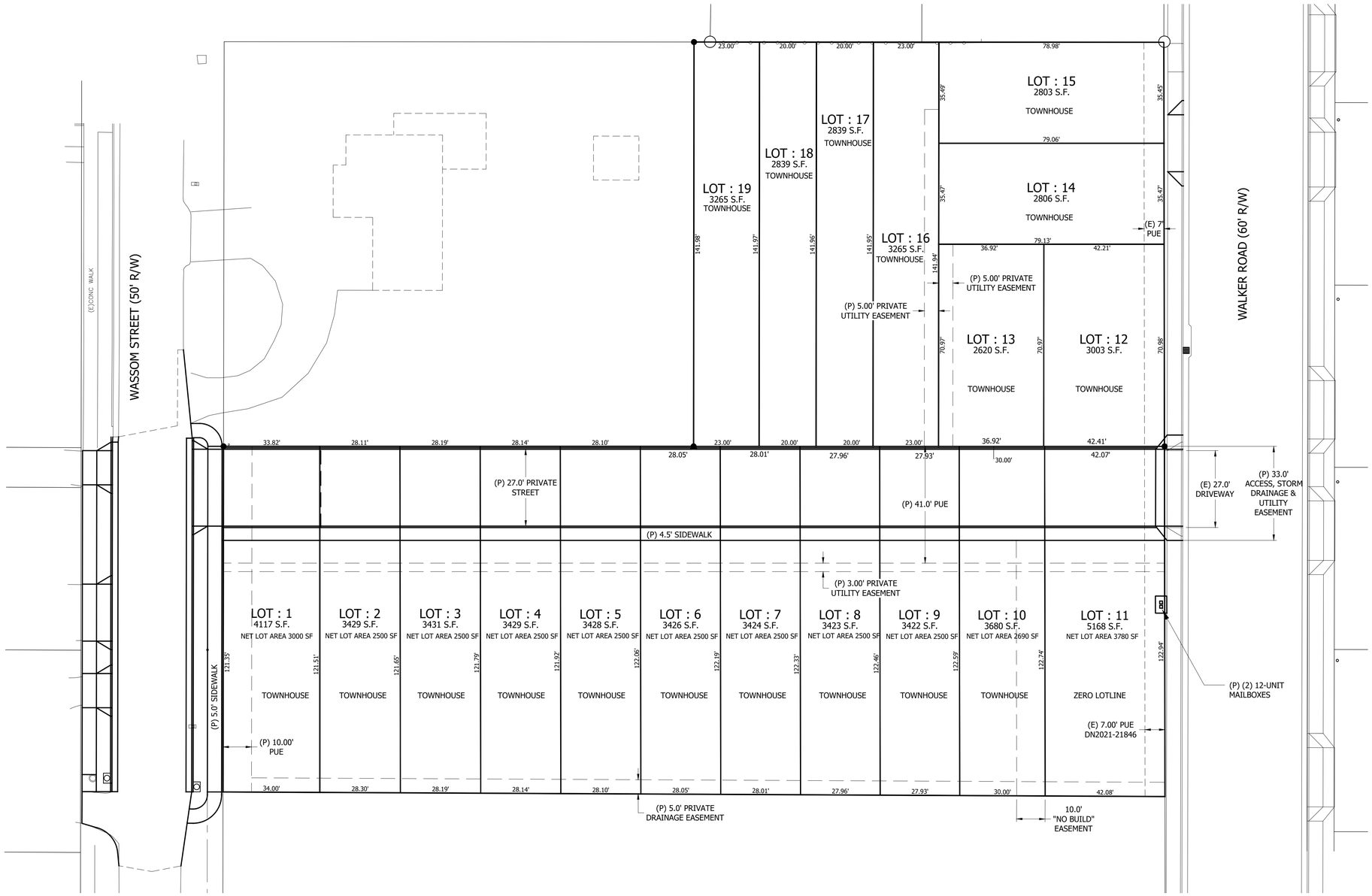
DATE: JANUARY 16, 2024
PROJECT: 19-285 GOOD WELL
DRAWN BY: MLM
CHECKED BY: BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

Sheet C00

SCALE: SEE BARSCALE



NOTE:

WALKER ROAD STREET IMPROVEMENTS WERE CONSTRUCTED AS A PART OF THE WESTSIDE INTERCEPTOR PHASE V-II.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

CLIENT:

GOOD WELL CONSTRUCTION
C/O JORDAN SCHWEIGER
2825 FOXHAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205
JORDAN.SCHWEIGER@GMAIL.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE LOT LAYOUT

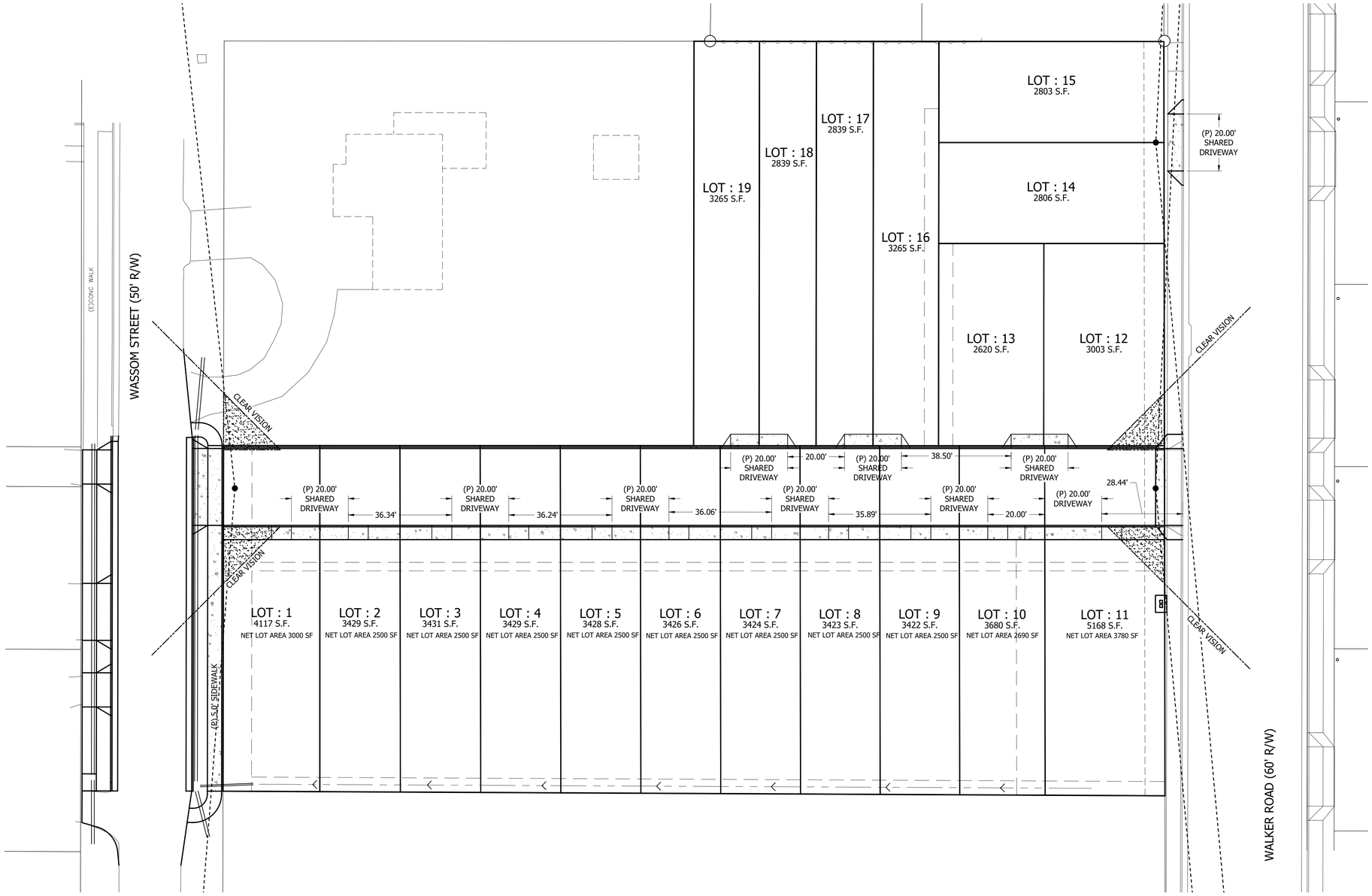
TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

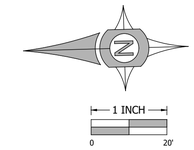
DATE: JANUARY 16, 2024
PROJECT: 19-285 GOOD WELL
DRAWN BY: MLM
CHECKED BY: BSV

PLAN REVISIONS	DATE

Sheet C01

SCALE: SEE BARSCALE





LEGEND

- CLEAR VISION TRIANGLE
- SIGHT DISTANCE TRIANGLE PER AASHTO STANDARDS

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

Sheet C02

SCALE: SEE BARSCALE

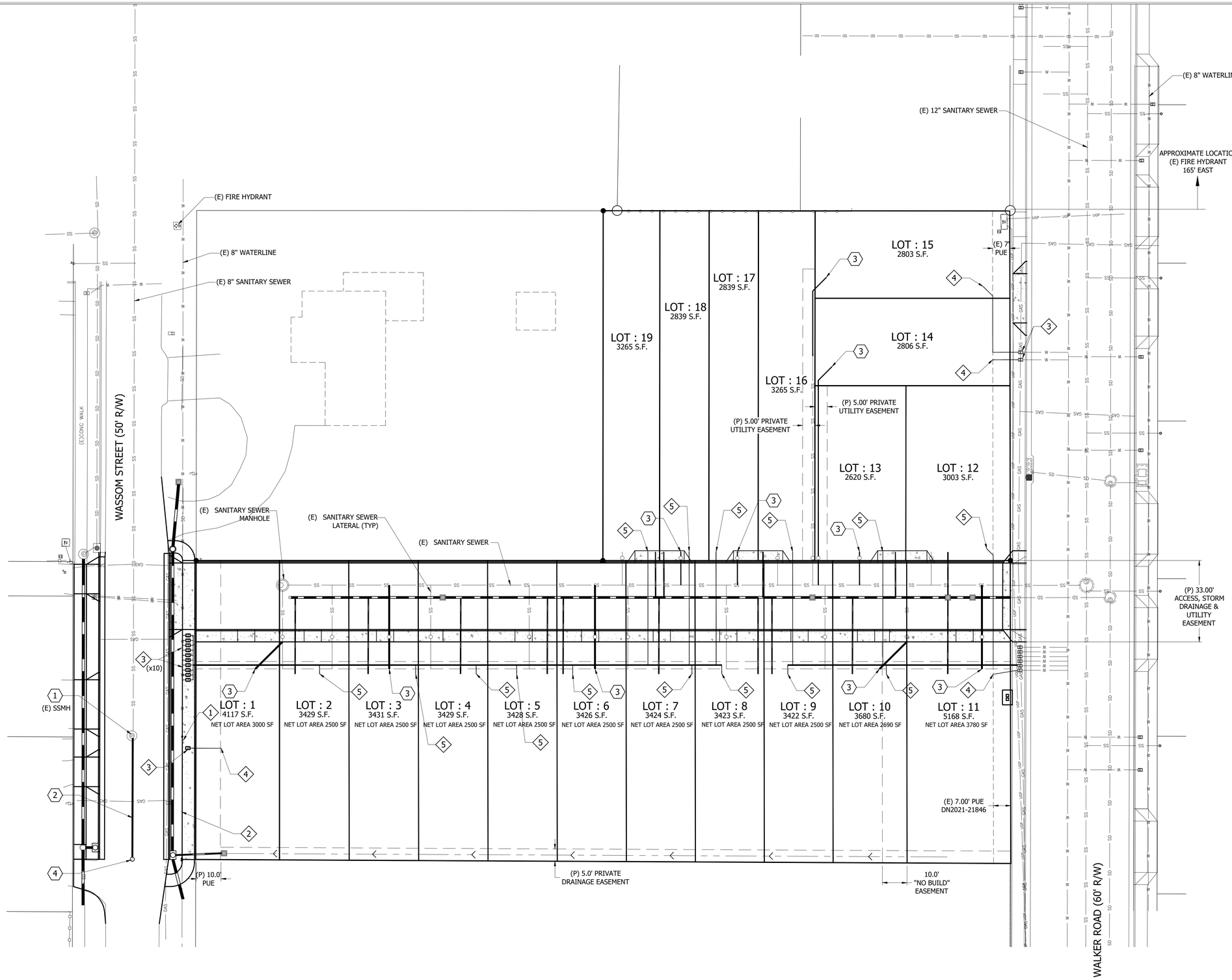
POSSIBLE DRIVEWAY LOCATIONS

TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

DATE: JANUARY 16, 2024
PROJECT: 19-285 GOOD WELL
DRAWN BY: MLM
CHECKED BY: BSV

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

CLIENT:
GOOD WELL CONSTRUCTION
C/O JORDAN SCHWEIGER
2825 FOXHAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205
JORDAN.SCHWEIGER@GMAIL.COM



SEWER NOTES

1. INSTALL 48" SANITARY SEWER MANHOLE.
2. INSTALL PUBLIC 8" SANITARY SEWER PIPE.
3. INSTALL SANITARY SERVICE PIPE WITH CLEAN-OUT.
4. INSTALL SANITARY MAINLINE CLEAN-OUT.

WATER NOTES

1. CONNECT TO EXISTING PUBLIC 8" WATERLINE.
2. INSTALL 8-INCH PUBLIC WATERLINE.
3. INSTALL 1-INCH WATER SERVICE, METER BOX AND METER.
4. INSTALL PRIVATE 1" PVC DOMESTIC WATERLINE.
5. INSTALL PRIVATE 1.25" PVC DOMESTIC WATERLINE.

CLIENT:
GOOD WELL CONSTRUCTION
C/O JORDAN SCHWEIGER
2825 FOXAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205
JORDAN.SCHWEIGER@GMAIL.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
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(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY UTILITY PLAN

TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

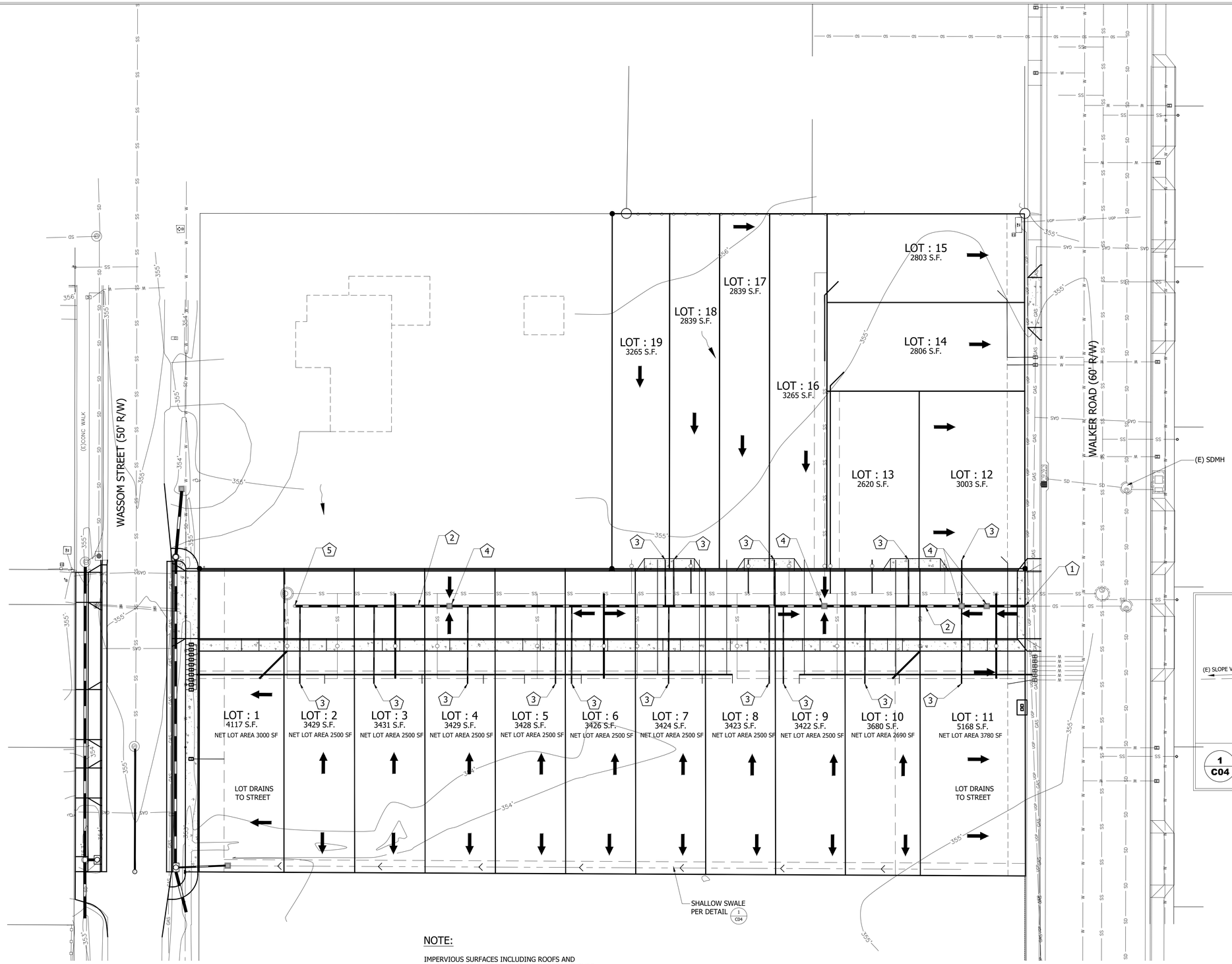
DATE: JANUARY 16, 2024
PROJECT: 19-285 GOOD WELL
DRAWN BY: MLM
CHECKED BY: BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

Sheet C03

SCALE: SEE BARSCALE



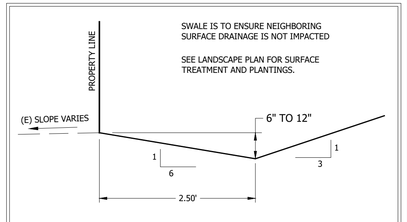
GRADING LEGEND

- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION

(E)P 000.00	- EXISTING TOP OF PAVEMENT ELEVATION
(E)TC 000.00	- EXISTING TOP OF CURB ELEVATION
(E)G 000.00	- EXISTING GROUND ELEVATION
P 000.00	- DESIGN TOP OF ASPHALT PAVE ELEVATION
C 000.00	- DESIGN TOP OF CONCRETE PAVE ELEVATION
W 000.00	- DESIGN TOP OF SIDEWALK ELEVATION
TC 000.00	- DESIGN TOP OF CURB ELEVATION
GR 000.00	- DESIGN TOP OF GRAVEL ELEVATION
GND 000.00	- DESIGN TOP OF GROUND ELEVATION
TW 000.00	- DESIGN TOP OF WALL ELEVATION

STORM DRAIN NOTES

1. CONNECT TO EXISTING PUBLIC STORM DRAIN PIPE.
2. INSTALL 8" PRIVATE STORM DRAIN PIPE.
3. INSTALL 4" PRIVATE STORM DRAIN PIPE FOR LOT DRAINAGE.
4. INSTALL PRIVATE CATCH BASIN.
5. INSTALL PRIVATE STORM DRAIN CLEAN-OUT.



