

CLIENT:
STOLTZ HILL MJC, LLC
1010 AIRPORT ROAD SE
ALBANY, OREGON
(541) 791-9310

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

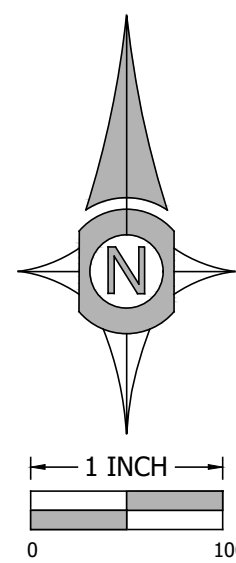
EXISTING CONDITIONS/DEMO PLAN
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE: APRIL 28, 2026
PROJECT: 24-098 CONSER STOLTZ HILL
DRAWN BY: MUM
CHECKED BY: BSV

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY

Sheet **C1.0**

SCALE: SEE BARS SCALE



EXISTING WETLAND ON PRIVATE
PROPERTY DELINEATED BY
BRANCH ENGINEERING: 15.23± ACRES
WITHIN PROJECT LIMITS

PLAN REVISIONS	DATE

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 CONSULTANT
PATHFINDER LAND USE CONSULTING
P.O. BOX 484
LEBANON, OREGON 97355
(503) 501-7197

TRAFFIC ENGINEER
KITTELSON & ASSOCIATES
851 SW 6TH AVENUE, SUITE 600
PORTLAND, OREGON 97204
(503) 228-5230

GEOTECHNICAL ENGINEER
BRANCH ENGINEERING, INC.
1215 MAIN ST., SUITES 201-208
PHILOMATH, OR 97370
(541) 746-0637 EXT: 120

WETLAND CONSULTANT
BRANCH ENGINEERING, INC.
1215 MAIN ST., SUITES 201-208
PHILOMATH, OR 97370
(541) 746-0637 EXT: 120

PROPERTY

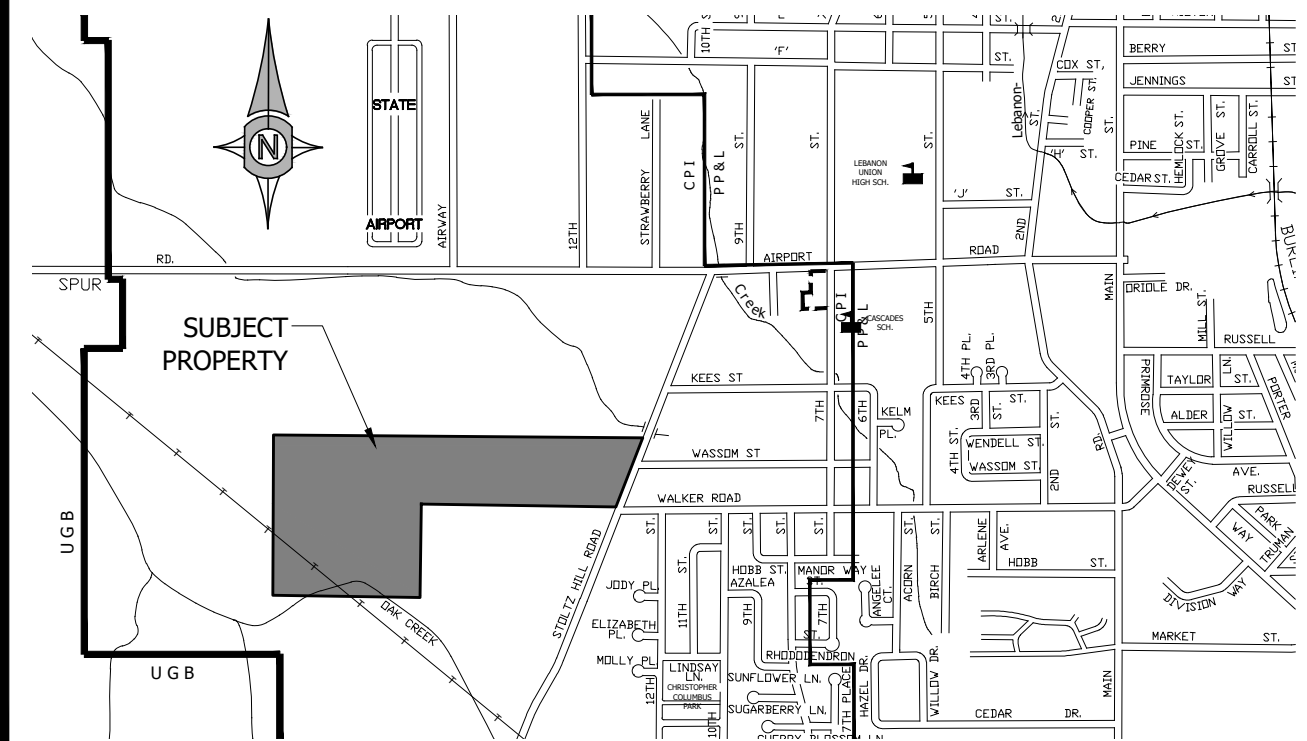
TAX MAP: 12S-2W-16
TAX LOT: 2300 & 2305

SITE ADDRESS: NO SITE ADDRESS
LEBANON, OR 97355

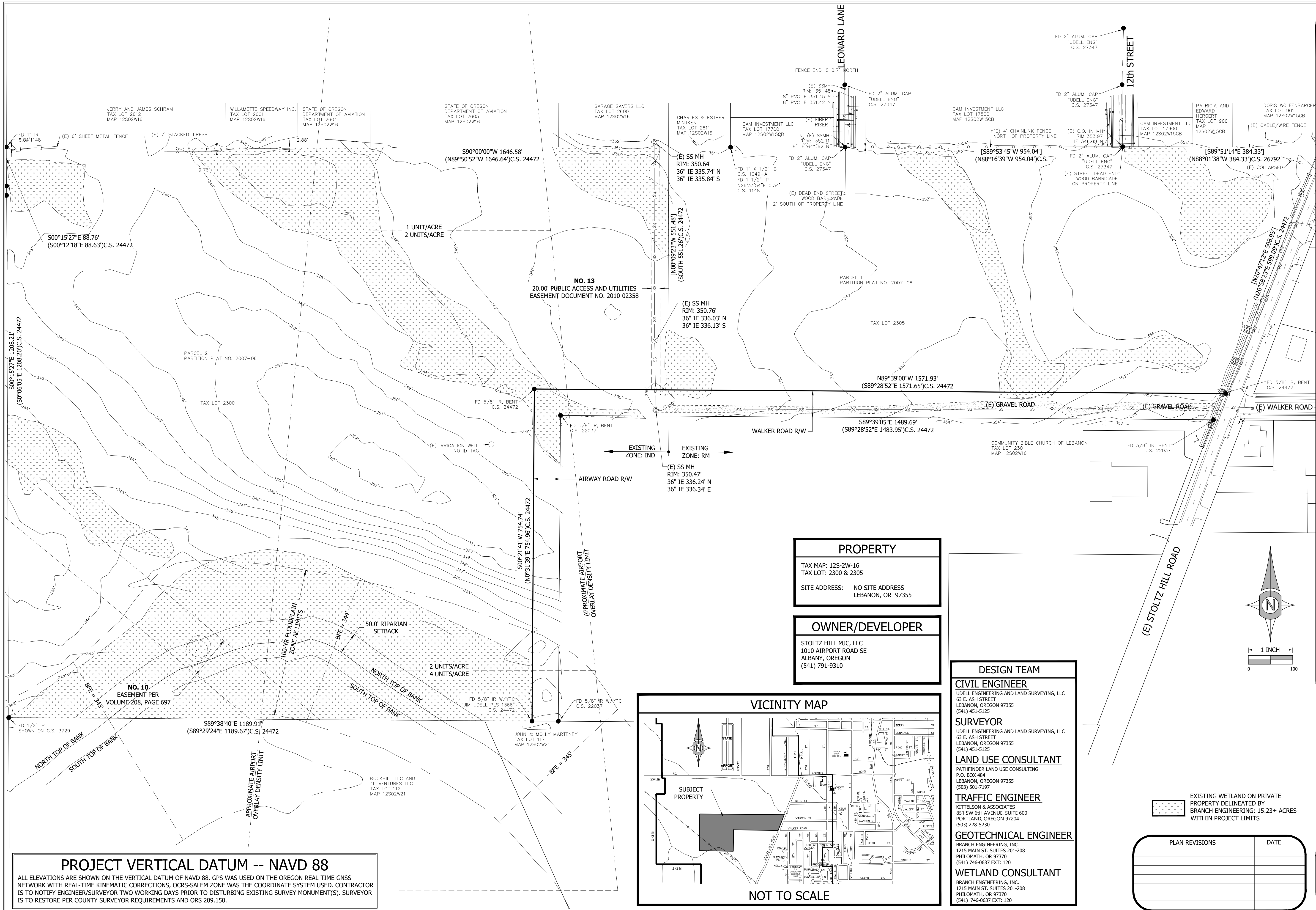
OWNER/DEVELOPER

STOLTZ HILL MJC, LLC
1010 AIRPORT ROAD SE
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VICINITY MAP



NOT TO SCALE

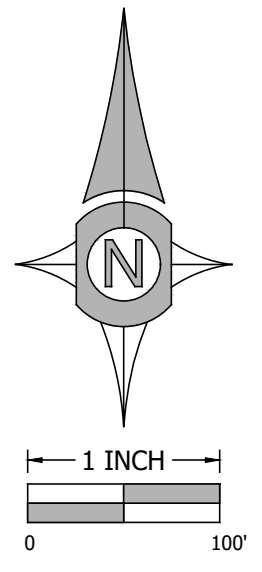
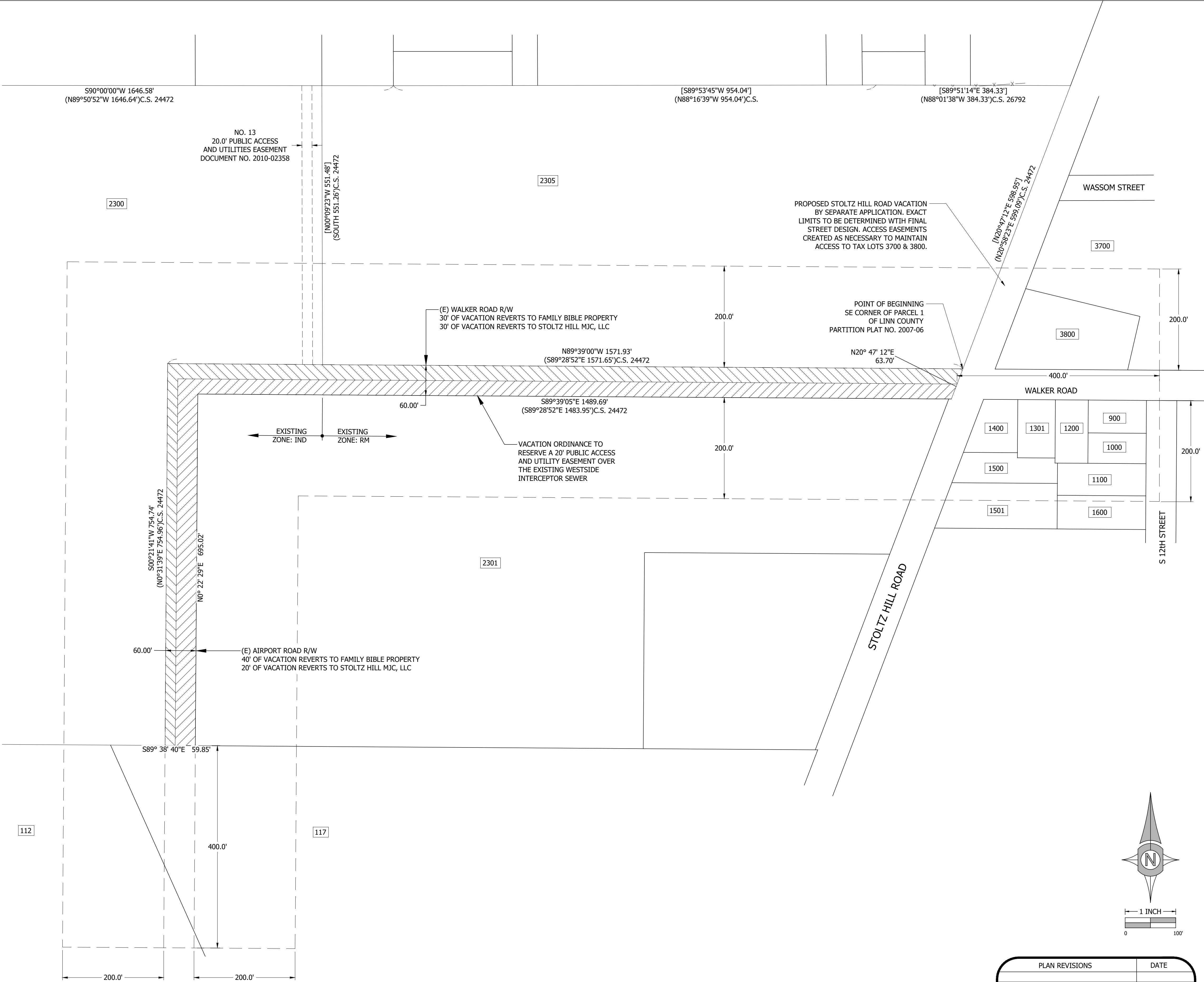


PROJECT VERTICAL DATUM -- NAVD 88

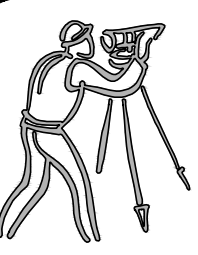
ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NAVD 88. GPS WAS USED ON THE OREGON REAL-TIME GNSS NETWORK WITH REAL-TIME KINEMATIC CORRECTIONS, OCRS-SALEM ZONE WAS THE COORDINATE SYSTEM USED. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S).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

AFFECTED PROPERTY TABLE			
LOT NUMBER	OWNER	AREA OF PROPERTY AFFECTED	PERCENT OF AFFECTED AREA
112	ROCKHILL, LLC AND 4L VENTURES, LLC TAX LOT 112 MAP 12S02W21 NO ADDRESS	1.55 AC±	5.68%
117	JOHN & MOLLY MARTENEY TAX LOT 117 MAP 12S02W21 2884 STOLTZ HILL ROAD	2.12 AC±	7.77%
900	SAXTON, DARRELL TAX LOT 900 MAP 12S02W22BB 2610 S 12th STREET	0.16 AC±	0.59%
1000	DONALD W & CAROL E MCCLURE FAMILY TRUST TAX LOT 1000 MAP 12S02W22BB 2618 S 12th STREET	0.16 AC±	0.59%
1100	NEUHAUS FAMILY TRUST TAX LOT 1100 MAP 12S02W22BB 2638 S 12th STREET	0.26 AC±	0.95%
1200	TOPP, CASEY & JANESEA TAX LOT 1200 MAP 12S02W22BB 1201 WALKER ROAD	0.19 AC±	0.70%
1301	WHITTIER, MELVIN & KAREN TAX LOT 1301 MAP 12S02W22BB 1227 WALKER ROAD	0.19 AC±	0.70%
1400	MIKITCHENKO PETER F & VALENTINA N TAX LOT 1400 MAP 12S02W22BB 2611 STOLTZ HILL ROAD	0.21 AC	0.77%
1500	HIGHSMITH JERRY & LINDA TAX LOT 1500 MAP 12S02W22BB 2655 STOLTZ HILL ROAD	0.25 AC	0.92%
1501	BOLMAN, JILL & BRIAN TAX LOT 1501 MAP 12S02W22BB 2671 STOLTZ HILL ROAD	0.17 AC±	0.62%
1600	HOLT LIVING TRUST TAX LOT 1600 MAP 12S02W22BB 2650 S 12th STREET	0.04 AC±	0.15%
2300	STOLTZ HILL MJC, LLC TAX LOT 2300 MAP 12S02W16 NO ADDRESS	5.78 AC±	21.18%
2301	COMMUNITY BIBLE CHURCH OF LEBANON TAX LOT 2301 MAP 12S02W16 2600 STOLTZ HILL ROAD	8.91 AC±	32.64%
2305	STOLTZ HILL MJC, LLC TAX LOT 2305 MAP 12S02W16 NO ADDRESS	5.98 AC±	21.90%
3700	JEFFREY & JONI HORACK TAX LOT 3700 MAP 12S02W15CD 2515 STOLTZ HILL ROAD	0.55 AC±	2.02%
3800	WESTERHAM TURNER STEVEN ESTATE TAX LOT 3800 MAP 12S02W15CD 2555 STOLTZ HILL ROAD	0.77 AC	2.82%

TOTAL AREA
AFFECTED BY VACATION = 27.29 AC±



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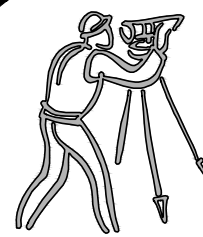
**UDELL ENGINEERING
AND
LAND SURVEYING, LLC**
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PROPOSED STREET VACATION
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE:
APRIL 28, 2026
PROJECT:
24-098 CONSER STOLTZ HILL
DRAWN BY:
MLM
CHECKED BY:
BSV

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Sheet **C1.1**
SCALE: SEE BARSCALE



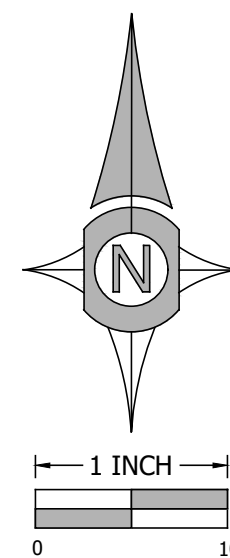
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PRELIMINARY ZONE CHANGE
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