1 C04 **DRAINAGE SWALE**
NTS

NOTE:

IMPERVIOUS SURFACES INCLUDING ROOFS AND HARDSCAPES WILL BE DRAINED TO THE STREET CURB & GUTTER, PRIVATE STORM PIPE OR CITY PUBLIC STORM DRAIN SYSTEM.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

Sheet C04

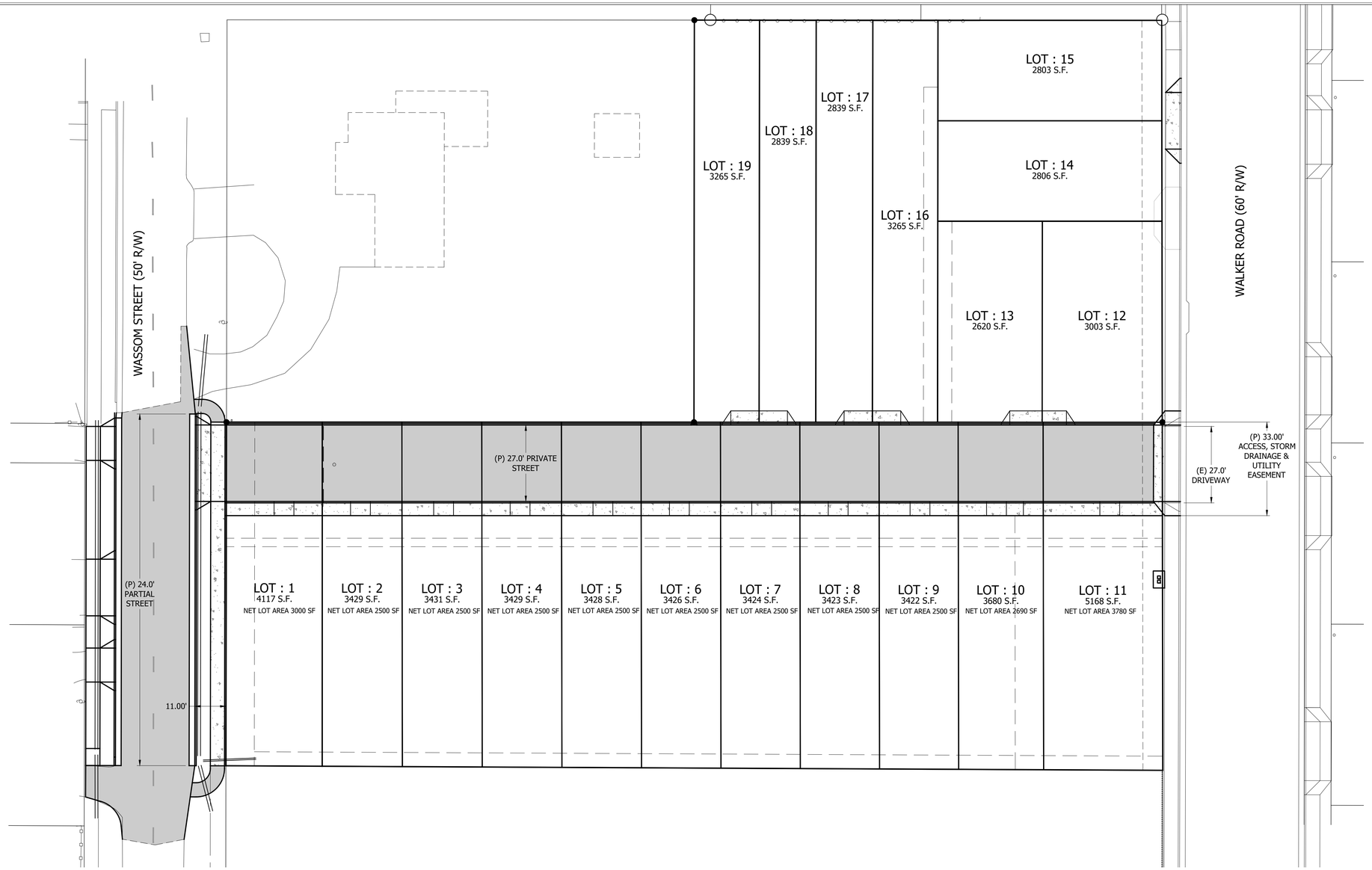
SCALE: SEE BARSCALE

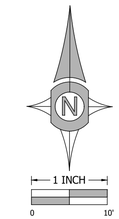
CLIENT:
GOOD WELL CONSTRUCTION
C/O JORDAN SCHWEIGER
2825 FOXHAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205
JORDAN.SCHWEIGER@GMAIL.COM

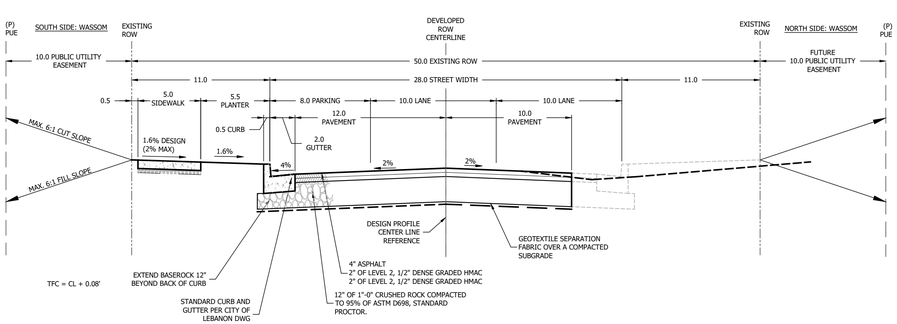
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY GRADING & DRAINAGE PLAN
TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

DATE: JANUARY 16, 2024
PROJECT: 19-289 GOOD WELL
DRAWN BY: MLM
CHECKED BY: BSV







WASSOM STREET-PARTIAL STREET IMPROVEMENT

NOTE:

WALKER ROAD STREET IMPROVEMENTS WERE CONSTRUCTED AS A PART OF THE WESTSIDE INTERCEPTOR PHASE V-II.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

Sheet C05

SCALE: SEE BARSCALE

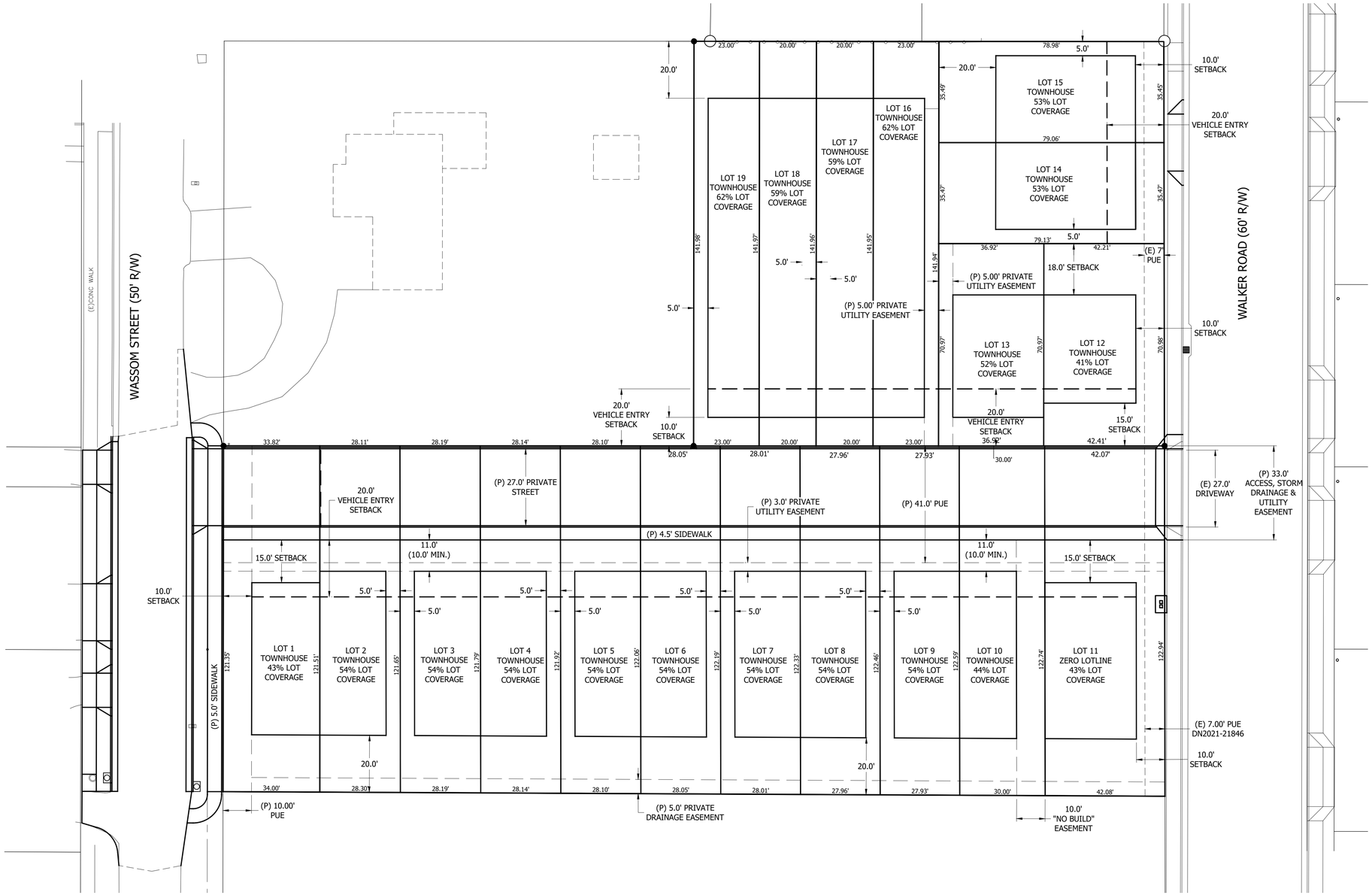
CLIENT:
GOOD WELL CONSTRUCTION
C/O JORDAN SCHWEIGER
2825 FOXHAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205
JORDAN.SCHWEIGER@GMAIL.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY STREET PLAN

TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

DATE: JANUARY 16, 2024
PROJECT: 19-285 GOOD WELL
DRAWN BY: MLM
CHECKED BY: BSV



NOTE:

WALKER ROAD STREET IMPROVEMENTS WERE CONSTRUCTED AS A PART OF THE WESTSIDE INTERCEPTOR PHASE V-II.

THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet C06

SCALE: SEE BARSCALE

CLIENT:

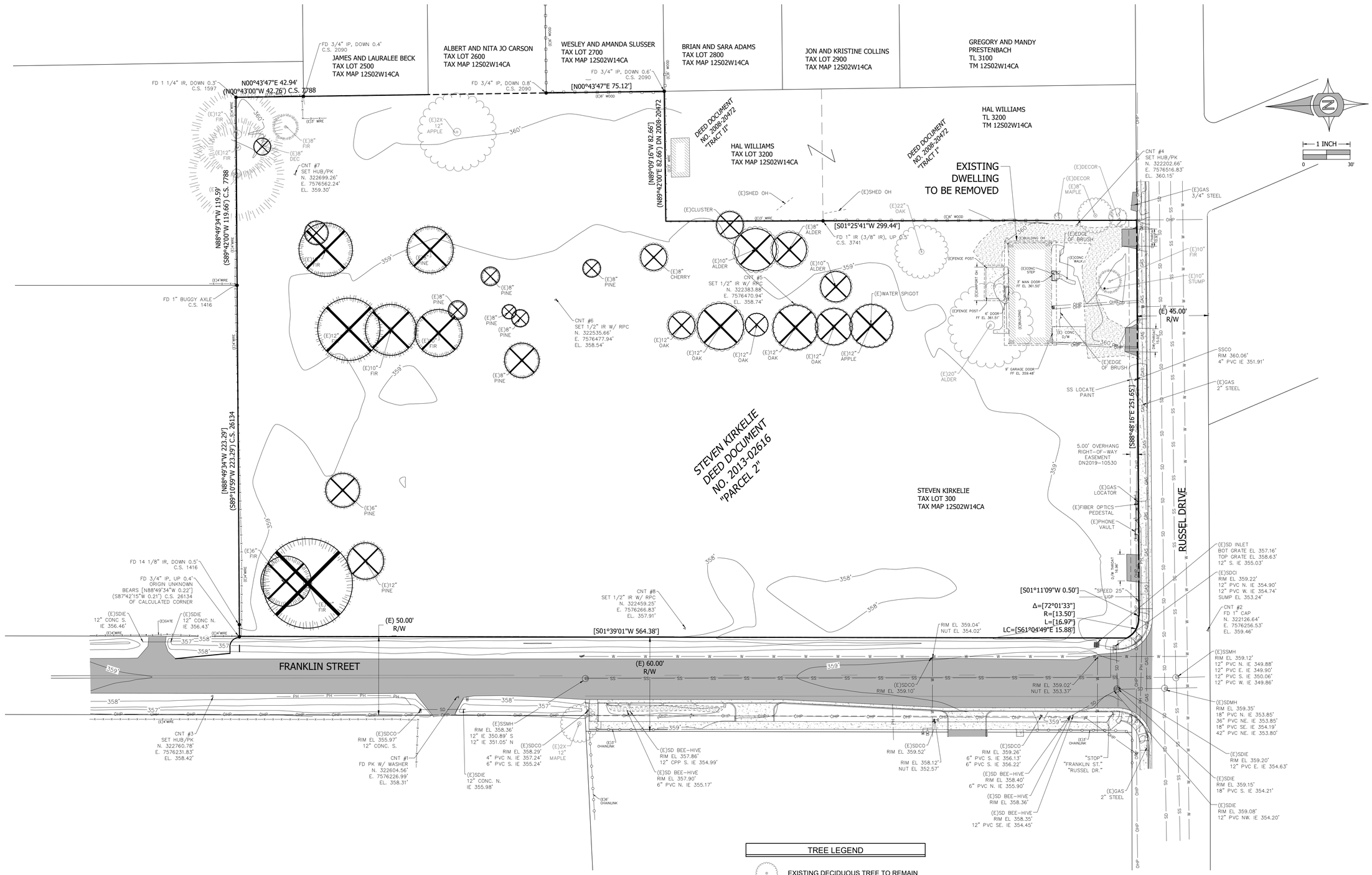
GOOD WELL CONSTRUCTION
C/O JORDAN SCHWEIGER
2425 FOXHAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205
JORDAN.SCHWEIGER@GMAIL.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TOWNHOUSE AND ZERO LOTLINE PLAN

ADMINISTRATIVE REVIEW
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

DATE: JANUARY 16, 2024
PROJECT: 19-285 GOOD WELL
DRAWN BY: MLM
CHECKED BY: BSV



THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet C1.0

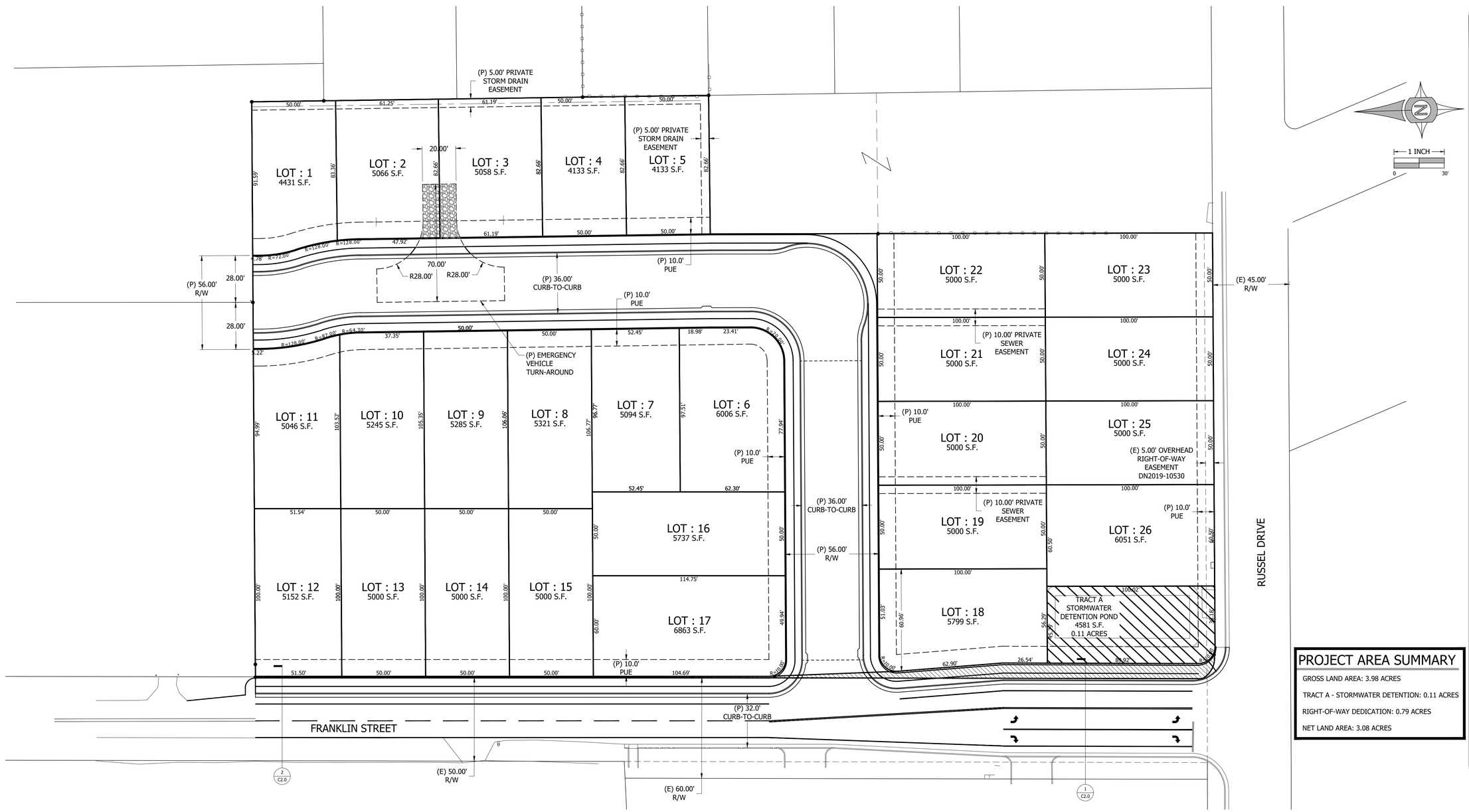
SCALE: SEE BARSCALE

CLIENT:
CREATIONS NORTHWEST, LLC
C/O BLAKE GESIK
14020 SE JOHNSON ROAD, SUITE 102
MILWAUKIE, OREGON 97267
(503) 908-0563
BLAKE@HTIPLLC.COM