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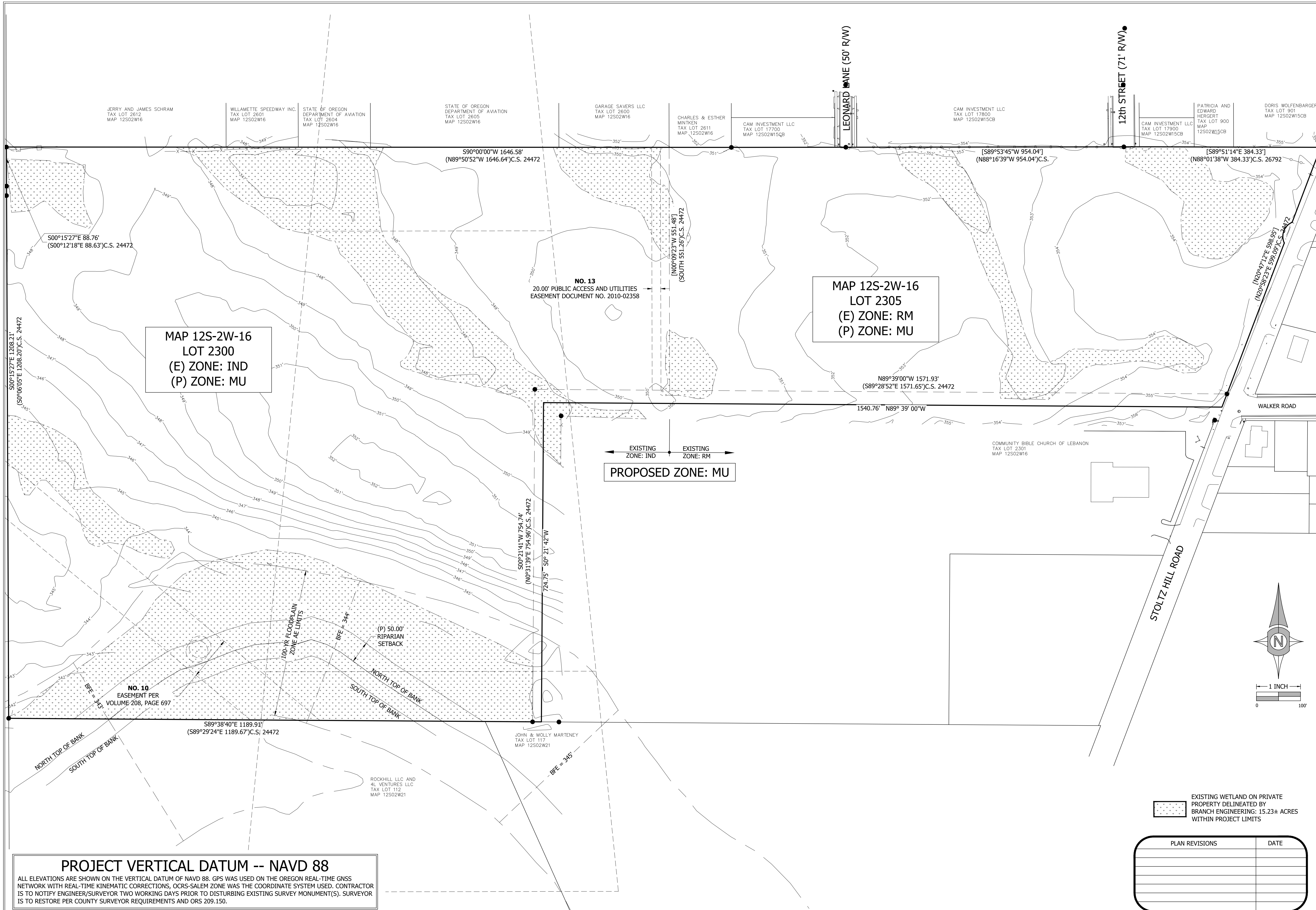


EXISTING WETLAND ON PRIVATE
PROPERTY DELINEATED BY
BRANCH ENGINEERING: 15.23± ACRES
WITHIN PROJECT LIMITS

PLAN REVISIONS	DATE

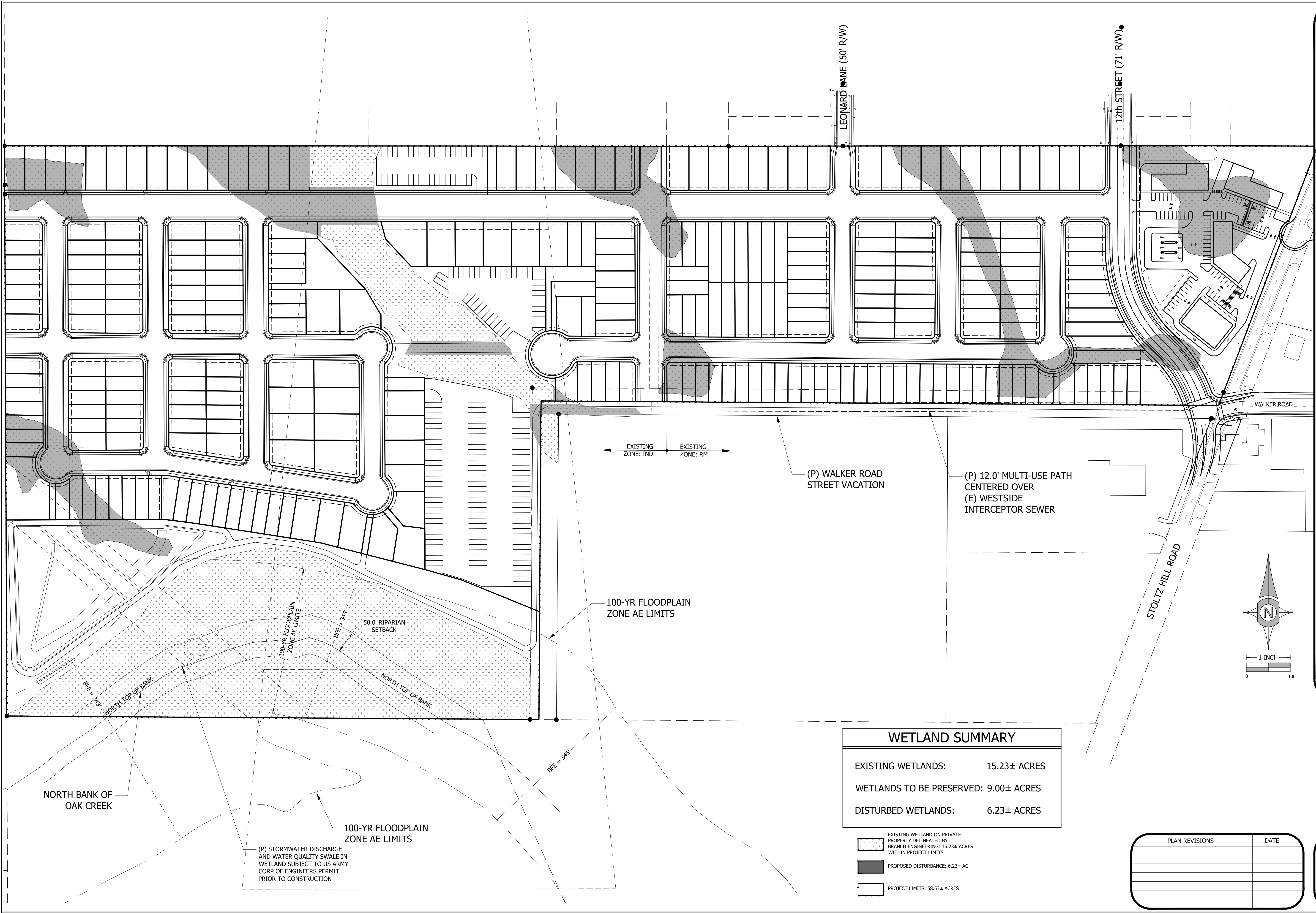
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SCALE: SEE BARSCALE



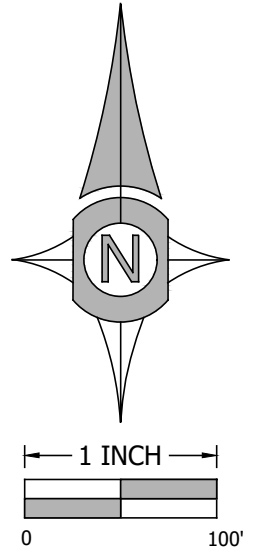
PROJECT VERTICAL DATUM -- NAVD 88

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WETLAND SUMMARY	
EXISTING WETLANDS:	15.23± ACRES
WETLANDS TO BE PRESERVED:	9.00± ACRES
DISTURBED WETLANDS:	6.23± ACRES

- EXISTING WETLAND ON PRIVATE PROPERTY DELINEATED BY BRANCH ENGINEERING: 15.23± ACRES WITHIN PROJECT LIMITS
- PROPOSED DISTURBANCE: 6.23± AC
- PROJECT LIMITS: 58.53± ACRES



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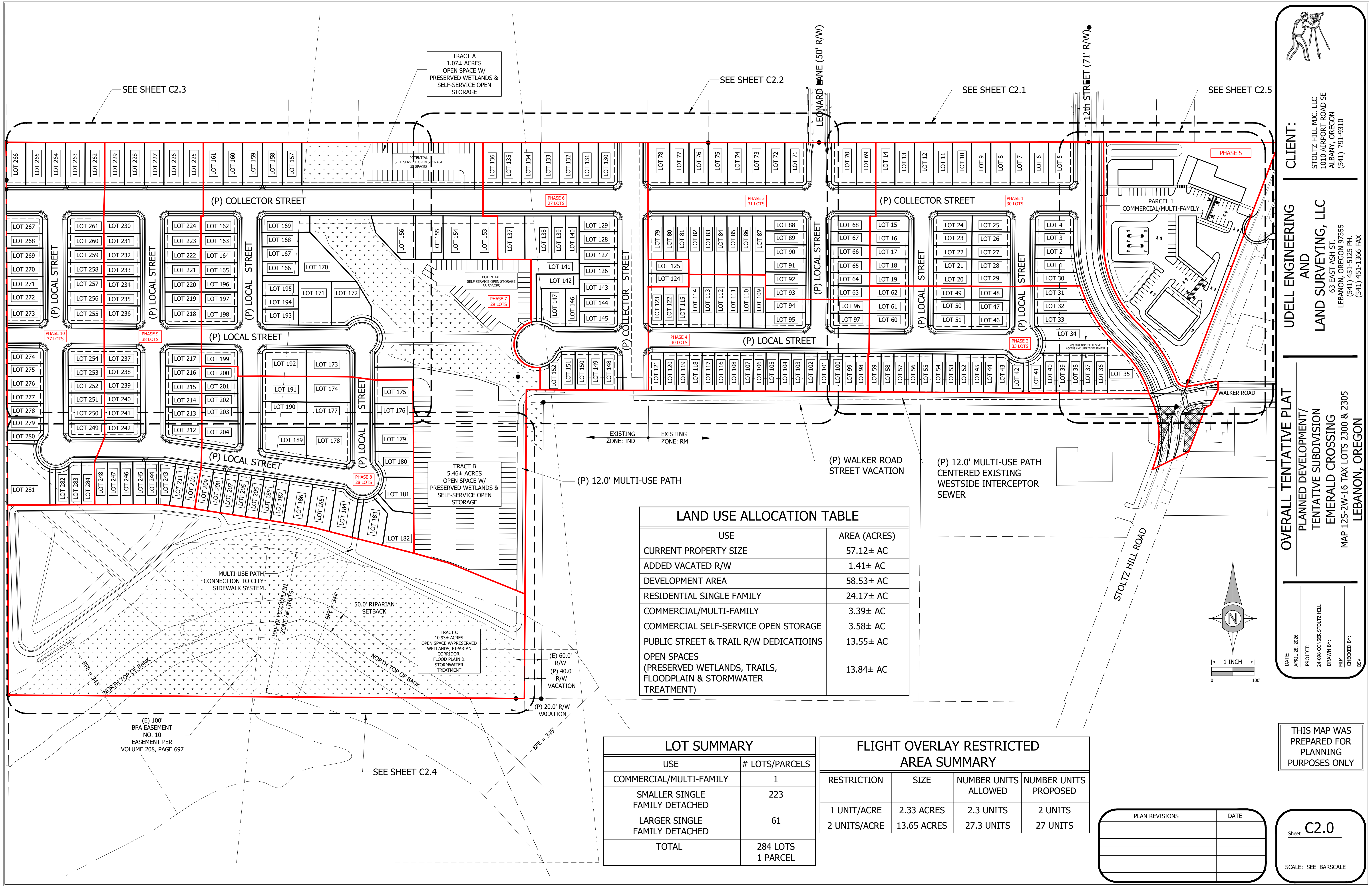
PROPOSED PRELIMINARY WETLAND DISTURBANCE
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE: APRIL 28, 2026
PROJECT: 24-098 CONSER STOLTZ HILL
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SCALE: SEE BARSCALE

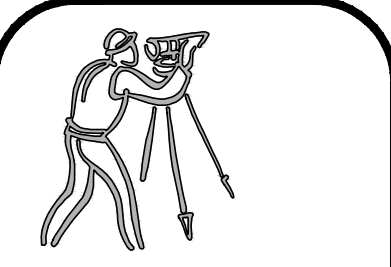


LAND USE ALLOCATION TABLE	
USE	AREA (ACRES)
CURRENT PROPERTY SIZE	57.12± AC
ADDED VACATED R/W	1.41± AC
DEVELOPMENT AREA	58.53± AC
RESIDENTIAL SINGLE FAMILY	24.17± AC
COMMERCIAL/MULTI-FAMILY	3.39± AC
COMMERCIAL SELF-SERVICE OPEN STORAGE	3.58± AC
PUBLIC STREET & TRAIL R/W DEDICATIONS	13.55± AC
OPEN SPACES (PRESERVED WETLANDS, TRAILS, FLOODPLAIN & STORMWATER TREATMENT)	13.84± AC

LOT SUMMARY	
USE	# LOTS/PARCELS
COMMERCIAL/MULTI-FAMILY	1
SMALLER SINGLE FAMILY DETACHED	223
LARGER SINGLE FAMILY DETACHED	61
TOTAL	284 LOTS 1 PARCEL

FLIGHT OVERLAY RESTRICTED AREA SUMMARY			
RESTRICTION	SIZE	NUMBER UNITS ALLOWED	NUMBER UNITS PROPOSED
1 UNIT/ACRE	2.33 ACRES	2.3 UNITS	2 UNITS
2 UNITS/ACRE	13.65 ACRES	27.3 UNITS	27 UNITS

PLAN REVISIONS	DATE



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OVERALL TENTATIVE PLAT
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE:
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24-098 CONSER STOLTZ HILL

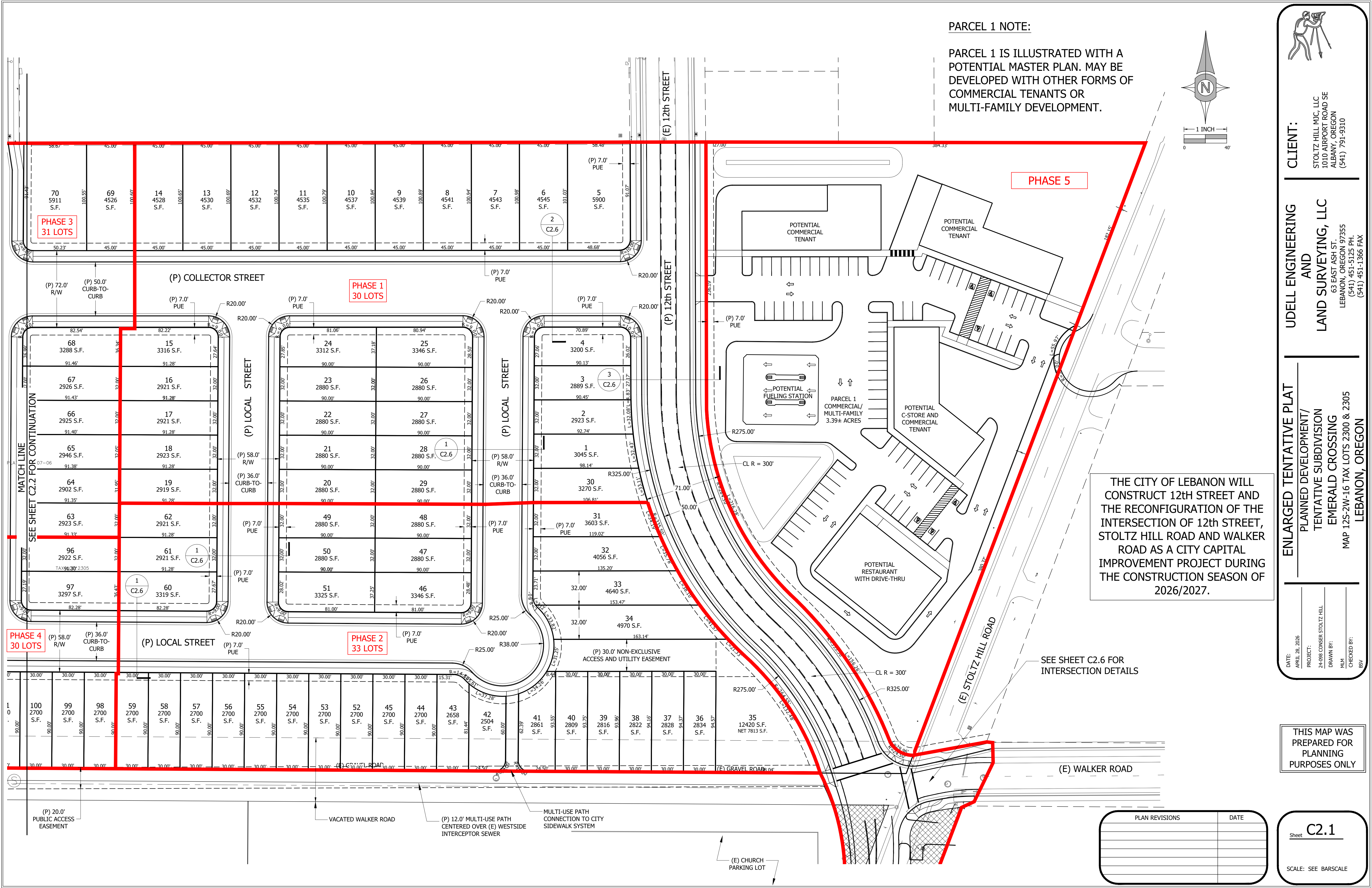
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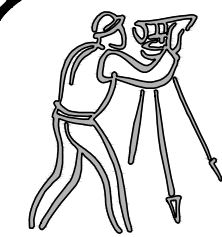
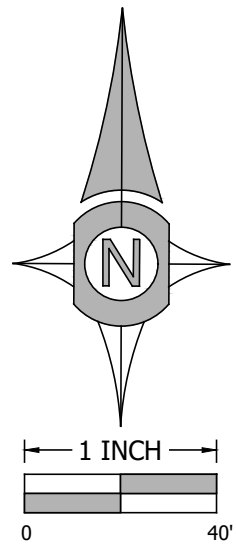
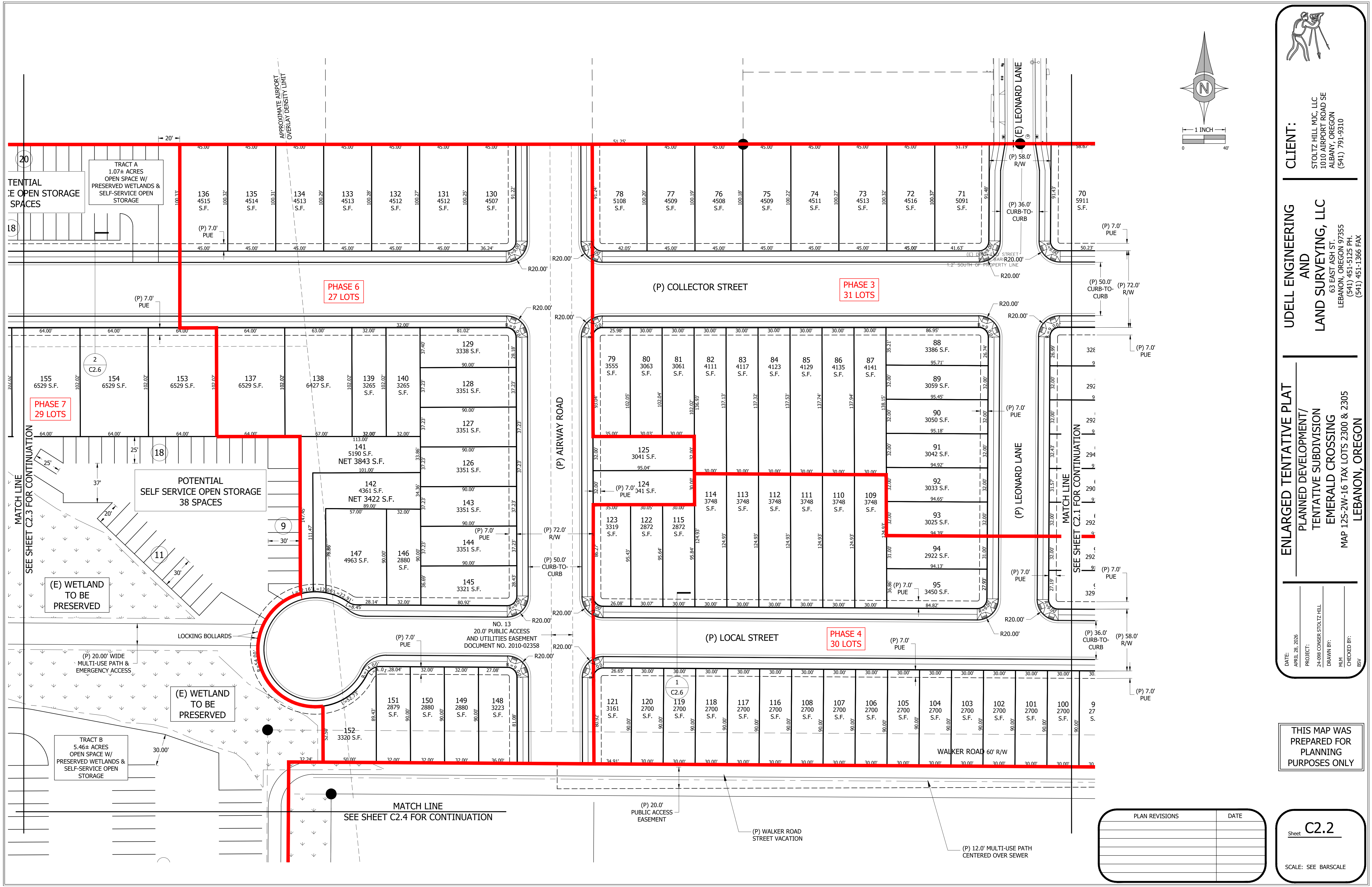
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SCALE: SEE BARSCALE