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

EXISTING CONDITIONS
FRANKLIN GROVE
TAX LOT 300, 12S2W14CA
LEBANON, OREGON

DATE: JANUARY 6, 2022
PROJECT: 21-345 CREATIONS NW
DRAWN BY: MLM/BSV
CHECKED BY: BSV



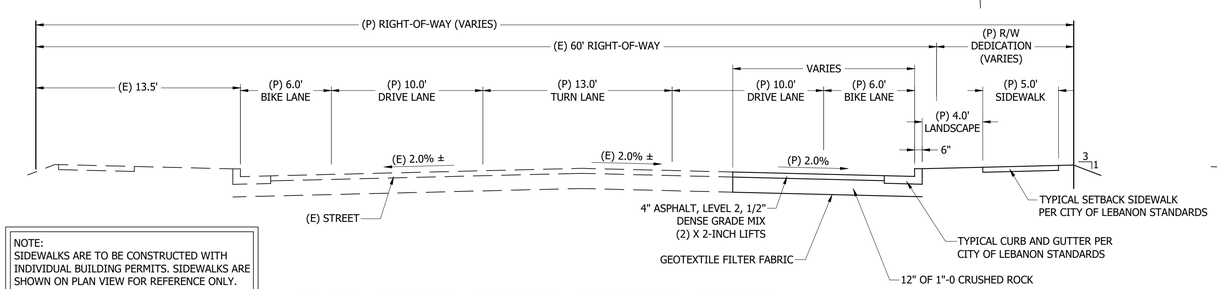
PROJECT AREA SUMMARY

GROSS LAND AREA: 3.98 ACRES

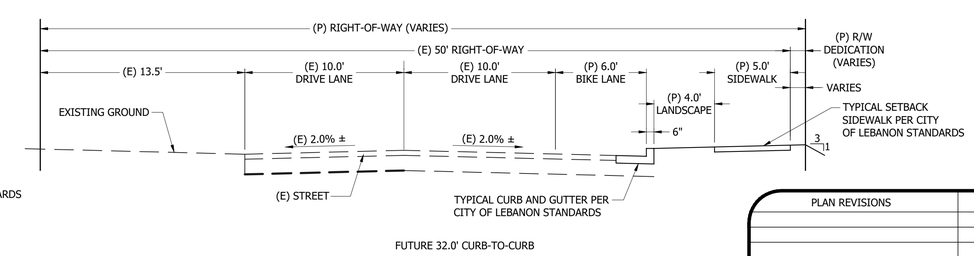
TRACT A - STORMWATER DETENTION: 0.11 ACRES

RIGHT-OF-WAY DEDICATION: 0.79 ACRES

NET LAND AREA: 3.08 ACRES



1 C2.0 *FRANKLIN STREET SECTION SOUTH*
NO SCALE



2 C2.0 *FRANKLIN STREET SECTION NORTH*
NO SCALE

NOTE:
SIDEWALKS ARE TO BE CONSTRUCTED WITH INDIVIDUAL BUILDING PERMITS. SIDEWALKS ARE SHOWN ON PLAN VIEW FOR REFERENCE ONLY.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet C2.0

SCALE: SEE BARSCALE

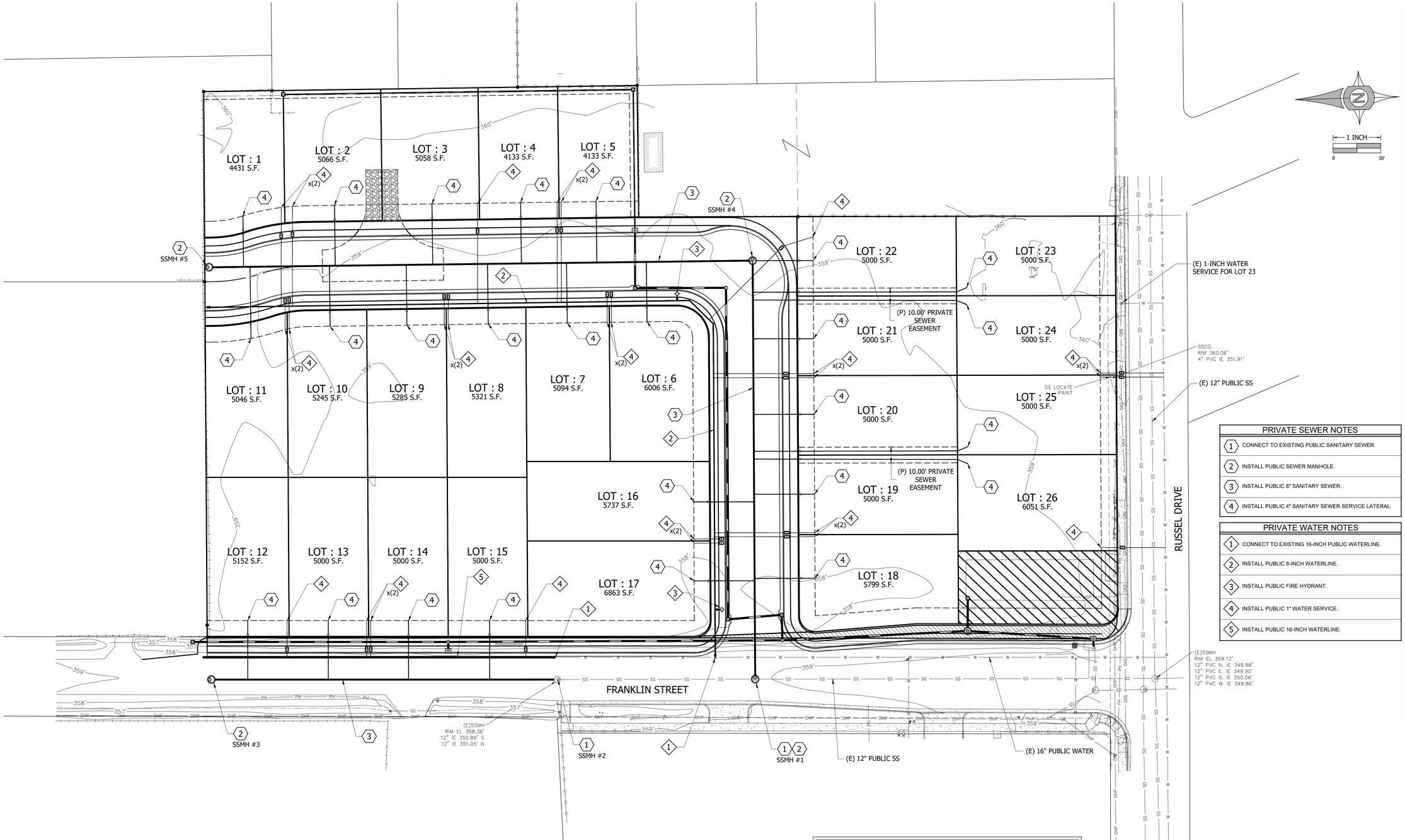
CLIENT:
CREATIONS NORTHWEST, LLC
C/O BLAKE GESIK
14020 SE JOHNSON ROAD, SUITE 102
MILWAUKIE, OREGON 97267
(503) 908-0563
BLAKE@HTIPLLC.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE LOT LAYOUT

FRANKLIN GROVE
TAX LOT 300, 12S2W14CA
LEBANON, OREGON

DATE: JANUARY 6, 2022
PROJECT: 21-345 CREATIONS NW
DRAWN BY: MLM/BSV
CHECKED BY: BSV



PRIVATE SEWER NOTES	
1	CONNECT TO EXISTING PUBLIC SANITARY SEWER.
2	INSTALL PUBLIC SEWER MANHOLE.
3	INSTALL PUBLIC 8" SANITARY SEWER.
4	INSTALL PUBLIC 4" SANITARY SEWER SERVICE LATERAL.

PRIVATE WATER NOTES	
1	CONNECT TO EXISTING 16-INCH PUBLIC WATERLINE.
2	INSTALL PUBLIC 8-INCH WATERLINE.
3	INSTALL PUBLIC FIRE HYDRANT.
4	INSTALL PUBLIC 1" WATER SERVICE.
5	INSTALL PUBLIC 16-INCH WATERLINE.

FRANCHISED UTILITY NOTE

FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

* NW NATURAL GAS
* COMMUNICATIONS
* POWER

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet C3.0

SCALE: SEE BARSCALE

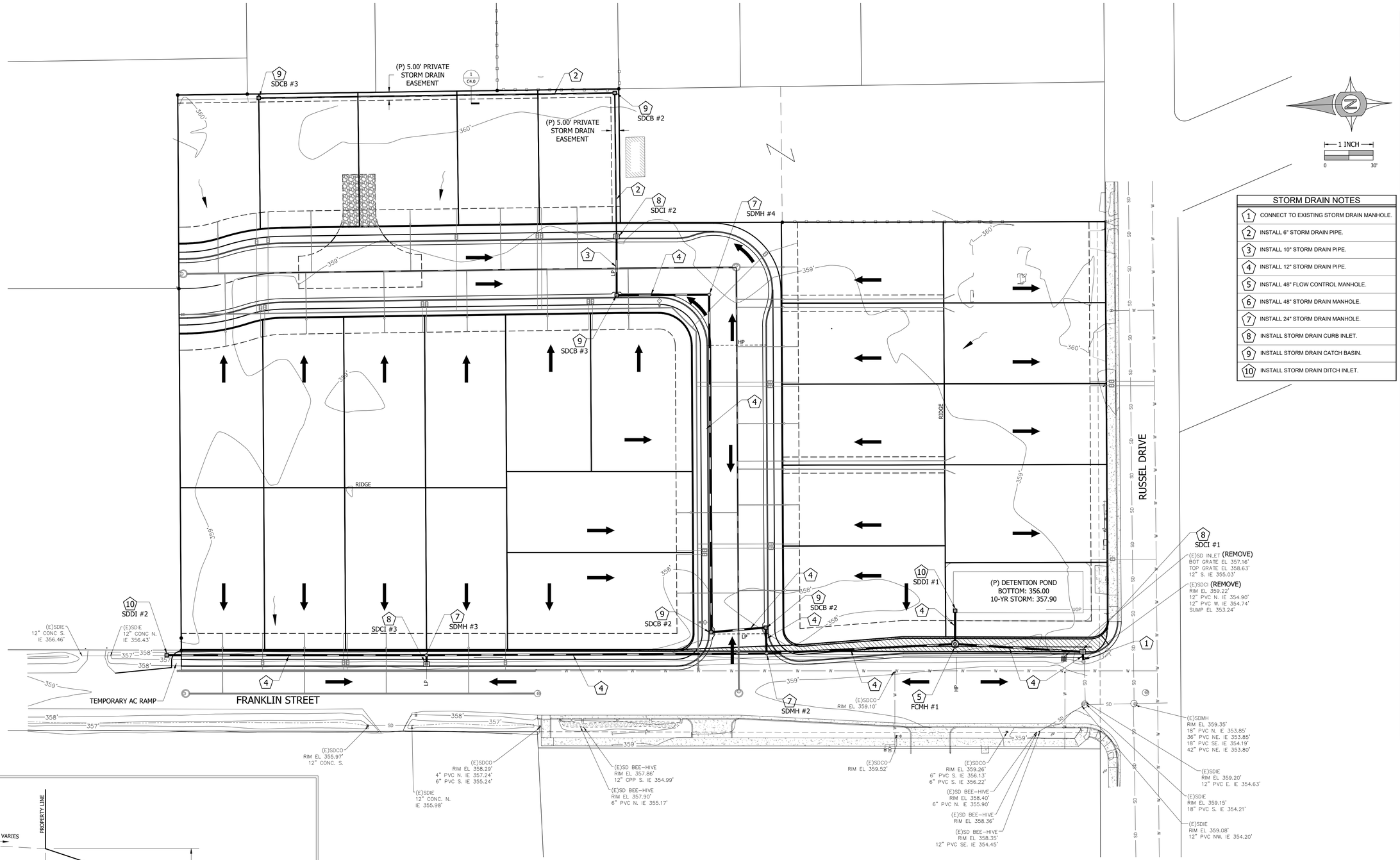
CLIENT:
CREATIONS NORTHWEST, LLC
C/O BLAKE GESIK
14020 SE JOHNSON ROAD, SUITE 102
MILWAUKIE, OREGON 97267
(503) 908-0563
BLAKE@HTIPLLC.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

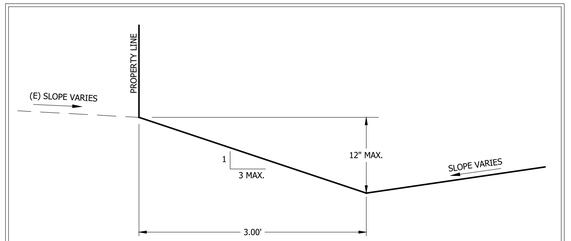
PRELIMINARY UTILITY PLAN

FRANKLIN GROVE
TAX LOT 300, 12S2W14CA
LEBANON, OREGON

DATE: JANUARY 6, 2022
PROJECT: 21-345 CREATIONS NW
DRAWN BY: MLM/BSV
CHECKED BY: BSV



STORM DRAIN NOTES	
1	CONNECT TO EXISTING STORM DRAIN MANHOLE.
2	INSTALL 6" STORM DRAIN PIPE.
3	INSTALL 10" STORM DRAIN PIPE.
4	INSTALL 12" STORM DRAIN PIPE.
5	INSTALL 48" FLOW CONTROL MANHOLE.
6	INSTALL 48" STORM DRAIN MANHOLE.
7	INSTALL 24" STORM DRAIN MANHOLE.
8	INSTALL STORM DRAIN CURB INLET.
9	INSTALL STORM DRAIN CATCH BASIN.
10	INSTALL STORM DRAIN DITCH INLET.



1 C4.0 **SHALLOW PROPERTY LINE SWALE**
NTS

GRADING LEGEND

- 362 - EXISTING SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION
- HP - HIGH POINT
- LP - LOW POINT

PLAN REVISIONS	DATE

CLIENT:
CREATIONS NORTHWEST, LLC
C/O BLAKE GESIK
14020 SE JOHNSON ROAD, SUITE 102
MILWAUKIE, OREGON 97267
(503) 908-0563
BLAKE@HTIPLLC.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY GRADING & DRAINAGE PLAN

FRANKLIN GROVE
TAX LOT 300, 12S2W14CA
LEBANON, OREGON

DATE: JANUARY 6, 2022
PROJECT: 21-345 CREATIONS NW
DRAWN BY: MLM/BSV
CHECKED BY: BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet C4.0

SCALE: SEE BARSCALE

LAND USE APPLICATION

PROPERTY INFORMATION	
Site Address(es): 599 Russell Drive, Lebanon, OR 97355	
Assessor's Map & Tax Lot No.(s): 12S-02W-14CA Tax Lot 300	
Comprehensive Plan Designation / Zoning Designation: C-RM and Z-RM	
Current Property Use: single-family residential	
Project Description:	
Tentative Plat approval for a 26-lot residential subdivision with associated site public right-of-way improvements.	
APPLICANT / PRIMARY CONTACT INFORMATION	
Applicant: Creations Northwest, LLC c/o Blake Gesik	Phone:
Address: 14020 SE Johnson Road, Suite 102	Email: blake@htipllc.com
City/State/Zip: Milwaukie, OR 97267	
I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.	
APPLICANT SIGNATURE	Date: Jan 3, 2022
PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)	
Owner: Steven Kirklie	Phone:
Address: 34051 Riverside Drive	Email: skirkelie@comcast.net
City/State/Zip: Albany, OR 97321	
OWNER SIGNATURE	Date: 1-6-2022
ADDITIONAL CONTACT INFORMATION	
Engineer / Surveyor: Brian Vandetta, Udell Engineering	Phone: 541-451-5125
Address: 63 E. Ash Street	Email: brian@udelleng.com
City/State/Zip: Lebanon, OR 97355	

Architect:	Phone:
Address:	Email:
City/State/Zip:	

Other: Laura LaRoque, Udell Engineering	Phone:
Address: 63 E. Ash Street	Email: laura@udelleng.com
City/State/Zip Lebanon, OR 97355	

REQUIRED SUBMITTALS

- [x] Application and Filing Fee
- [x] Narrative Describing the Proposed Development and addressing the Decision Criteria
  - LDC Article Two Land Uses and Land Use Zones
  - LDC Article Three Development Standards
  - LDC Article Four Review & Decision Requirements
  - LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
- [x] Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
- [x] Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

***If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.**

	Land Use Review Process	Fee		Land Use Review Process	Fee
	Administrative Review	$750		Planned Development – Preliminary	$2,500
	Administrative Review (Planning Commission)	$1,500		Planned Development – Final (Ministerial)	$500
	Annexation	$2,500		Planned Development – Final (Administrative)	$750
	Code Interpretation	$250		Planned Development – Final (Quasi-Judicial)	$1,500
	Comprehensive Plan Map/Text Amendment	$2,500	x	Subdivision Tentative	$1,500
	Conditional Use	$1,500		Subdivision Final	$750
x	Fire District Plan Review	$100		Tree Felling Permit (Steep Slopes only)	$150 + $5/tree
	Historic Preservation Review or Register	Varies		UGB Amendment	Actual Cost
	Land Partition	$750		Variance (Class 1 – Minor Adjustment)	$250
	Ministerial Review	$250		Variance (Class 2 – Adjustment)	$750
	Non-Conforming Use/Development	$750		Variance (Class 3)	$1,500
	Property (Lot) Line Adjustment	$250		Zoning Map Amendment	$2,500

APPLICATION RECEIPT & PAYMENT

Date Received:	Date Complete:	Receipt No.:
Received By:	Total Fee:	File No.:

LAND USE APPLICATION

PROPERTY INFORMATION	
Site Address(es): 31707 SW 5th Street, Lebanon, OR 97355	
Assessor's Map & Tax Lot No.(s): 12S02W22D001001	
Comprehensive Plan Designation / Zoning Designation: C-RM / C-RM	
Current Property Use: unimproved	
Project Description:	
23-lot residential subdivision	
APPLICANT / PRIMARY CONTACT INFORMATION	
Applicant: Laura LaRoque, Udell Engineering and Land Surveying, LLC	Phone:
Address: 63 E. Ash Street	Email: laura@udelleng.com
City/State/Zip: Lebanon, OR 97355	
I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.	
APPLICANT SIGNATURE	Date: 10/7/22
PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)	
Owner: Family Tree Real Estate, LLC c/o Mark Schneider	Phone
Address: 370 W. Joy Street	Email: huntbybows@yahoo.com
City/State/Zip: Lebanon, OR 97355	
OWNER SIGNATURE	Date: Oct 12, 2022
ADDITIONAL CONTACT INFORMATION	
Engineer / Surveyor: Brian Vandetta, Udell Engineering and Land Surveying, LLC	Phone: (541) 451-5125
Address: 63 E. Ash Street	Email: brian@udelleng.com
City/State/Zip: Lebanon, OR 97355	

Architect:	Phone:
Address:	Email:
City/State/Zip:	

Other:	Phone:
Address:	Email:
City/State/Zip	

REQUIRED SUBMITTALS
☒ Application and Filing Fee
☒ Narrative Describing the Proposed Development and addressing the Decision Criteria
LDC Article Two Land Uses and Land Use Zones
LDC Article Three Development Standards
LDC Article Four Review & Decision Requirements
LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
☒ Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
☒ Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