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ENLARGED TENTATIVE PLAT
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

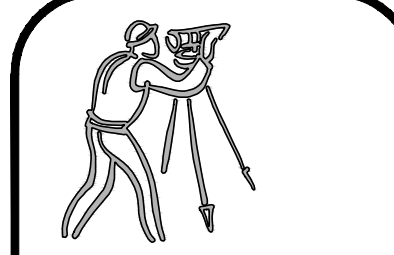
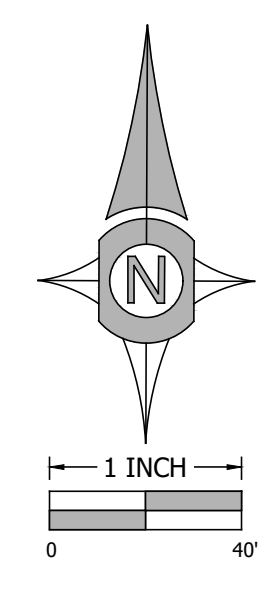
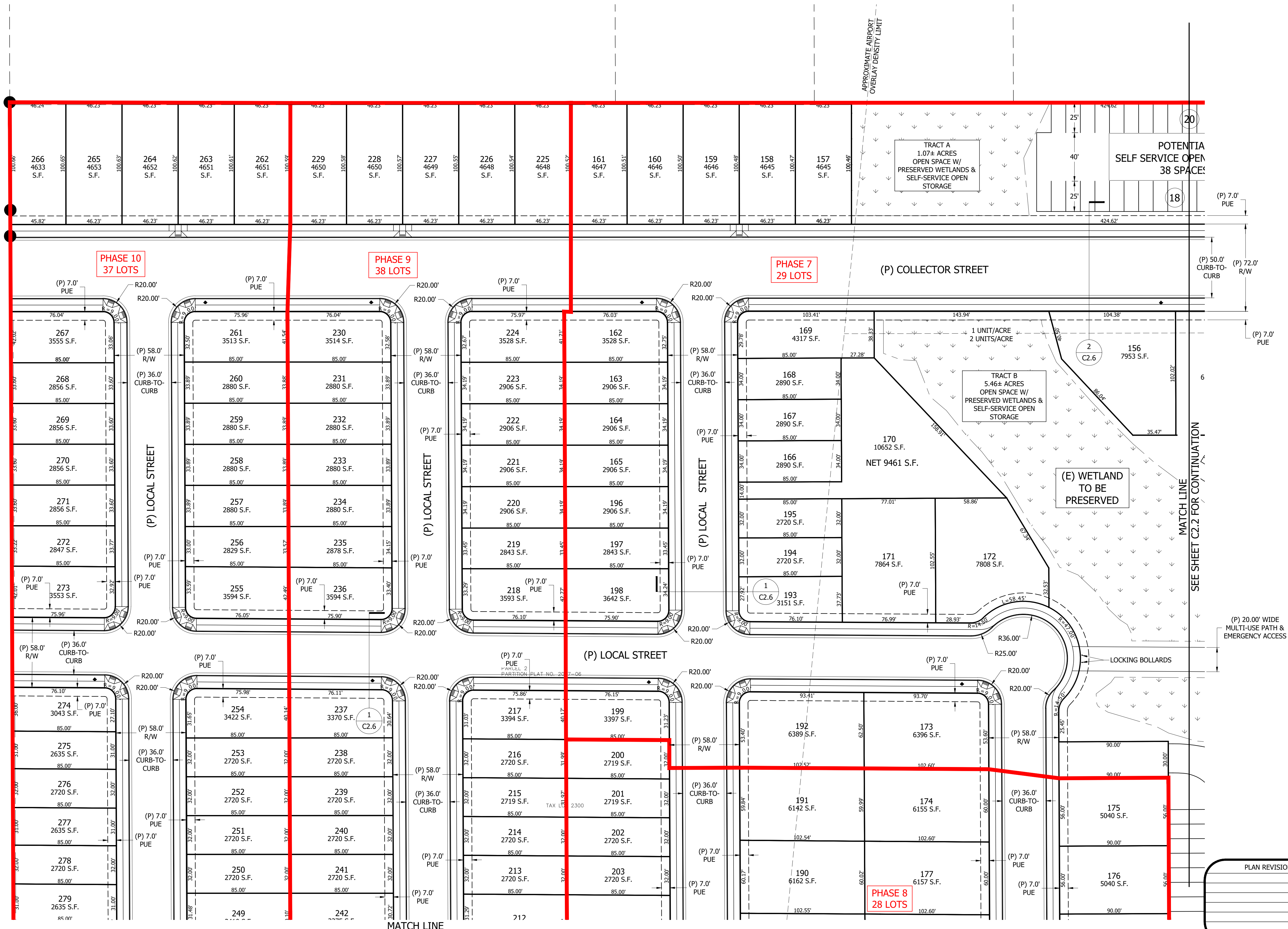
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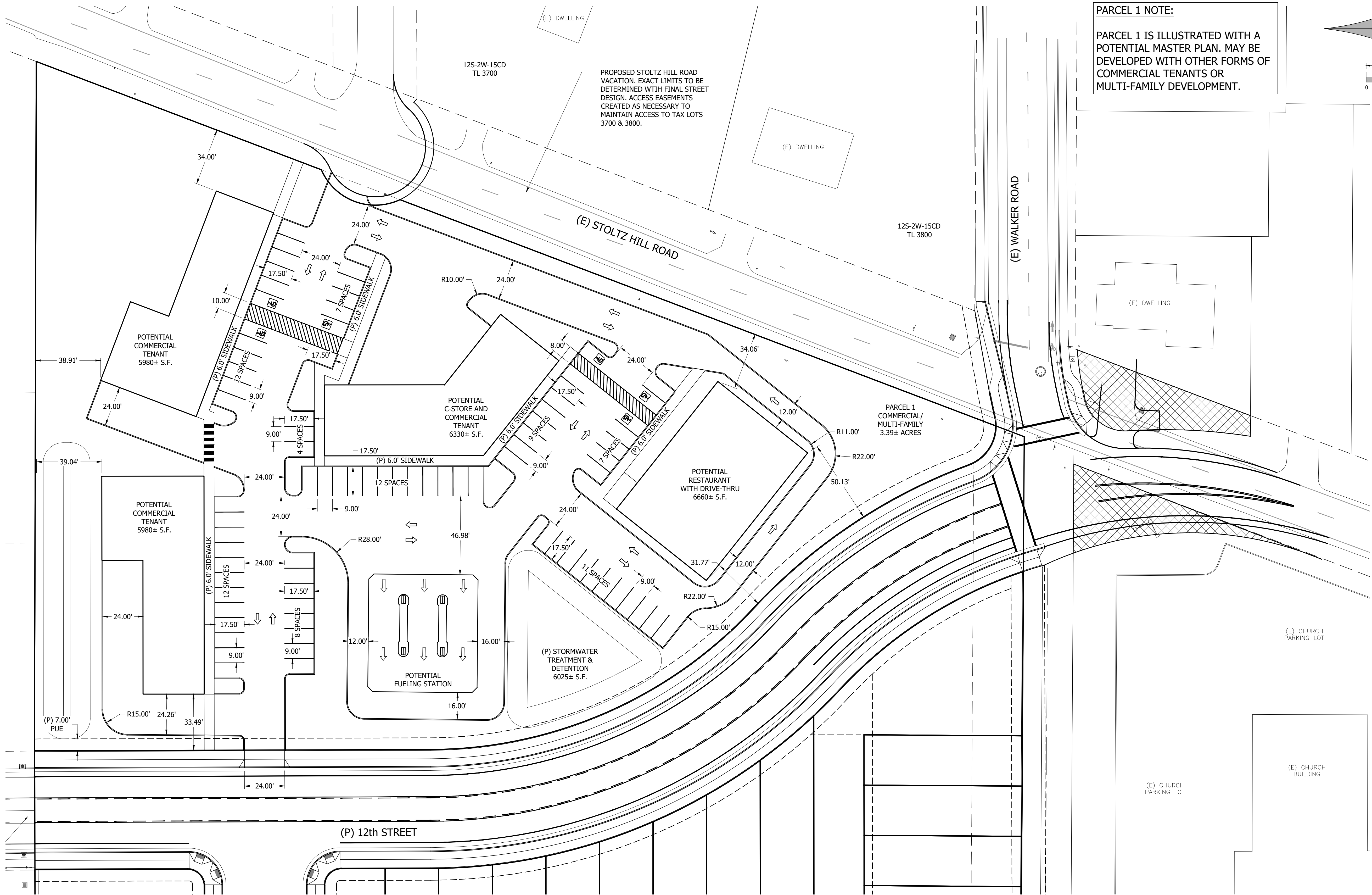
ENLARGED TENTATIVE PLAT
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

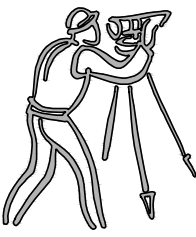
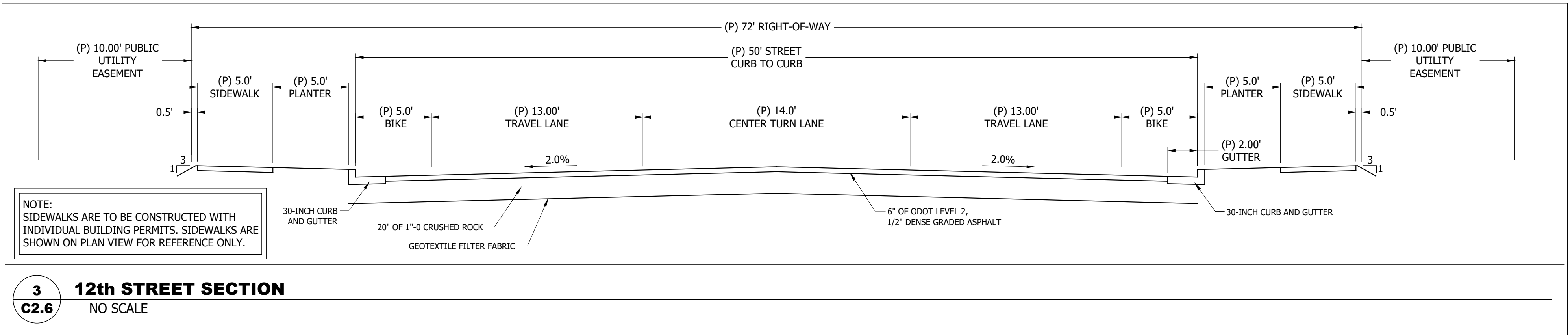
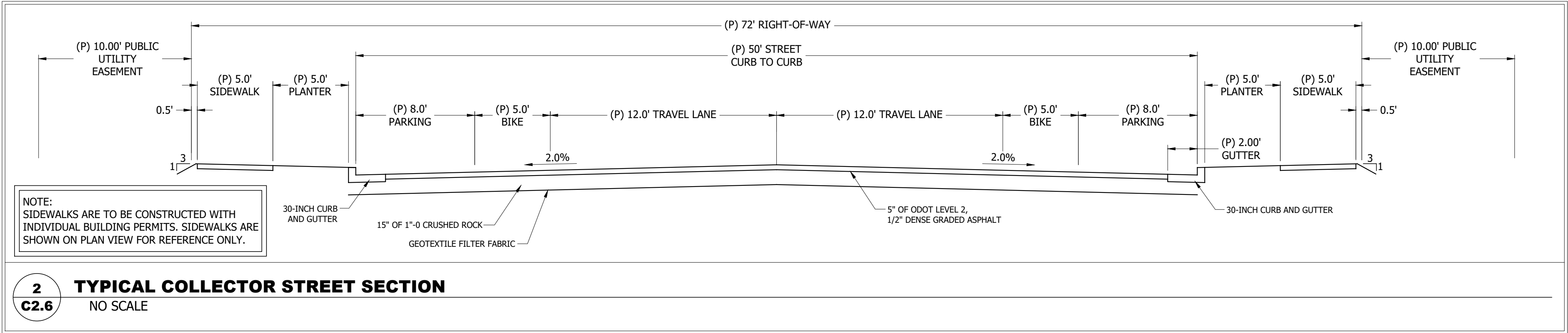
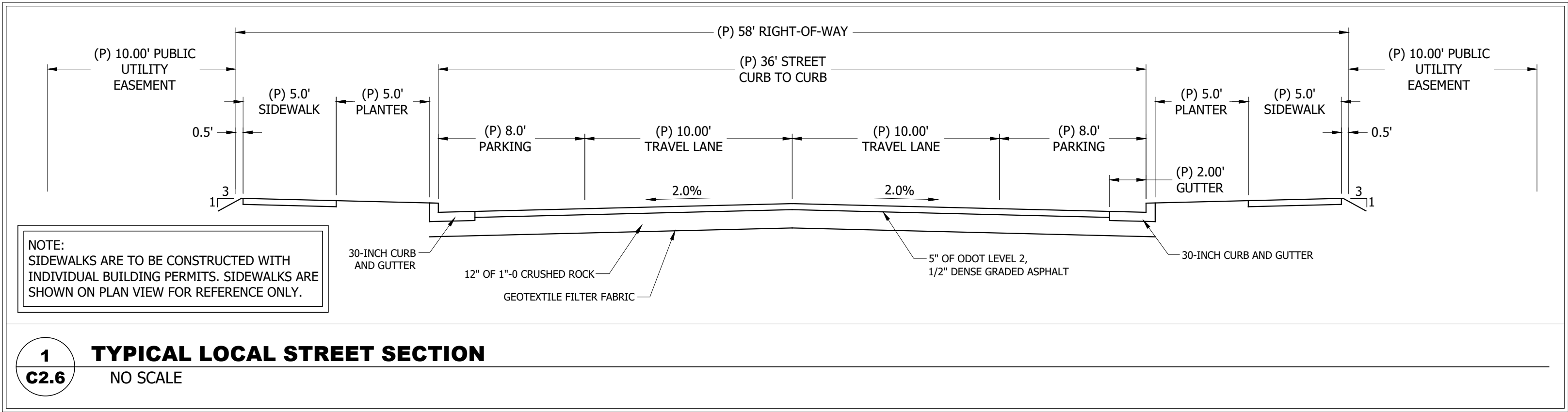
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PLAN REVISIONS	DATE

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PRELIMINARY STREET SECTIONS
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

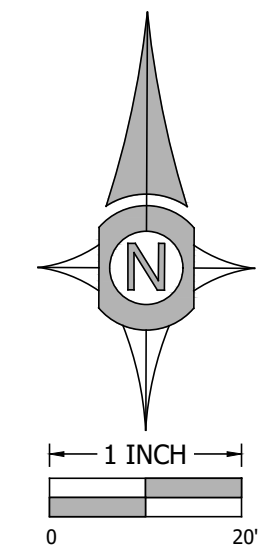
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INTERSECTION DETAIL

PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING

EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE: _____

APRIL 28, 2026

PROJECT: 24-098 CONSER STOI T2 WTLI

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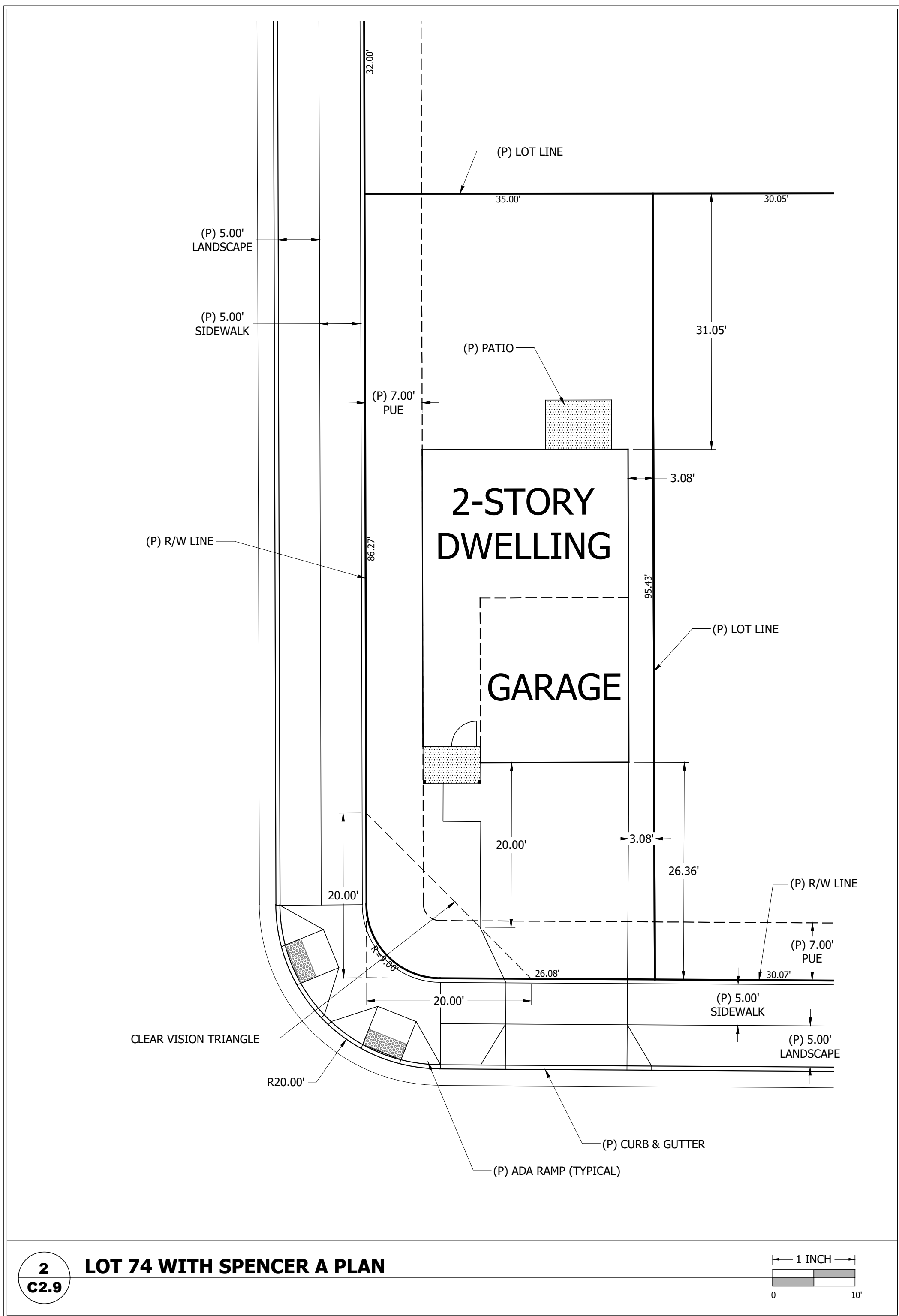
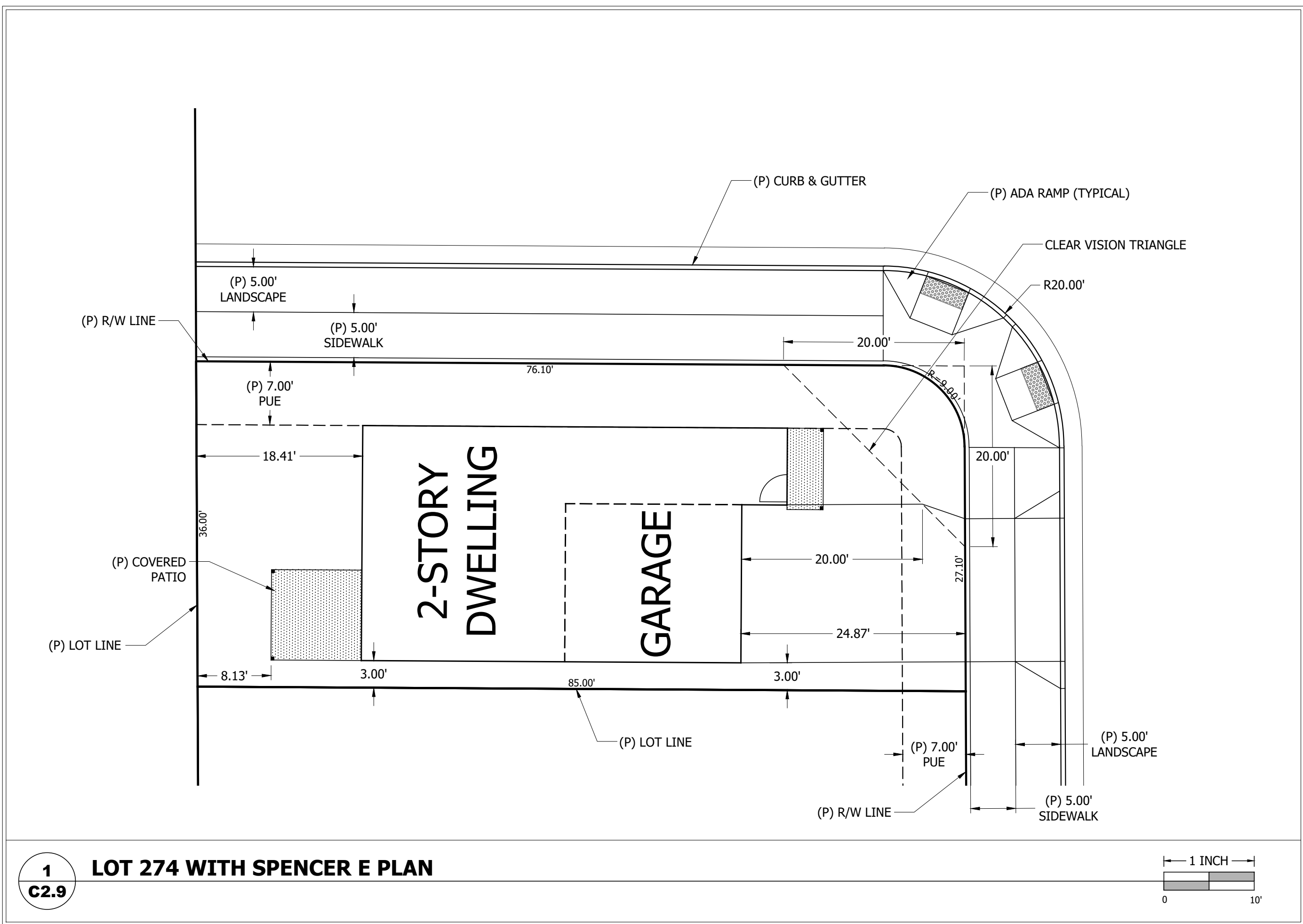
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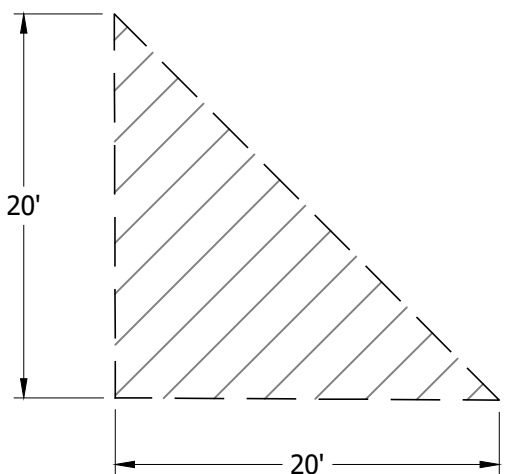
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Sheet C2.7