***If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.**

	Land Use Review Process	Fee		Land Use Review Process	Fee
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	Administrative Review (Planning Commission)	$1,500		Planned Development – Final (Ministerial)	$500
	Annexation	$2,500		Planned Development – Final (Administrative)	$750
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	Conditional Use	$1,500		Subdivision Final	$750
X	Fire District Plan Review	$100		Tree Felling Permit (Steep Slopes only)	$150 + $5/tree
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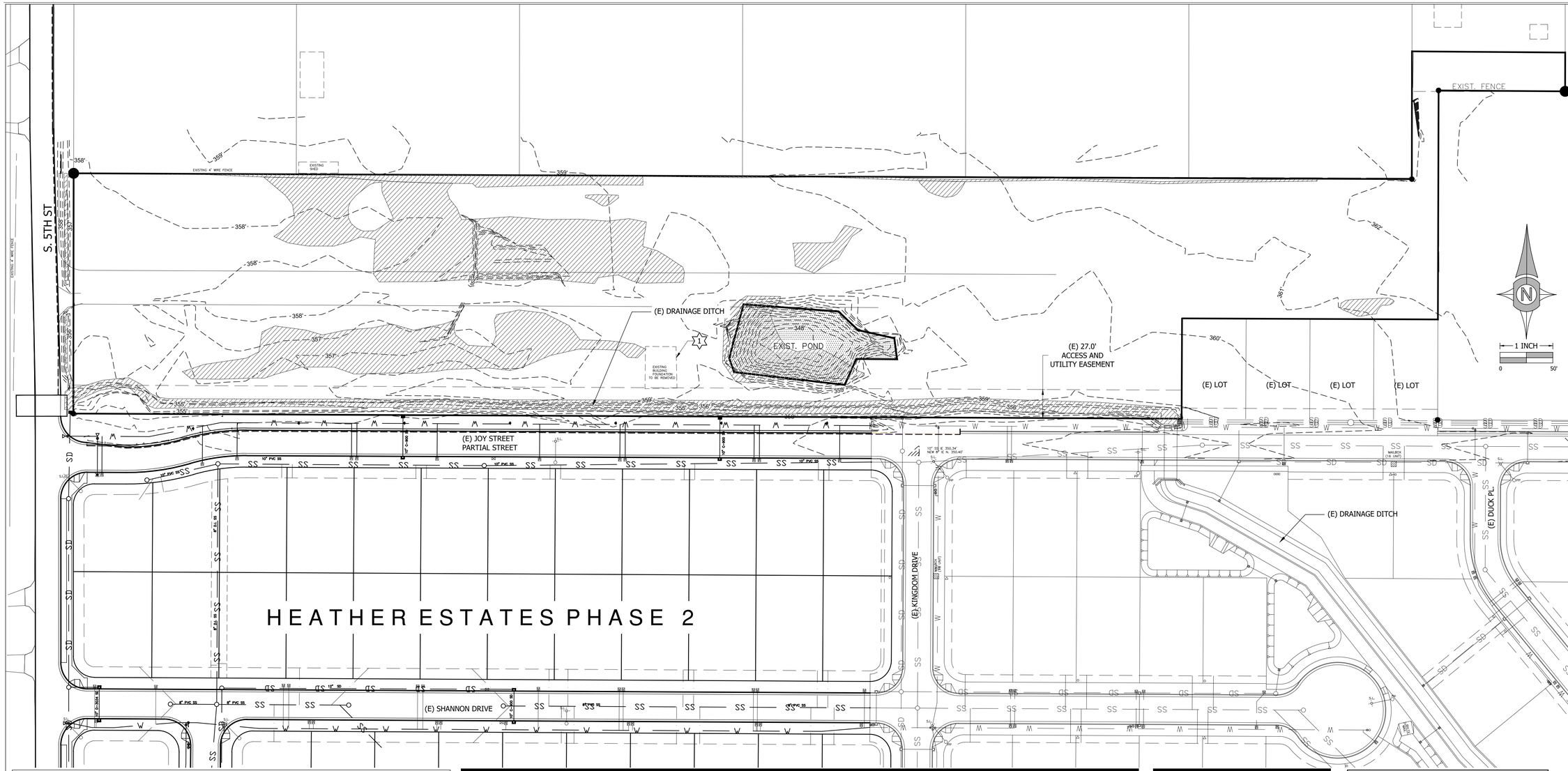
	Land Partition	$750		Variance (Class 1 – Minor Adjustment)	$250
	Ministerial Review	$250		Variance (Class 2 – Adjustment)	$750
	Non-Conforming Use/Development	$750		Variance (Class 3)	$1,500
	Property (Lot) Line Adjustment	$250		Zoning Map Amendment	$2,500

APPLICATION RECEIPT & PAYMENT

Date Received:	Date Complete:	Receipt No.:
Received By:	Total Fee:	**File No.:**



PROJECT VERTICAL DATUM -- NAVD 88

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

PROJECT LEGENDS

EXISTING SYMBOL LEGEND

- EXISTING CONTROL POINT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING 6' CYCLONE FENCE
- EXISTING 6' WOOD FENCE
- EXISTING SD LINE LOCATE
- EXISTING SS LINE LOCATE
- EXISTING WATER LINE LOCATE
- EXISTING PHONE LINE LOCATE
- EXISTING UNDERGROUND POWER LOCATE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE LOCATE
- EXISTING COMMUNICATION LINE LOCATE
- EXISTING CONTOUR ELEVATION

ABBREVIATIONS LEGEND

SS	- SANITARY SEWER
SD	- STORM DRAIN
MH	- MANHOLE
CB	- CATCH BASIN
CO	- CLEAN OUT
PP	- UTILITY POLE
IE	- INVERT ELEVATION (FLOW LINE)
FF	- FINISH FLOOR
R.O.W.	- RIGHT-OF-WAY
FD	- FOUND
CS	- COUNTY SURVEY
IR	- IRON ROD
R	- RADIUS
BO	- BLOWOFF
S.L.	- STREET LIGHT
TC	- TOP FACE OF CURB
BW	- BACK OF WALK
CL	- CENTERLINE
FH	- FIRE HYDRANT
CI	- CURB INLET
T.O.P.	- TOP OF PIPE
FL	- FLOW LINE
PUE	- PUBLIC UTILITY EASEMENT
EX OR (E)	- EXISTING
(P)	- PROPOSED
PE	- PLAIN END
FLGD OR FLG	- FLANGED
MJ	- MECHANICAL JOINT
D.I.	- DUCTILE IRON
W/L	- WATERLINE
TW	- TOP OF WALL
SDAD	- STORM DRAIN AREA DRAIN

DESIGN SYMBOL LEGEND

- DESIGN WATER METER
- DESIGN CURB INLET
- DESIGN CATCH BASIN
- DESIGN DITCH INLET
- DESIGN SS MANHOLE
- DESIGN SD MANHOLE
- DESIGN WATER VALVE
- DESIGN FIRE HYDRANT

PROPERTY

TAX MAP: 12S-2W-23D
TAX LOT: 1001

SITE ADDRESS: 31707 SW 5th STREET
LEBANON, OR 97355

APPLICANT

FAMILY TREE REAL ESTATE, LLC
ATTN: MARK SCHNEIDER
370 W. JOY STREET
LEBANON, OR 97355
(541) 409-8774
huntbybows@yahoo.com

DEMOLITION NOTES

1 REMOVE EXISTING BUILDING FOUNDATION

NOTE:
ALL EXISTING TREES AND UNDERBRUSH OUTSIDE THE LIMITS OF THE EXISTING DITCH ARE TO BE REMOVED.

WETLAND LEGEND

- EXISTING WETLAND, PER DELINEATION REPORT PREPARED BY TERRA SCIENCE INC.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet C1.0

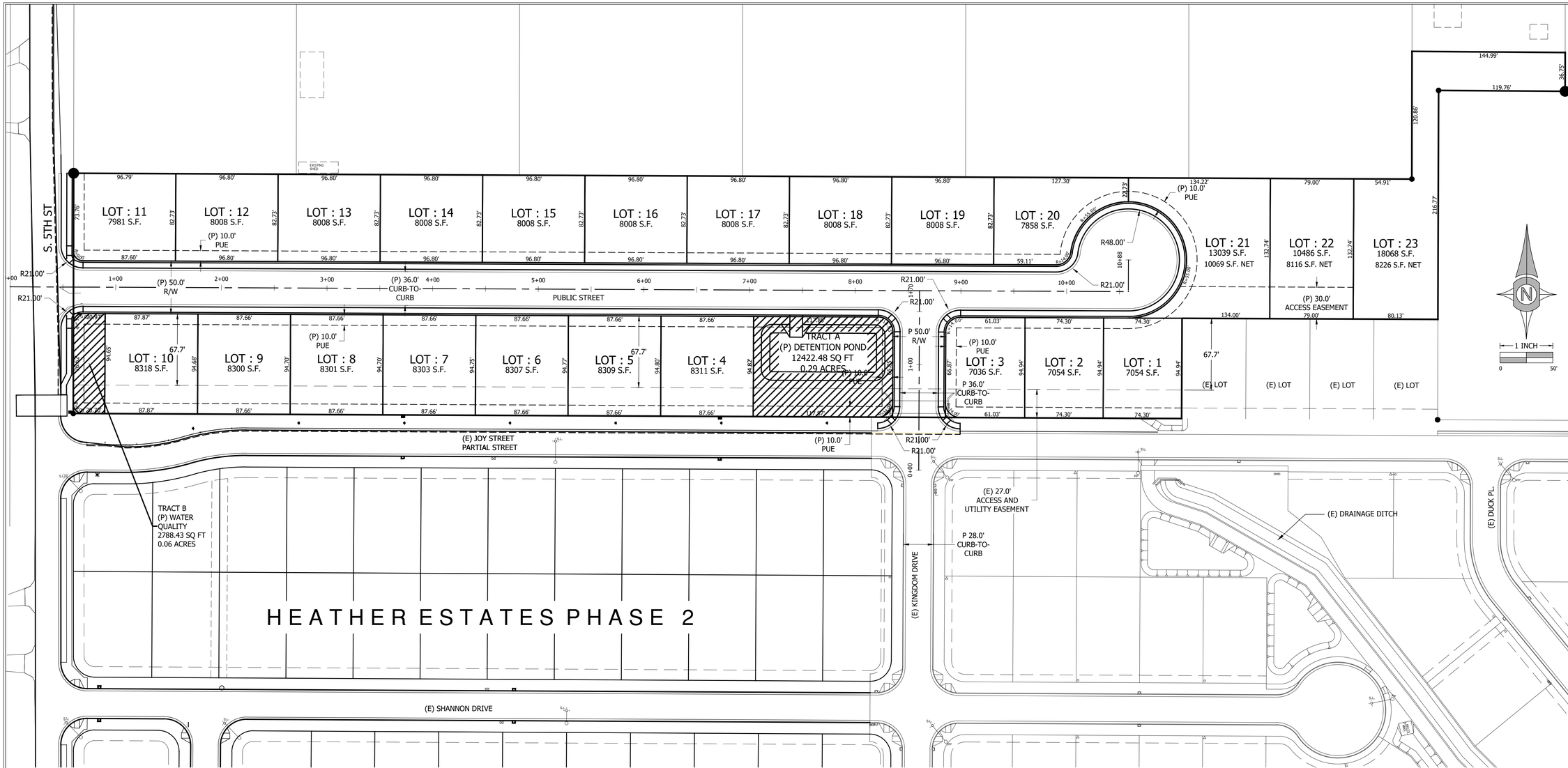
SCALE: SEE BARSCALE

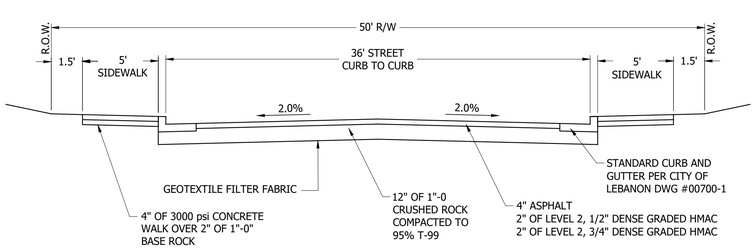
CLIENT:
FAMILY TREE REAL ESTATE, LLC
ATTN: MARK SCHNEIDER
370 W. JOY STREET
LEBANON, OR 97355
(541) 409-8774
huntbybows@yahoo.com

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

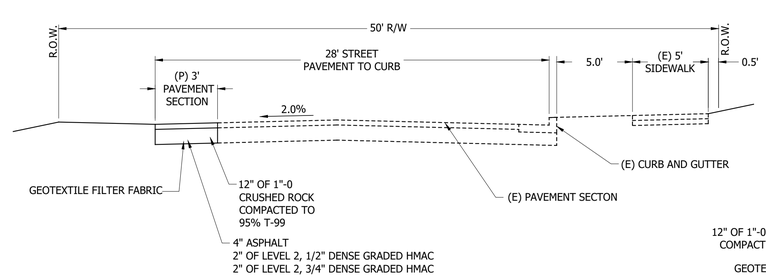
EXISTING CONDITIONS
CEDAR RIVER ESTATES SUBDIVISION
LEBANON, OREGON

DATE: AUGUST 12, 2022
PROJECT: 22-139 SCHNEIDER JOY ST
DRAWN BY: BSV, MLM
CHECKED BY: BSV

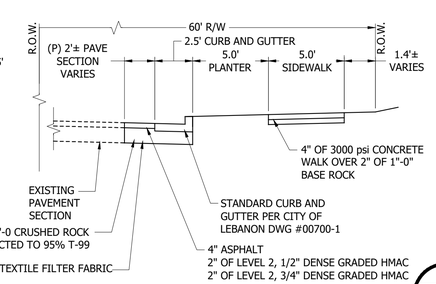




1 C2.0 *PUBLIC STREET SECTION*
NO SCALE



2 C2.0 *JOY STREET SECTION*
NO SCALE



3 C2.0 *5TH STREET SECTION*
NO SCALE

PROJECT AREA SUMMARY

GROSS LAND AREA:	6.38 ACRES
TRACT 'A':	0.29 ACRES
TRACT 'B':	0.06 ACRES
PUBLIC STREET:	1.43 ACRES
NET LAND AREA:	4.60 ACRES

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet C2.0

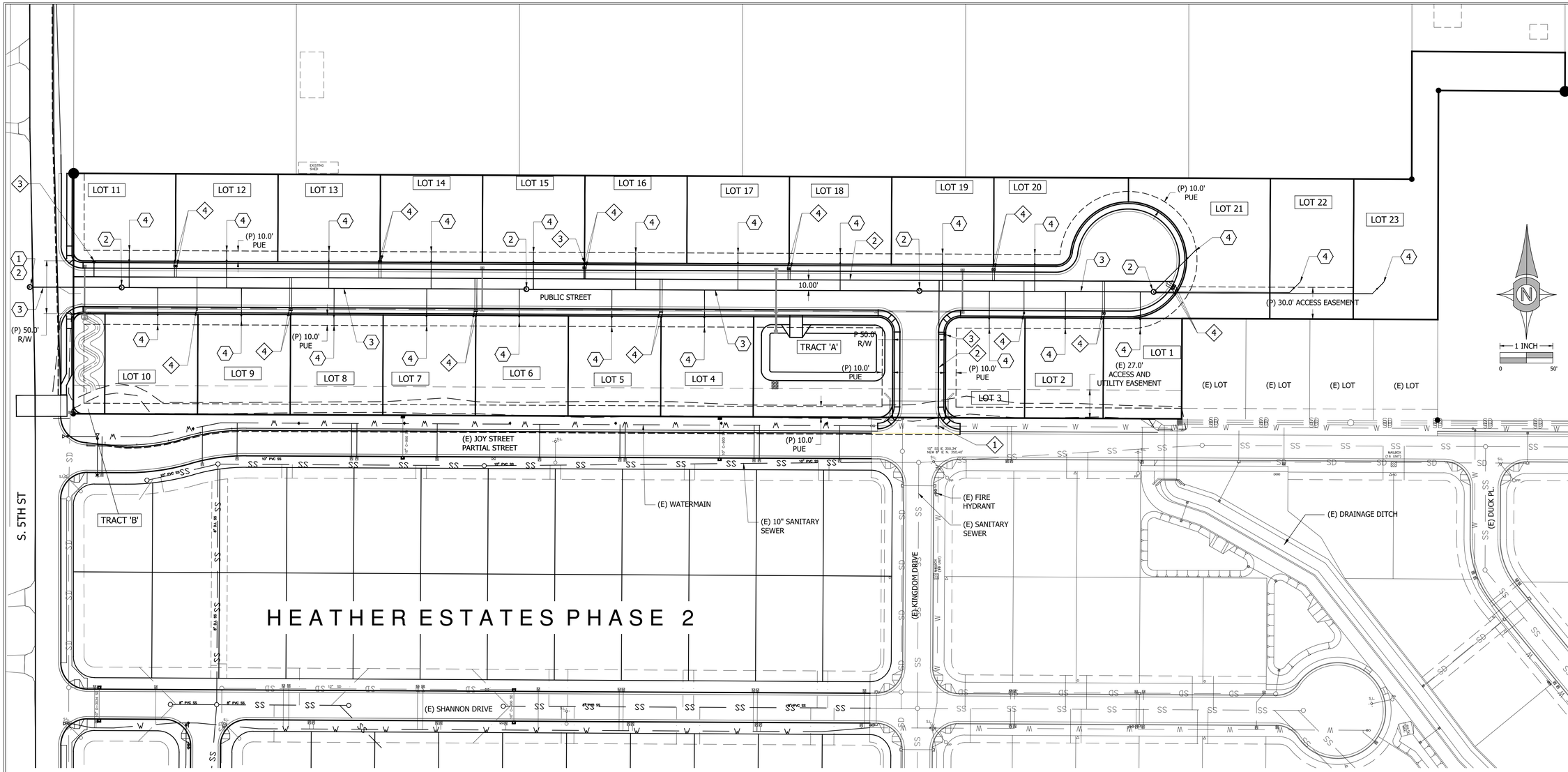
SCALE: SEE BARSCALE

CLIENT:
FAMILY TREE REAL ESTATE, LLC
ATTN: MARK SCHNEIDER
370 W. JOY STREET
LEBANON, OR 97355
(541) 409-8774
huntbybows@yahoo.com

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE LOT LAYOUT
CEDAR RIVER ESTATES SUBDIVISION
LEBANON, OREGON

DATE: AUGUST 12, 2022
PROJECT: 22-139 SCHNEIDER JOY ST
DRAWN BY: BSV, MLM
CHECKED BY: BSV



SEWER NOTES	
1	CONNECT TO EXISTING PUBLIC SANITARY SEWER.
2	INSTALL PUBLIC SEWER MANHOLE.
3	INSTALL PUBLIC 8" SANITARY SEWER.
4	INSTALL PUBLIC 4" SANITARY SEWER SERVICE LATERAL.

WATER NOTES	
1	CONNECT TO EXISTING PUBLIC WATERLINE.
2	INSTALL PUBLIC 6-INCH WATERLINE.
3	INSTALL PUBLIC FIRE HYDRANT.
4	INSTALL PUBLIC 1" WATER SERVICE.
5	INSTALL PUBLIC 8-INCH WATERLINE.

FRANCHISED UTILITY NOTE

FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

* NW NATURAL GAS
* COMMUNICATIONS
* POWER

PLAN REVISIONS	DATE

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet C3.0

SCALE: SEE BARSCALE

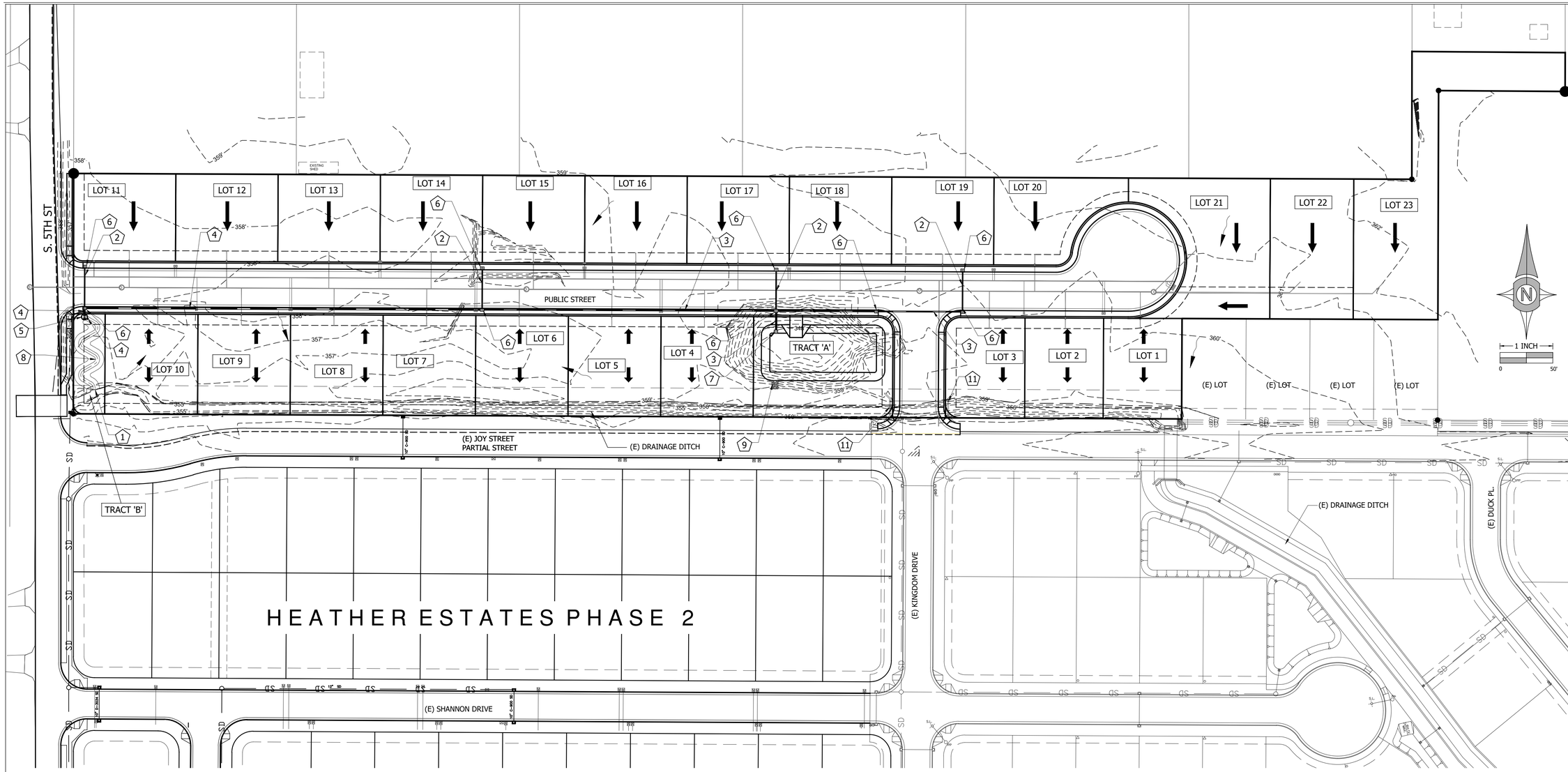
CLIENT:
FAMILY TREE REAL ESTATE, LLC
ATTN: MARK SCHNEIDER
370 W. JOY STREET
LEBANON, OR 97355
(541) 409-8774
huntbybows@yahoo.com

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY UTILITY PLAN

CEDAR RIVER ESTATES SUBDIVISION LEBANON, OREGON

DATE: AUGUST 12, 2022
PROJECT: 22-139 SCHNEIDER JOY ST
DRAWN BY: BSV, MLM
CHECKED BY: BSV



CLIENT:
FAMILY TREE REAL ESTATE, LLC
ATTN: MARK SCHNEIDER
370 W. JOY STREET
LEBANON, OR 97355
(541) 409-8774
huntbybows@yahoo.com

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY GRADING & DRAINAGE PLAN

CEDAR RIVER ESTATES
SUBDIVISION
LEBANON, OREGON

DATE: AUGUST 12, 2022
PROJECT: 22-139 SCHNEIDER JOY ST
DRAWN BY: BSV, MLM
CHECKED BY: BSV

STORM DRAIN NOTES	
1	CONNECT TO EXISTING STORM DRAIN
2	INSTALL 10" STORM DRAIN PIPE
3	INSTALL 12" STORM DRAIN PIPE
4	INSTALL 15" STORM DRAIN PIPE
5	INSTALL 60" STORM DRAIN MANHOLE W/ FLOW CONTROL DEVICE
6	INSTALL STORM DRAIN CURB INLET
7	INSTALL STORM DRAIN DITCH INLET
8	CONSTRUCT WATER QUALITY SWALE
9	CONSTRUCT RIP-RAP OVERFLOW
10	CONSTRUCT DETENTIONS POND
11	INSTALL BOX CULVERT WITH WING WALLS

GRADING LEGEND

362 - EXISTING SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION

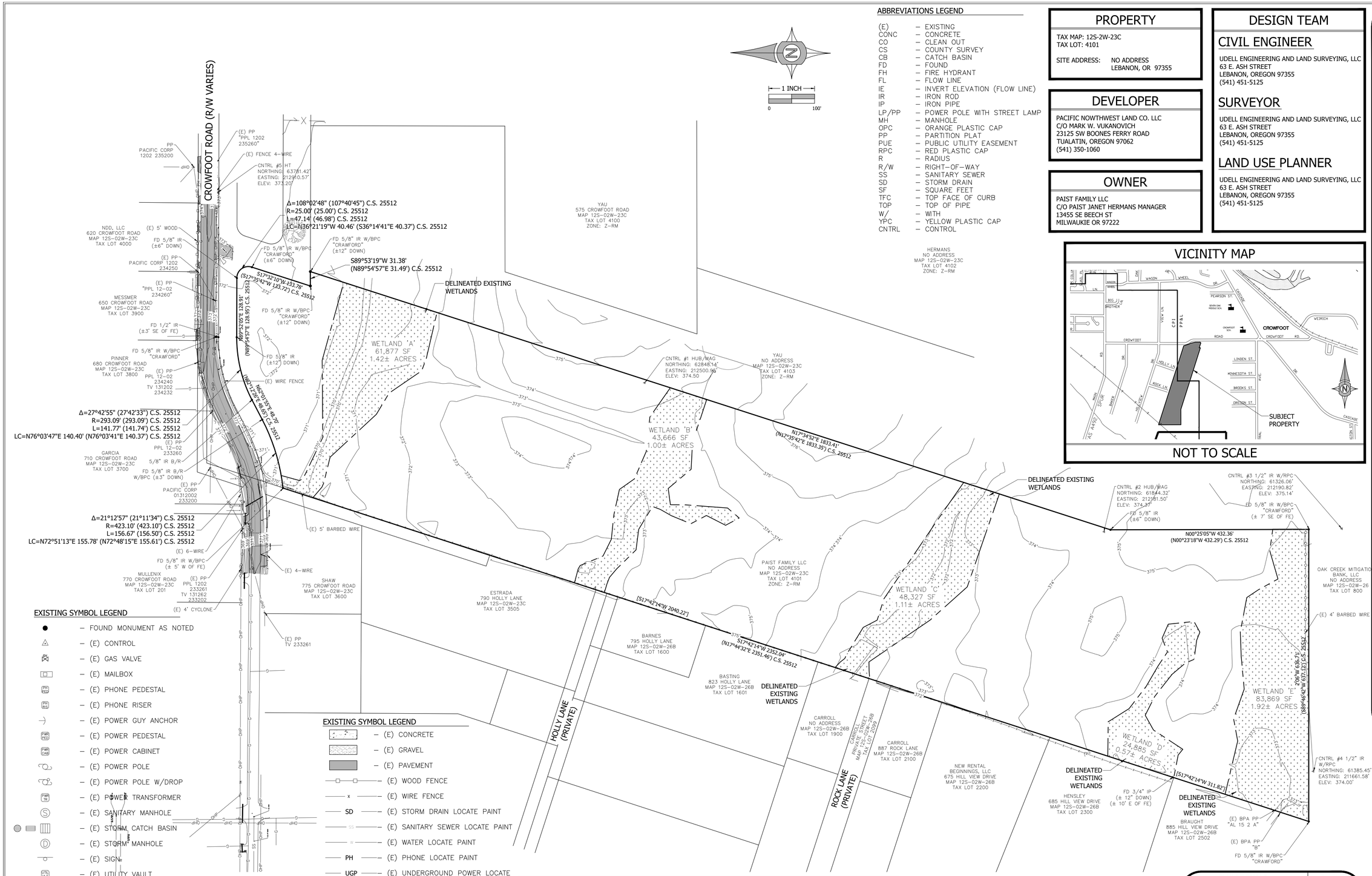
THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet C4.0

SCALE: SEE BARSCALE

Z:\CURRENT JOBS\22-139 Schneider Joy St. Subdivision\Civil 3D Udell\Udell Planning Drawings\22-139 Schneider Joy StreetTent Subdivision PLOT.dwg, 10/14/2022 10:34:04 AM, DWG To PDF.pc3



ABBREVIATIONS LEGEND

(E)	– EXISTING
CONC	– CONCRETE
CO	– CLEAN OUT
CS	– COUNTY SURVEY
CB	– CATCH BASIN
FD	– FOUND
FH	– FIRE HYDRANT
FL	– FLOW LINE
IE	– INVERT ELEVATION (FLOW LINE)
IR	– IRON ROD
IP	– IRON PIPE
LP/PP	– POWER POLE WITH STREET LAMP
MH	– MANHOLE
OPC	– ORANGE PLASTIC CAP
PP	– PARTITION PLAT
PUE	– PUBLIC UTILITY EASEMENT
RPC	– RED PLASTIC CAP
R	– RADIUS
R/W	– RIGHT–OF–WAY
SS	– SANITARY SEWER
SD	– STORM DRAIN
SF	– SQUARE FEET
TFC	– TOP FACE OF CURB
TOP	– TOP OF PIPE
W/	– WITH
YPC	– YELLOW PLASTIC CAP
CNTRL	– CONTROL

EXISTING SYMBOL LEGEND

- – FOUND MONUMENT AS NOTED
- – (E) CONTROL
- – (E) GAS VALVE
- – (E) MAILBOX
- – (E) PHONE PEDESTAL
- – (E) PHONE RISER
- – (E) POWER GUY ANCHOR
- – (E) POWER PEDESTAL
- – (E) POWER CABINET
- – (E) POWER POLE
- – (E) POWER POLE W/DROP
- – (E) POWER TRANSFORMER
- – (E) SANITARY MANHOLE
- – (E) STORM CATCH BASIN
- – (E) STORM MANHOLE
- – (E) SIGN
- – (E) UTILITY VAULT
- – (E) WATER FIRE HYDRANT
- – (E) WATER METER
- – (E) WATER VALVE

EXISTING SYMBOL LEGEND

- – (E) CONCRETE
- – (E) GRAVEL
- – (E) PAVEMENT
- – (E) WOOD FENCE
- – (E) WIRE FENCE
- SD – (E) STORM DRAIN LOCATE PAINT
- SS – (E) SANITARY SEWER LOCATE PAINT
- W – (E) WATER LOCATE PAINT
- PH – (E) PHONE LOCATE PAINT
- UGP – (E) UNDERGROUND POWER LOCATE
- OHP – (E) OVERHEAD POWER
- GAS – (E) GAS LINE LOCATE
- TV – (E) TELEVISION LINE LOCATE

PROPERTY

TAX MAP: 12S-2W-23C
TAX LOT: 4101

SITE ADDRESS: NO ADDRESS
LEBANON, OR 97355

DEVELOPER

PACIFIC NOWTHWEST LAND CO. LLC
C/O MARK W. VUKANOVICH
23125 SW BOONES FERRY ROAD
TUALATIN, OREGON 97062
(541) 350-1060

OWNER

PAIST FAMILY LLC
C/O PAIST JANET HERMANS MANAGER
13455 SE BEECH ST
MILWAUKIE OR 97222

DESIGN TEAM

CIVIL ENGINEER

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

LAND USE PLANNER

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

VICINITY MAP

NOT TO SCALE

PROJECT VERTICAL DATUM -- NAVD 88

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NAVD 88. GPS WAS USED ON THE OREGON REAL-TIME GNSS NETWORK WITH REAL-TIME KINEMATIC CORRECTIONS, OREGON COORDINATE REFERENCE SYSTEM (OCRS) SALEM-ZONE WAS THE COORDINATE SYSTEM USED. ELEVATION WAS CONFIRMED BY CHECKING IN TO LINN COUNTY GPS CONTROL POINT 93137 LOCATED ON CROWFOOT ROAD. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet C1.0

SCALE: SEE BARSCALE

CLIENT:
PACIFIC NORTHWEST LAND CO., LLC
C/O MARK W. VUKANOVICH
4931 SW 76th AVE. PMB 360
PORTLAND, OREGON 97225
(541) 350-1060

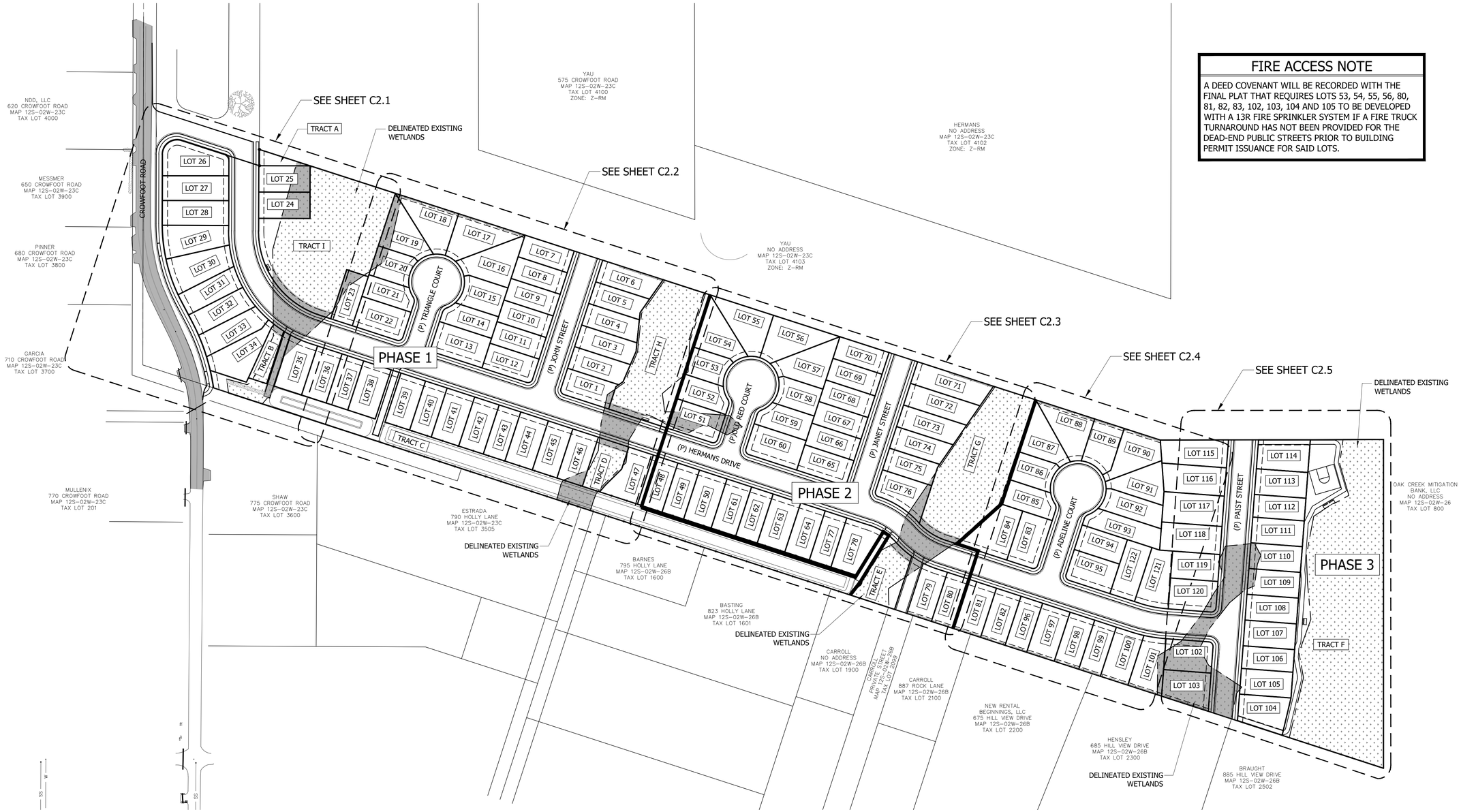
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

EXISTING CONDITIONS/DEMO PLAN

TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

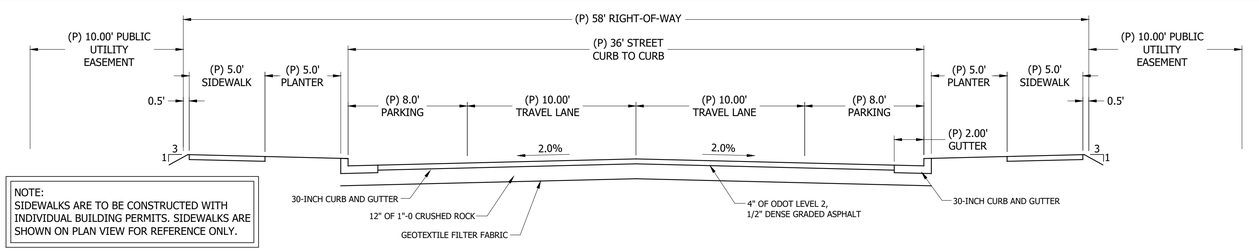
DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MJM
CHECKED BY: BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION



FIRE ACCESS NOTE

A DEED COVENANT WILL BE RECORDED WITH THE FINAL PLAT THAT REQUIRES LOTS 53, 54, 55, 56, 80, 81, 82, 83, 102, 103, 104 AND 105 TO BE DEVELOPED WITH A 13R FIRE SPRINKLER SYSTEM IF A FIRE TRUCK TURNAROUND HAS NOT BEEN PROVIDED FOR THE DEAD-END PUBLIC STREETS PRIOR TO BUILDING PERMIT ISSUANCE FOR SAID LOTS.



NOTE:
SIDEWALKS ARE TO BE CONSTRUCTED WITH INDIVIDUAL BUILDING PERMITS. SIDEWALKS ARE SHOWN ON PLAN VIEW FOR REFERENCE ONLY.

1 C2.0 **TYPICAL STREET SECTION**
NO SCALE

PROJECT AREA SUMMARY

GROSS LAND AREA:	26.74± ACRES
TRACT A - SIGNAGE/LANDSCAPE:	0.04± ACRES
TRACT B - OPEN SPACE W/PRESERVED WETLANDS:	0.08± ACRES
TRACT C - STORMWATER TREATMENT & MAINTENANCE ACCESS:	1.30± ACRES
TRACT D - OPEN SPACE W/PRESERVED WETLANDS:	0.12± ACRES
TRACT E - OPEN SPACE W/PRESERVED WETLANDS:	0.20± ACRES
TRACT F - OPEN SPACE W/PRESERVED WETLANDS:	2.30± ACRES
TRACT G - OPEN SPACE W/PRESERVED WETLANDS:	0.82± ACRES
TRACT H - OPEN SPACE W/PRESERVED WETLANDS:	0.68± ACRES
TRACT I - OPEN SPACE W/PRESERVED WETLANDS:	1.01± ACRES
RIGHT-OF-WAY DEDICATION:	5.42± ACRES
NET LAND AREA:	14.77± ACRES

N
1 INCH
0 100'

PLAN REVISIONS	DATE

Sheet C2.0

SCALE: SEE BARSCALE

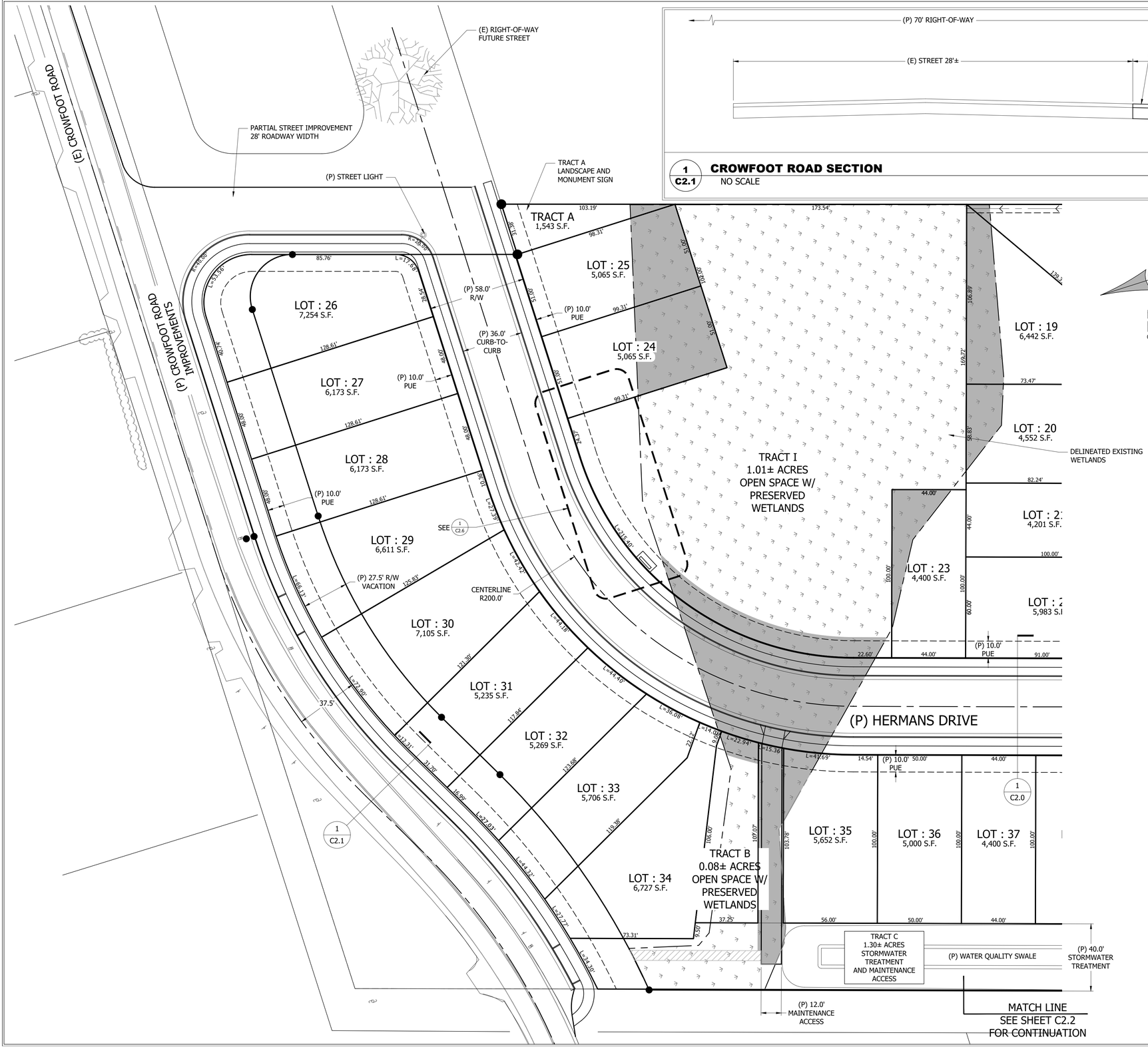
THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

CLIENT:
PACIFIC NORTHWEST LAND CO., LLC
C/O MARK W. VUKANOVICH
4931 SW 76th AVE. PMB 360
PORTLAND, OREGON 97225
(541) 350-1060

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE PLAT
TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MLM
CHECKED BY: BSV



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ENLARGED TENTATIVE PLAT
TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MLM
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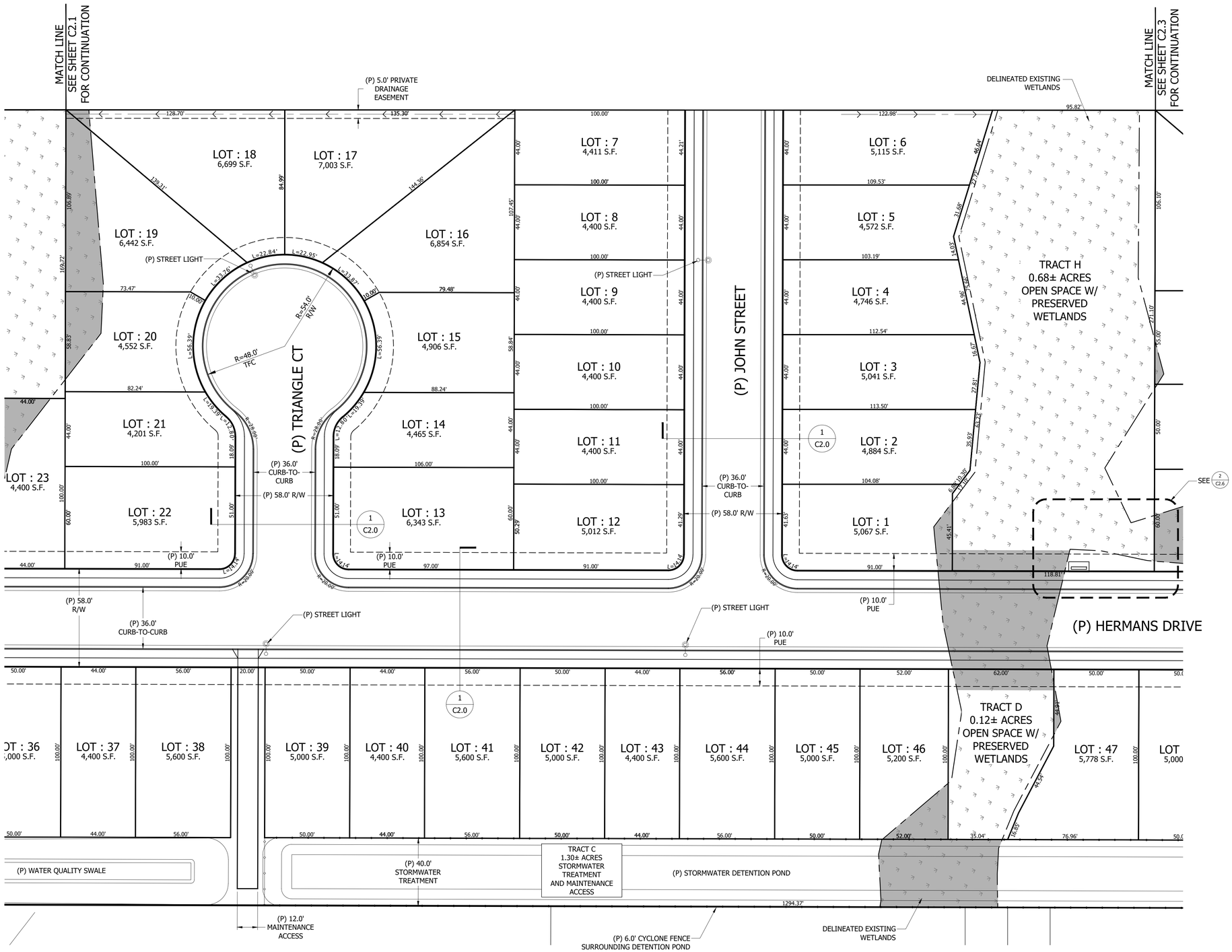
PLAN REVISIONS	DATE

Sheet C2.1

SCALE: SEE BARSCALE



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ENLARGED TENTATIVE PLAT

TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MLM
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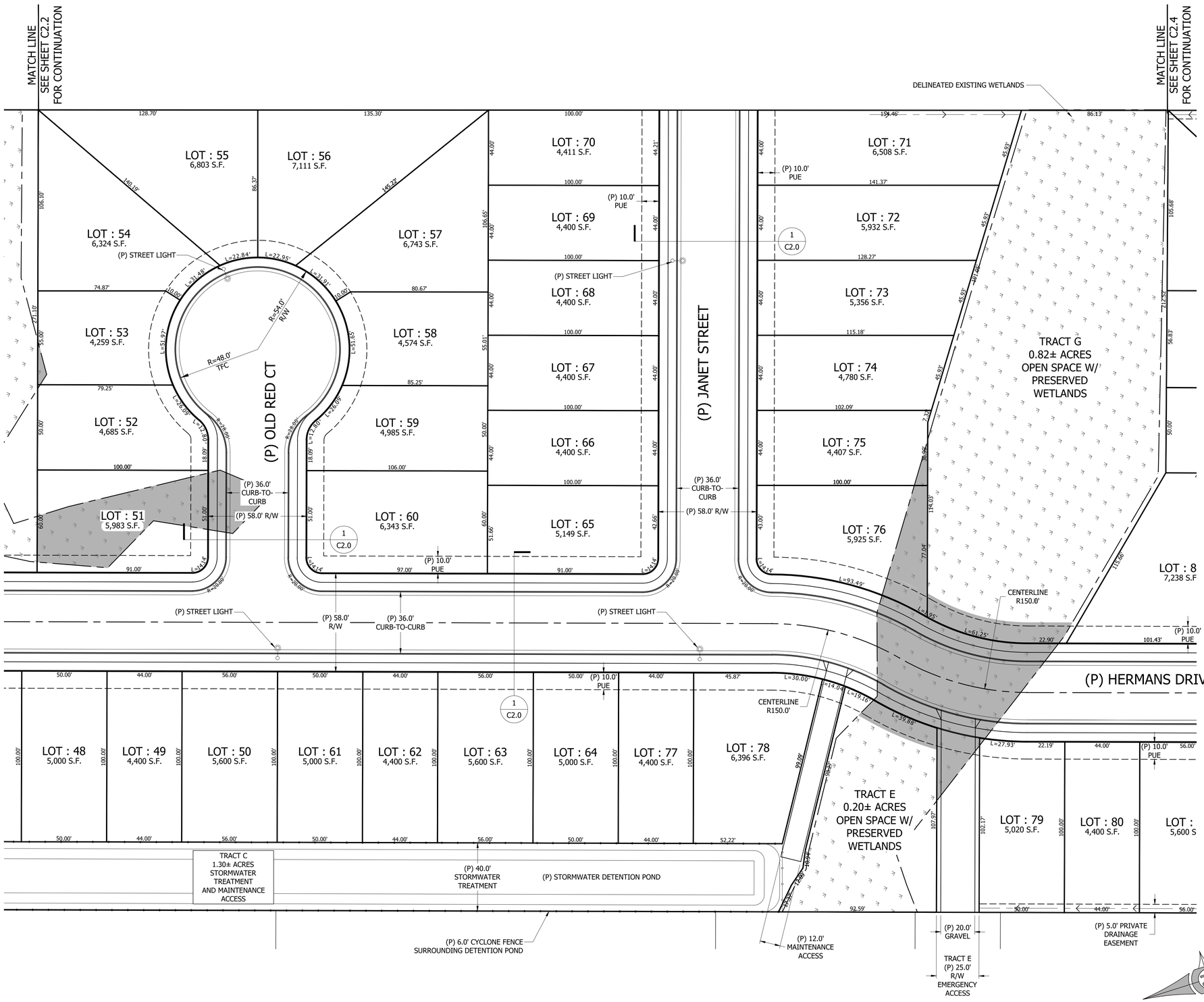
THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

1 INCH
0 30'

PLAN REVISIONS	DATE

Sheet C2.2

SCALE: SEE BARSCALE



THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

Sheet C2.3

SCALE: SEE BARSCALE

ENLARGED TENTATIVE PLAT
TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MLM
CHECKED BY: BSV

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
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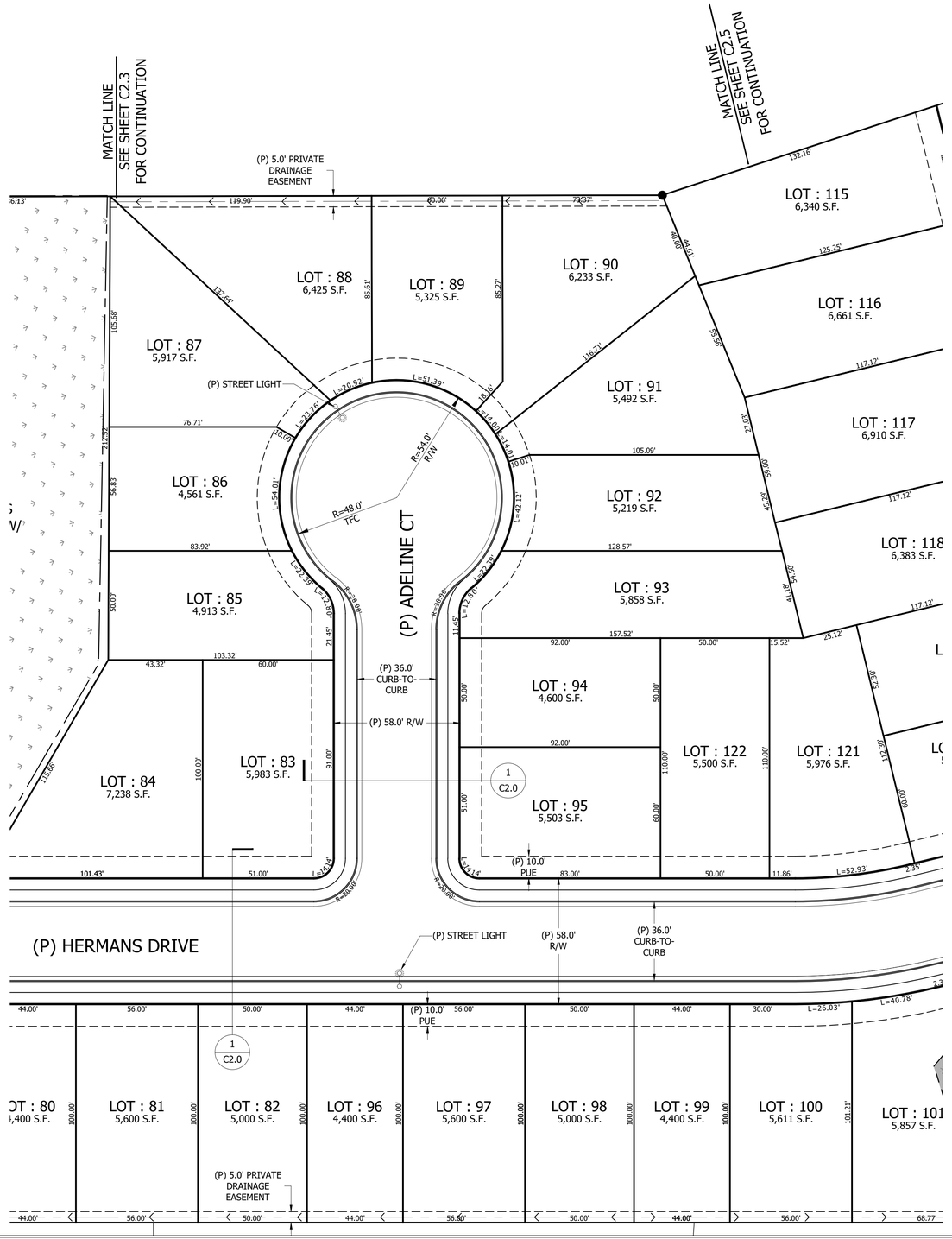
4931 SW 76th AVE. PMB 360
PORTLAND, OREGON 97225
(541) 350-1060



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PORTLAND, OREGON 97225
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AND
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ENLARGED TENTATIVE PLAT
TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE:
FEBRUARY 22, 2024

PROJECT:
23-129 PACIFIC NW LAND
CROWFOOT RD

DRAWN BY:
MLM

CHECKED BY:
BSV

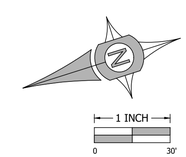
THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

1 INCH
0 30'

PLAN REVISIONS	DATE

Sheet C2.4

SCALE: SEE BARSCALE



THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

Sheet C2.5

SCALE: SEE BARSCALE

CLIENT:
PACIFIC NORTHWEST LAND CO., LLC
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PORTLAND, OREGON 97225
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(541) 451-1366 FAX

ENLARGED TENTATIVE PLAT

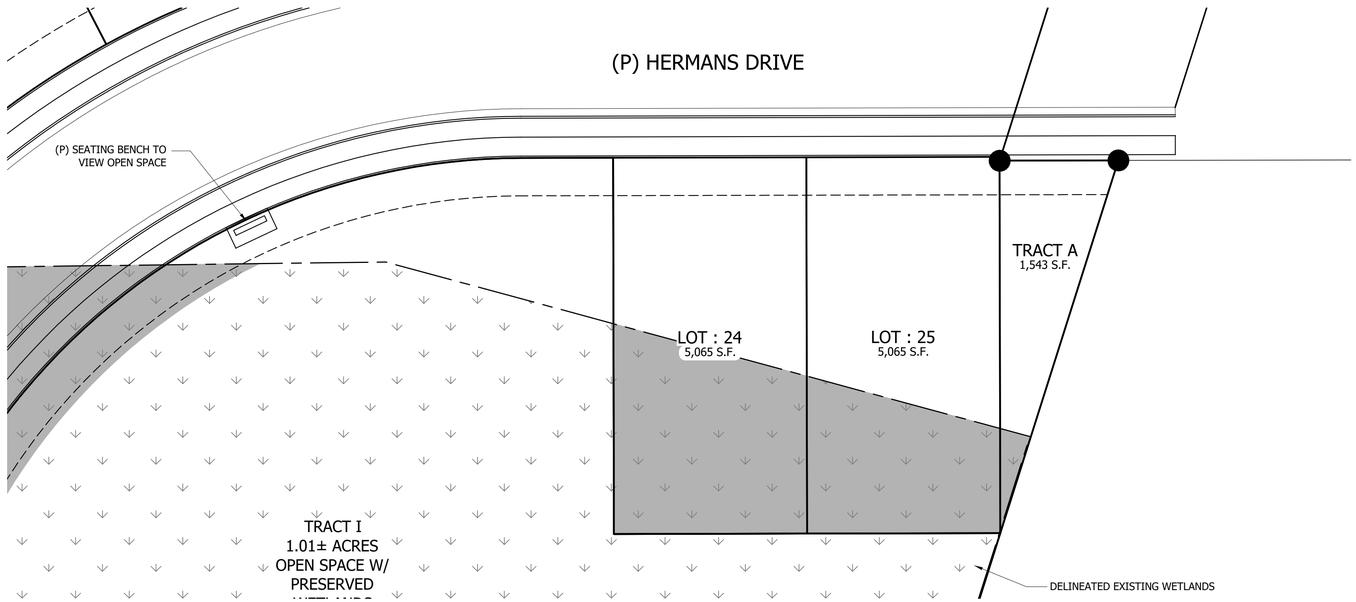
TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE:
FEBRUARY 22, 2024

PROJECT:
23-129 PACIFIC NW LAND
CROWFOOT RD

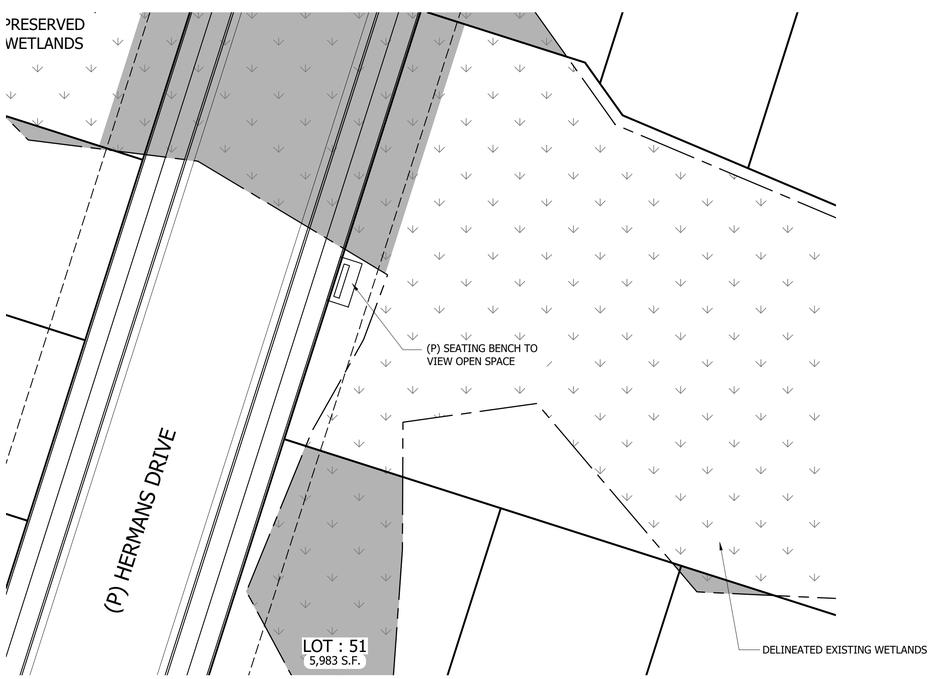
DRAWN BY:
MLM

CHECKED BY:
BSV



1
C2.6
OPEN SPACE DETAIL

1 INCH
0 20'



2
C2.6
OPEN SPACE DETAIL

1 INCH
0 20'

CLIENT:
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C/O MARK W. VUKANOVICH
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OPEN SPACE BLOW-UP

TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

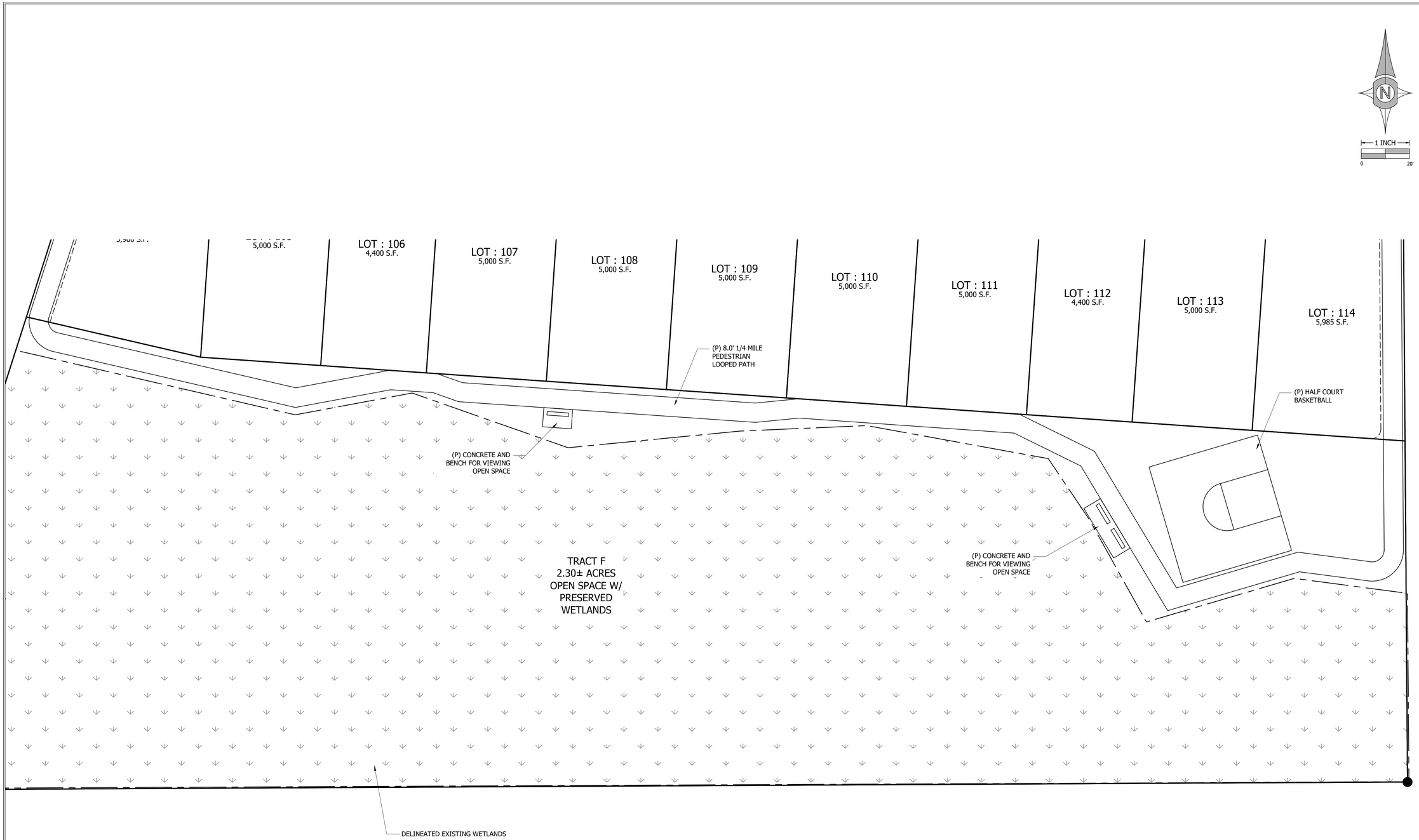
DATE:
FEBRUARY 22, 2024
PROJECT:
23-129 PACIFIC NW LAND
CROWFOOT RD
DRAWN BY:
MLM
CHECKED BY:
BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

Sheet C2.6

SCALE: SEE BARSCALE



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OPEN SPACE BLOW-UP

TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

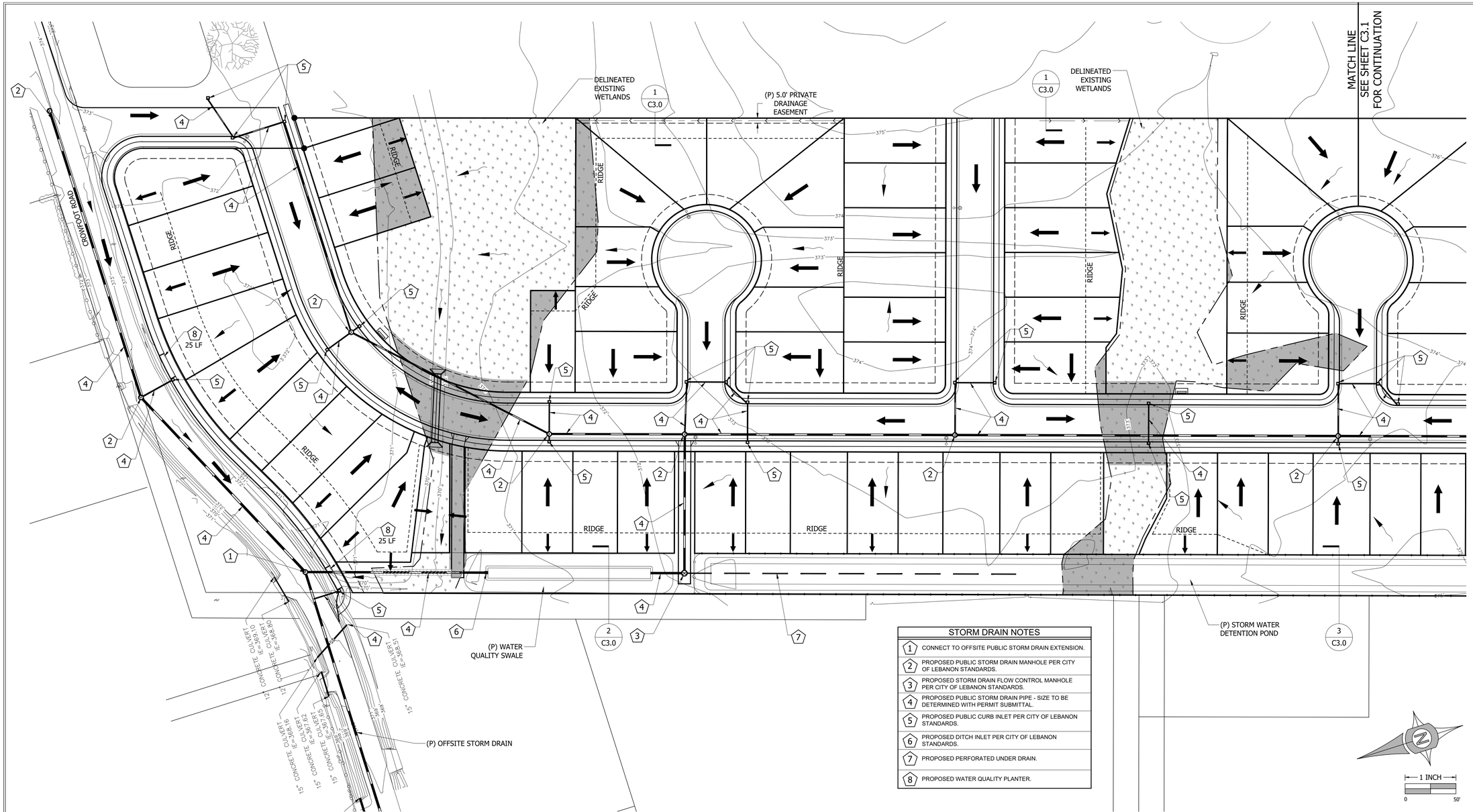
DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MLM
CHECKED BY: BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PLAN REVISIONS	DATE

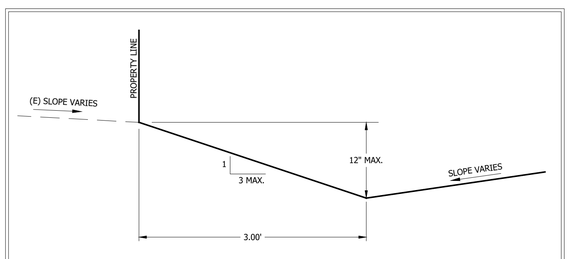
Sheet C2.7

SCALE: SEE BARSCALE

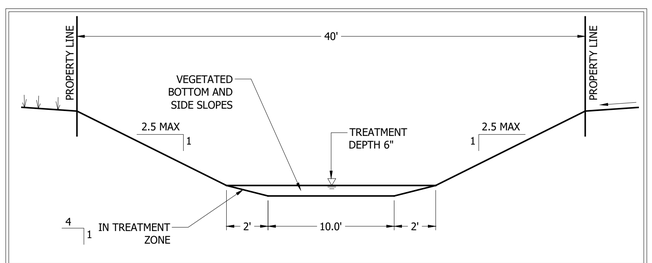


STORM DRAIN NOTES

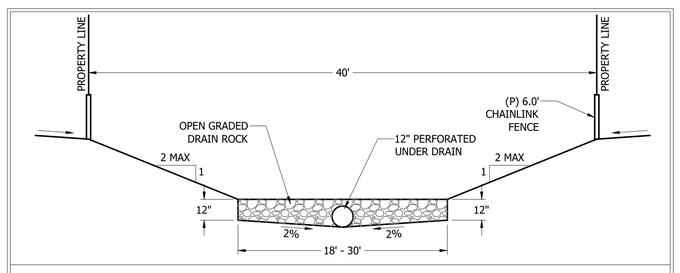
1	CONNECT TO OFFSITE PUBLIC STORM DRAIN EXTENSION.
2	PROPOSED PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED STORM DRAIN FLOW CONTROL MANHOLE PER CITY OF LEBANON STANDARDS.
4	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
5	PROPOSED PUBLIC CURB INLET PER CITY OF LEBANON STANDARDS.
6	PROPOSED DITCH INLET PER CITY OF LEBANON STANDARDS.
7	PROPOSED PERFORATED UNDER DRAIN.
8	PROPOSED WATER QUALITY PLANTER.



1 C3.0 SHALLOW PROPERTY LINE SWALE
NTS



2 C3.0 WATER QUALITY SWALE SECTION
NTS



3 C3.0 DETENTION POND SECTION
NTS

GRADING LEGEND

- 362 — EXISTING SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION
- HP - HIGH POINT
- LP - LOW POINT

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PLAN REVISIONS	DATE

Sheet C3.0

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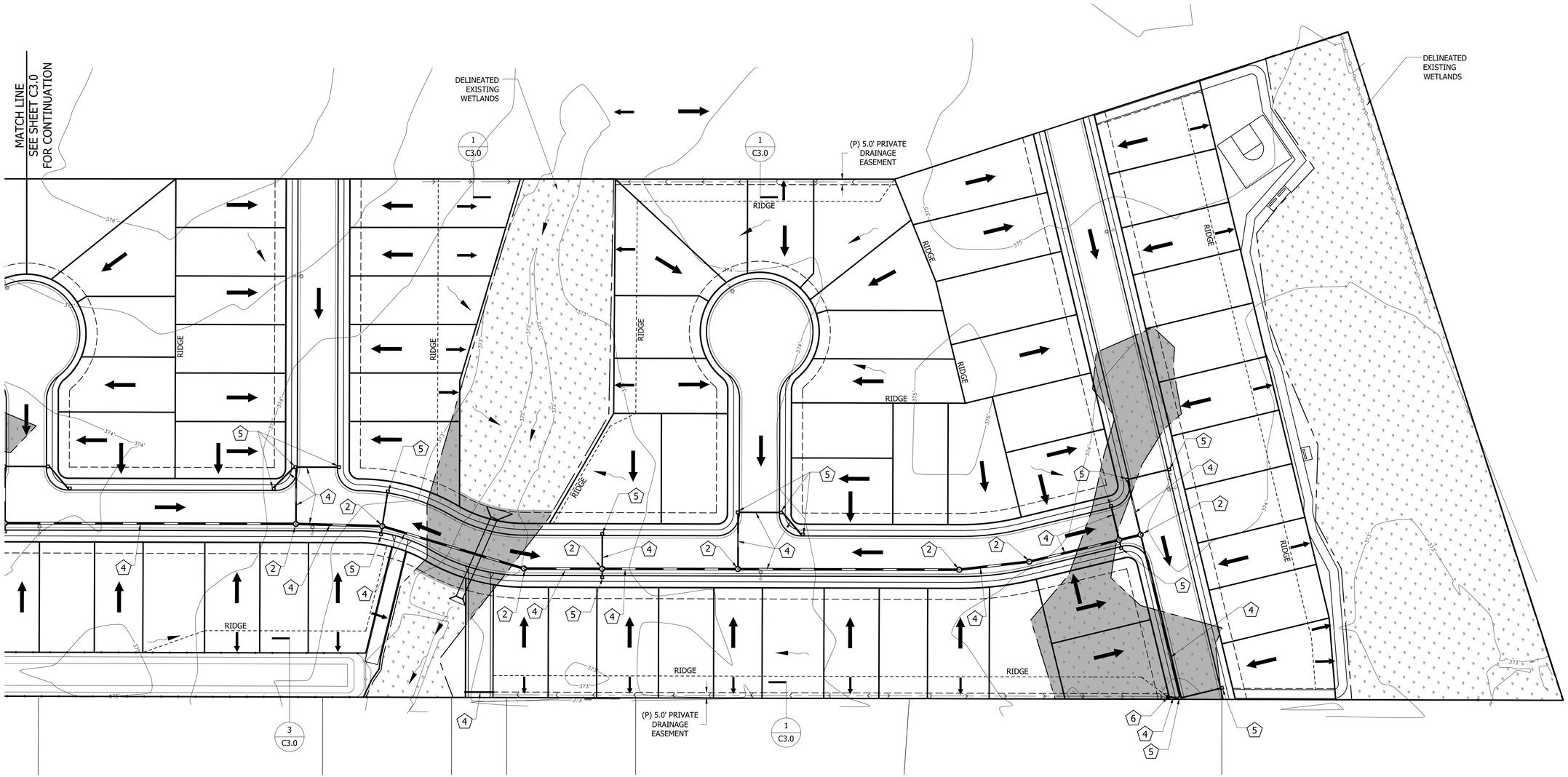
PRELIMINARY GRADING & DRAINAGE

TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MLM
CHECKED BY: BSV



STORM DRAIN NOTES

1	CONNECT TO OFFSITE PUBLIC STORM DRAIN EXTENSION.
2	PROPOSED PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED STORM DRAIN FLOW CONTROL MANHOLE PER CITY OF LEBANON STANDARDS.
4	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
5	PROPOSED PUBLIC CURB INLET PER CITY OF LEBANON STANDARDS.
6	PROPOSED DITCH INLET PER CITY OF LEBANON STANDARDS.
7	PROPOSED PERFORATED UNDER DRAIN.
8	PROPOSED WATER QUALITY PLANTER.

GRADING LEGEND

- 362 - EXISTING SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION
- HP - HIGH POINT
- LP - LOW POINT

1 INCH
0 50'

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PLAN REVISIONS	DATE

Sheet C3.1

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CLIENT:
PACIFIC NORTHWEST LAND CO., LLC
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PRELIMINARY GRADING & DRAINAGE
TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MLM
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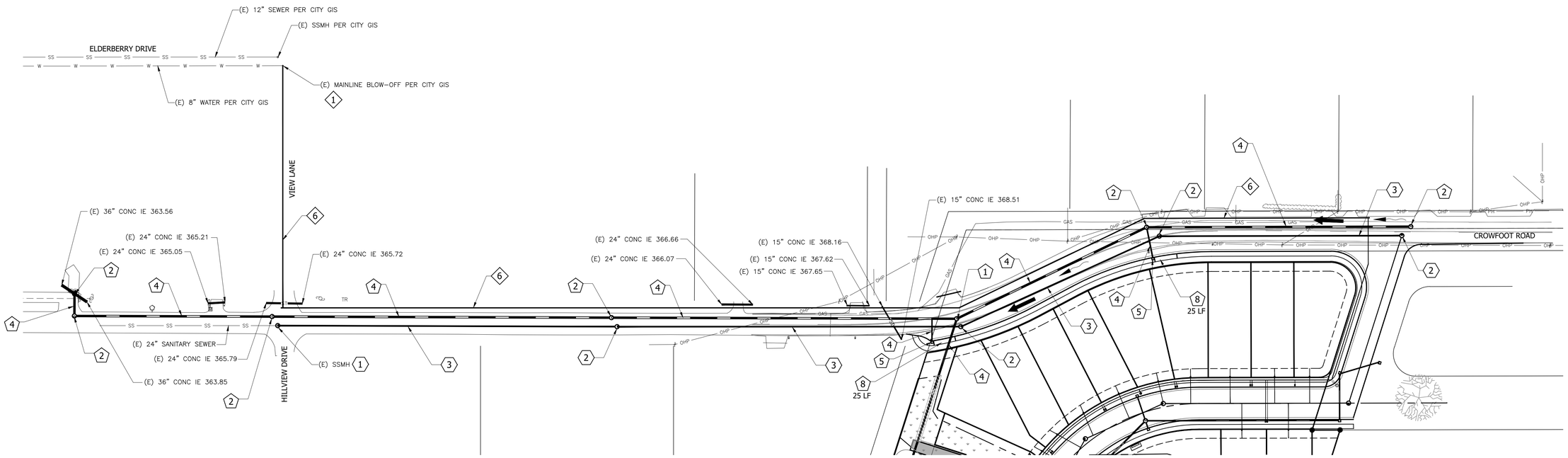

SANITARY SEWER NOTES

1	CONNECT TO EXISTING SANITARY SEWER PER CITY OF LEBANON STANDARDS.
2	PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED PUBLIC PVC SEWER PIPE PER CITY OF LEBANON STANDARDS - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
4	PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.

WATER NOTES

1	CONNECT TO EXISTING PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
2	PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
3	PROPOSED WATER SERVICE PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.
4	PROPOSED MAINLINE BLOW-OFF PER CITY OF LEBANON STANDARDS.
5	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY.
6	PROPOSED 12-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.

STORM DRAIN NOTES

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2	PROPOSED PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED STORM DRAIN FLOW CONTROL MANHOLE PER CITY OF LEBANON STANDARDS.
4	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
5	PROPOSED PUBLIC CURB INLET PER CITY OF LEBANON STANDARDS.
6	PROPOSED DITCH INLET PER CITY OF LEBANON STANDARDS.
7	PROPOSED PERFORATED UNDER DRAIN.
8	PROPOSED WATER QUALITY PLANTER.

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PLAN REVISIONS	DATE

Sheet C3.2

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OFFSITE UTILITY IMPROVEMENTS

TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE: FEBRUARY 22, 2024
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DRAWN BY: MLM
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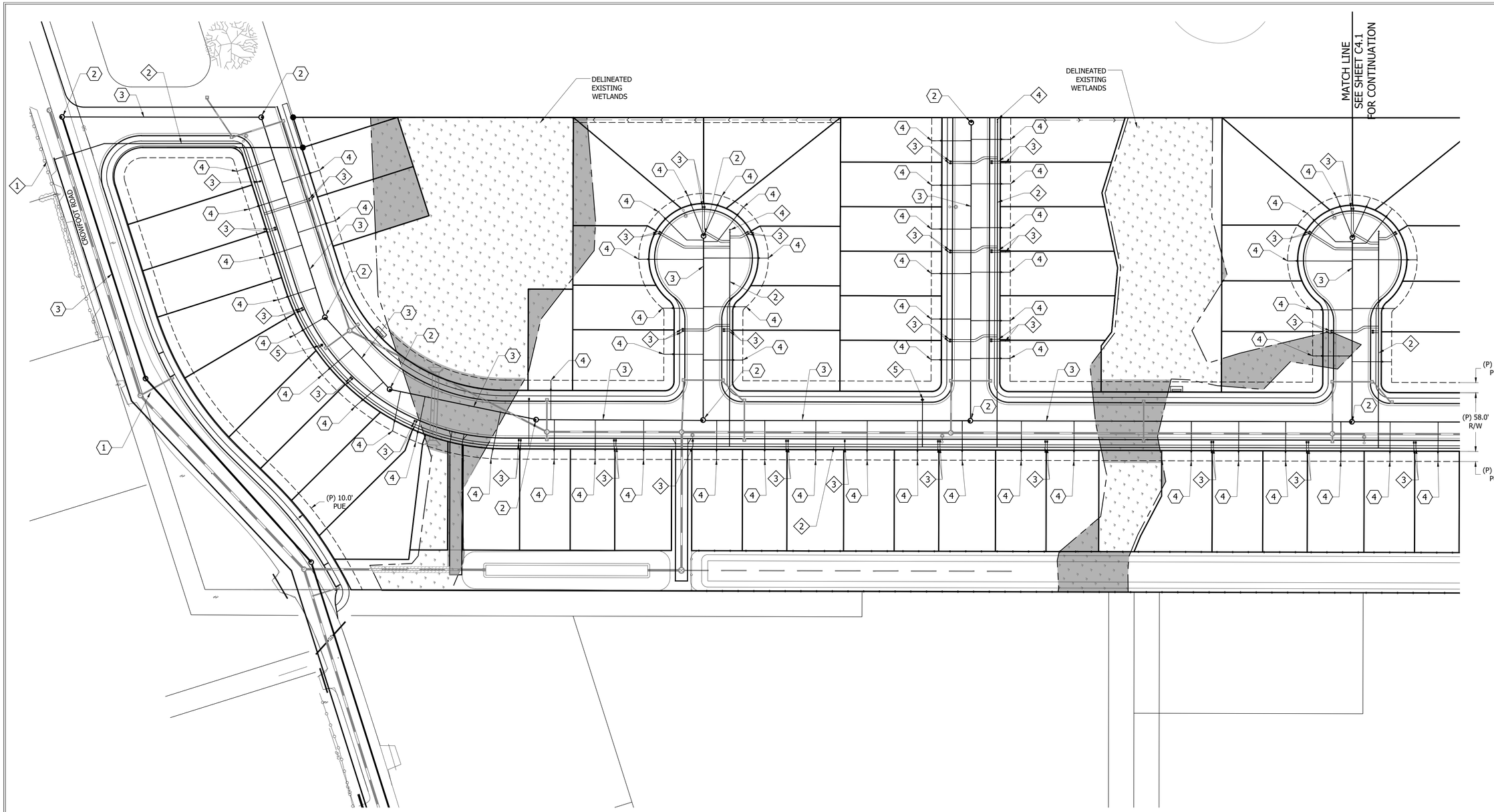

SANITARY SEWER NOTES	
1	CONNECT TO EXISTING SANITARY SEWER PER CITY OF LEBANON STANDARDS.
2	PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED PUBLIC PVC SEWER PIPE PER CITY OF LEBANON STANDARDS - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
4	PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.

WATER NOTES	
1	CONNECT TO EXISTING PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
2	PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
3	PROPOSED WATER SERVICE PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.
4	PROPOSED MAINLINE BLOW-OFF PER CITY OF LEBANON STANDARDS.
5	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY.
6	PROPOSED 12-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.

FRANCHISED UTILITY NOTE

FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

* NW NATURAL GAS
* COMMUNICATIONS
* POWER

1 INCH
0 50'

PLAN REVISIONS	DATE

Sheet C4.0

SCALE: SEE BARSCALE

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PROJECT: 23-129 PACIFIC NW LAND CROWFOOT RD
DRAWN BY: MLM
CHECKED BY: BSV

PRELIMINARY UTILITY PLAN

TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
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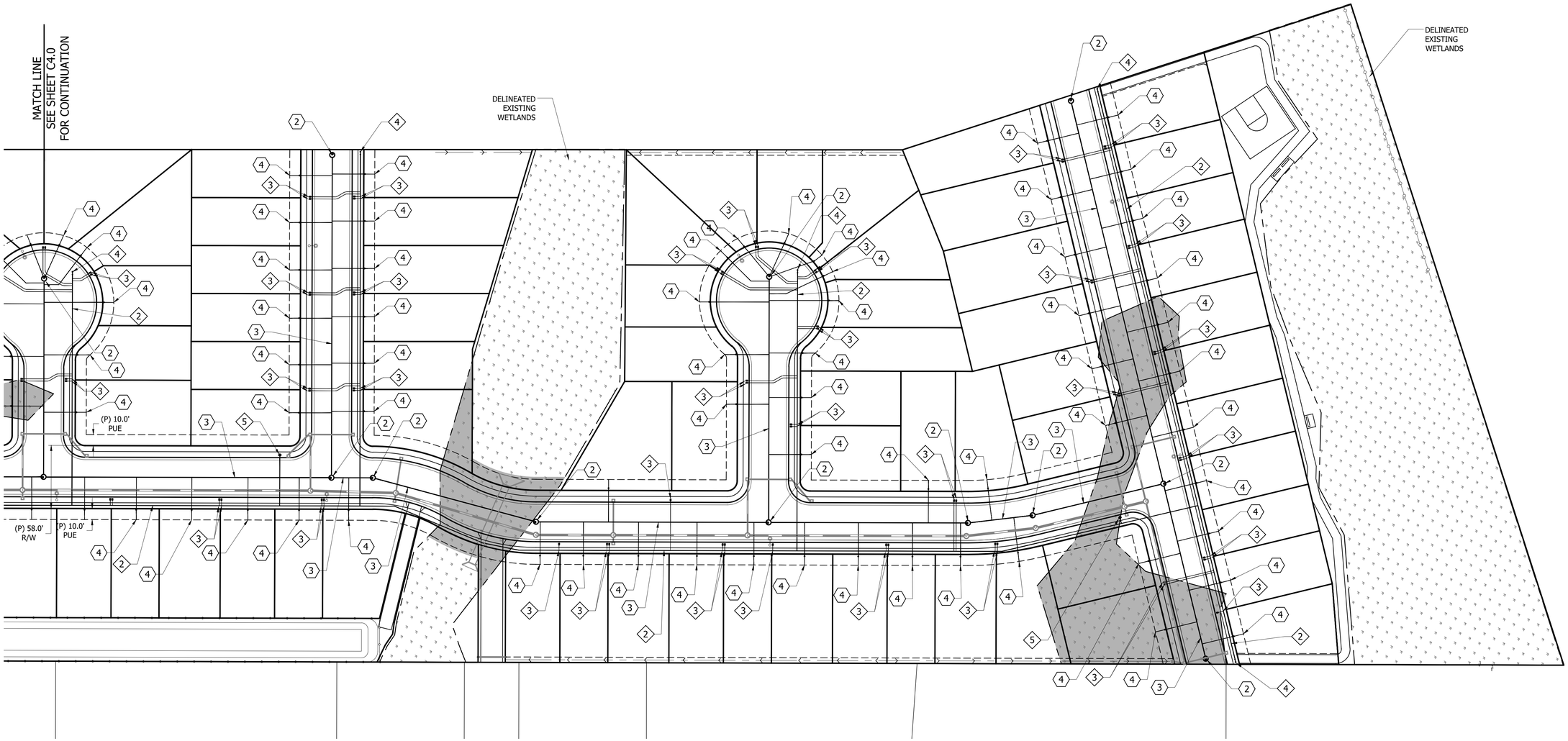
PORTLAND, OREGON 97225
(541) 350-1060



SANITARY SEWER NOTES	
1	CONNECT TO EXISTING SANITARY SEWER PER CITY OF LEBANON STANDARDS.
2	PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED PUBLIC PVC SEWER PIPE PER CITY OF LEBANON STANDARDS - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
4	PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.

WATER NOTES	
1	CONNECT TO EXISTING PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
2	PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
3	PROPOSED WATER SERVICE PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.
4	PROPOSED MAINLINE BLOW-OFF PER CITY OF LEBANON STANDARDS.
5	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY.
6	PROPOSED 12-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.

FRANCHISED UTILITY NOTE

FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

* NW NATURAL GAS
* COMMUNICATIONS
* POWER

1 INCH
0 50'

PLAN REVISIONS	DATE

Sheet C4.1

SCALE: SEE BARSCALE

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DATE:
FEBRUARY 22, 2024
PROJECT:
23-129 PACIFIC NW LAND
CROWFOOT RD
DRAWN BY:
MLM
CHECKED BY:
BSV

PRELIMINARY UTILITY PLAN

TAX MAP 12S-2W-23C
TAX LOT 4101
LEBANON, OREGON

UDELL ENGINEERING
AND
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C/O MARK W. VUKANOVICH
4931 SW 76th AVE. PMB 360
PORTLAND, OREGON 97225
(541) 350-1060

Lebanon

LAND USE APPLICATION

PROPERTY INFORMATION	
Site Address(es): Unassigned Address	
Assessor's Map & Tax Lot No.(s): 12S-02W-23C Tax Lot 4101	
Comprehensive Plan Designation / Zoning Designation: C-RM/Z-RM	
Current Property Use: Unimproved	
Project Description:	
Tentative Subdivision Plat and Planned Development	

APPLICANT / PRIMARY CONTACT INFORMATION	
Applicant: Laura LaRoque; Udell Engineering & Land Surveying, LLC	Phone:
Address: 63 E. Ash Street,	Email: laura@udelleng.com
City/State/Zip: Lebanon, OR 97355	
I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.	
APPLICANT SIGNATURE	Date:

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)	
Owner: Paist Family LLC C/O Paist Janet Hermans Mgr.	Phone:
Address: 13455 SE Beech Street	Email:
City/State/Zip: Milwaukie, OR 97222	
OWNER SIGNATURE	Date: 3/22/2024

ADDITIONAL CONTACT INFORMATION	
Engineer / Surveyor: Brian Vandetta; Udell Engineering & Land Surveying, LLC	Phone: (541) 451-5125
Address: 63 E. Ash Street,	Email: brian@udelleng.com
City/State/Zip: Lebanon, OR 97355	

Architect: N/A	Phone:
Address:	Email:
City/State/Zip:	

Other: Mark Vukanovic; Pacific Northwest Land Co. LLC	Phone:
Address: 23125 SW Boones Ferry Rd.	Email: markvukanovich@gmail.com
City/State/Zip Tualatin, Oregon 97062	

REQUIRED SUBMITTALS

- [x] Application and Filing Fee
- [x] Narrative Describing the Proposed Development and addressing the Decision Criteria
  - LDC Article Two Land Uses and Land Use Zones
  - LDC Article Three Development Standards
  - LDC Article Four Review & Decision Requirements
  - LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
- [x] Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
- [x] Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

***If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.**

	Land Use Review Process	Fee		Land Use Review Process	Fee
	Administrative Review	$750	X	Planned Development – Preliminary	$2,500
	Administrative Review (Planning Commission)	$1,500		Planned Development – Final (Ministerial)	$250
	Annexation	$2,500		Planned Development – Final (Administrative)	$750
	Code Interpretation	$250		Planned Development – Final (Quasi-Judicial)	$1,500
	Comprehensive Plan Map/Text Amendment	$2,500	X	Subdivision Tentative	$1,500
	Conditional Use	$1,500		Subdivision Final	$750
X	Fire District Plan Review	$100		Tree Felling Permit (Steep Slopes only)	$150 + $5/tree
	Historic Preservation Review or Register	Varies		UGB Amendment	Actual Cost
	Land Partition	$750		Variance (Class 1 – Minor Adjustment)	$250
	Ministerial Review	$250		Variance (Class 2 – Adjustment)	$750
	Non-Conforming Use/Development	$750		Variance (Class 3)	$1,500
	Property (Lot) Line Adjustment	$250		Zoning Map Amendment	$2,500

APPLICATION RECEIPT & PAYMENT

Date Received:	Date Complete:	Receipt No.:
Received By:	Total Fee:	**File No.:**

LAND USE APPLICATION

PROPERTY INFORMATION	
Site Address(es): unassigned; east of 2515 Stoltz Hill Road	
Assessor's Map & Tax Lot No.(s): 12S-02W-15CD Tax Lots 3501 & 3600	
Comprehensive Plan Designation / Zoning Designation: RM	
Current Property Use: Unimproved	
Project Description:	
19-lot residential subdivision; admin. review to construct townhouse and zero-lot line dwellings;	
variance to allow 17 dwellings off a private street; and variance to net lot area for zero-lot line dwelling	
APPLICANT / PRIMARY CONTACT INFORMATION	
Applicant: Laura LaRoque; Udell Engr. & Land Surveying, LLC	Phone: (541) 990-8661
Address: 63 E. Ash Street	Email: laura@udelleng.com
City/State/Zip: Lebanon, OR 97355	
I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.	
APPLICANT SIGNATURE Laura LaRoque	Date: 1/15/24
PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)	
Owner: Good Well Land LLC & Good Well Const. LLC C/O Jc	Phone: (503) 375-6205
Address: 2825 Foxhaven Dr. SE	Email: jordan.schweiger@gmail.com
City/State/Zip: Salem, OR 97306	
OWNER SIGNATURE Jordan Schweiger (Jan 17, 2024 13:24 PST)	Date: 01/17/24
ADDITIONAL CONTACT INFORMATION	
Engineer / Surveyor: Brian Vandetta; Udell Engr. & Land Surve	Phone: (541) 451-5125
Address: 63 E. Ash Street	Email: brian@udelleng.com
City/State/Zip: Lebanon, OR 97355	

Architect:	Phone:
Address:	Email:
City/State/Zip:	

Other: Integrity Investments, LLC C/O Brad Wilson	Phone: (541) 936-0676
Address: 37544 Freitag Lane	Email: wbradwilson@comcast.net
City/State/Zip Albany, OR 97322	

REQUIRED SUBMITTALS

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APPLICATION RECEIPT & PAYMENT

Date Received:	**Date Complete:**	**Receipt No.:**
Received By:	**Total Fee:**	**File No.:**