SCALE: SEE BARSCALE



CLEAR VISION TRIANGLE



PLAN REVISIONS	DATE

Sheet

C2.9

SCALE: SEE BARSCALE

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CORNER LOT LAYOUT EXAMPLES
PLANNED DEVELOPMENT/
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EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
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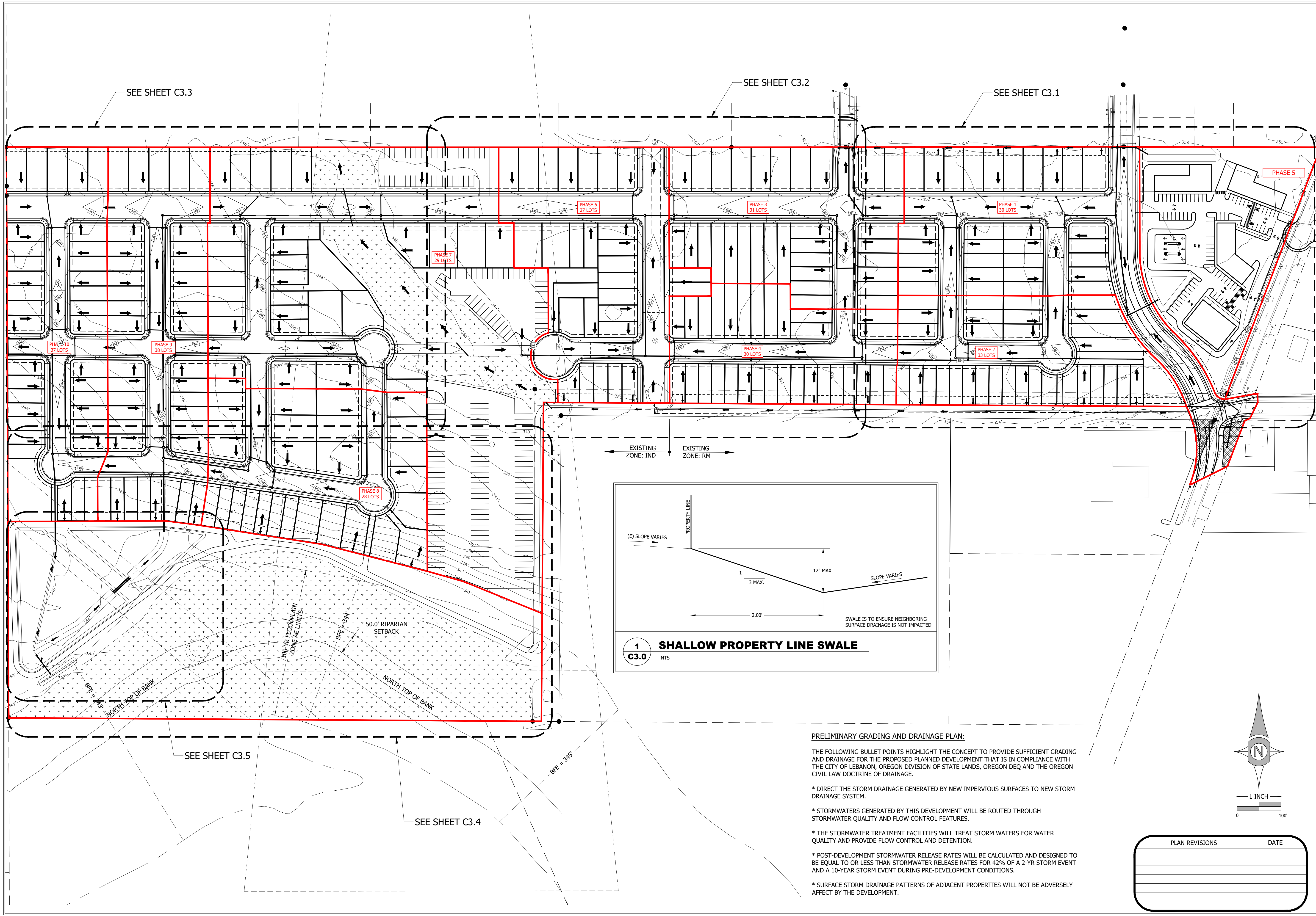
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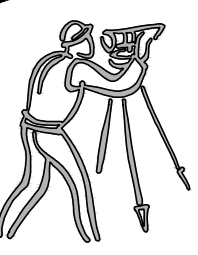
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PRELIMINARY OVERALL GRADING & DRAINAGE
PLANNED DEVELOPMENT/
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EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
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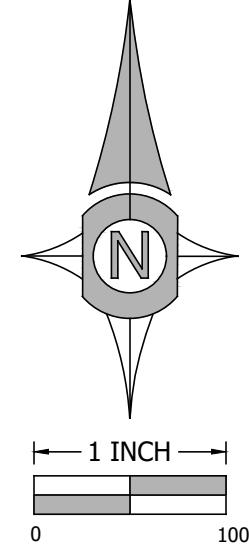
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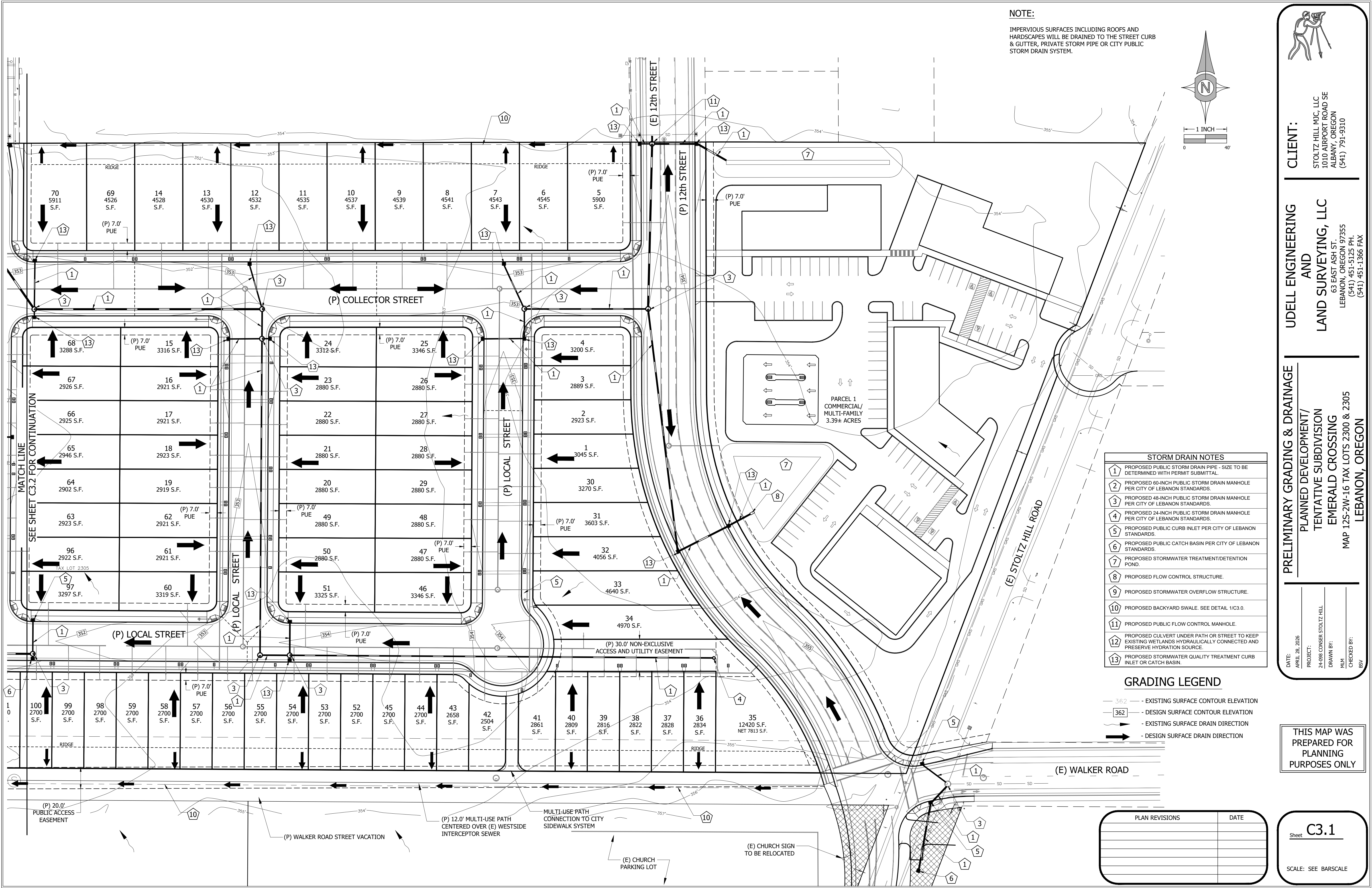
SCALE: SEE BARSCALE

PRELIMINARY GRADING AND DRAINAGE PLAN:

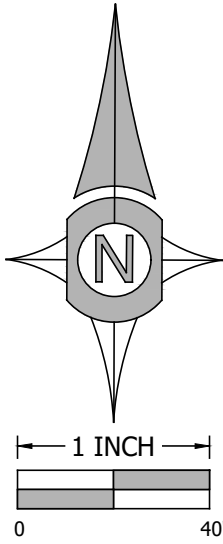
THE FOLLOWING BULLET POINTS HIGHLIGHT THE CONCEPT TO PROVIDE SUFFICIENT GRADING AND DRAINAGE FOR THE PROPOSED PLANNED DEVELOPMENT THAT IS IN COMPLIANCE WITH THE CITY OF LEBANON, OREGON DIVISION OF STATE LANDS, OREGON DEQ AND THE OREGON CIVIL LAW DOCTRINE OF DRAINAGE.

- * DIRECT THE STORM DRAINAGE GENERATED BY NEW IMPERVIOUS SURFACES TO NEW STORM DRAINAGE SYSTEM.
- * STORMWATERS GENERATED BY THIS DEVELOPMENT WILL BE ROUTED THROUGH STORMWATER QUALITY AND FLOW CONTROL FEATURES.
- * THE STORMWATER TREATMENT FACILITIES WILL TREAT STORM WATERS FOR WATER QUALITY AND PROVIDE FLOW CONTROL AND DETENTION.
- * POST-DEVELOPMENT STORMWATER RELEASE RATES WILL BE CALCULATED AND DESIGNED TO BE EQUAL TO OR LESS THAN STORMWATER RELEASE RATES FOR 42% OF A 2-YR STORM EVENT AND A 10-YEAR STORM EVENT DURING PRE-DEVELOPMENT CONDITIONS.
- * SURFACE STORM DRAINAGE PATTERNS OF ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECT BY THE DEVELOPMENT.





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

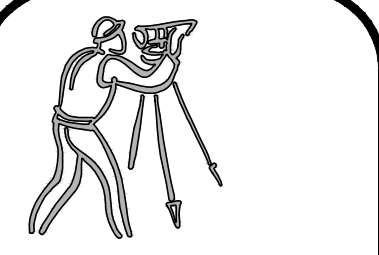


STORM DRAIN NOTES	
1	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
2	PROPOSED 60-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED 48-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
4	PROPOSED 24-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
5	PROPOSED PUBLIC CURB INLET PER CITY OF LEBANON STANDARDS.
6	PROPOSED PUBLIC CATCH BASIN PER CITY OF LEBANON STANDARDS.
7	PROPOSED STORMWATER TREATMENT/DETENTION POND.
8	PROPOSED FLOW CONTROL STRUCTURE.
9	PROPOSED STORMWATER OVERFLOW STRUCTURE.
10	PROPOSED BACKYARD SWALE. SEE DETAIL 1/C3.0.
11	PROPOSED PUBLIC FLOW CONTROL MANHOLE.
12	PROPOSED CULVERT UNDER PATH OR STREET TO KEEP EXISTING WETLANDS HYDRAULICALLY CONNECTED AND PRESERVE HYDRATION SOURCE.
13	PROPOSED STORMWATER QUALITY TREATMENT CURB INLET OR CATCH BASIN.

GRADING LEGEND

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

PLAN REVISIONS	DATE



CLIENT:
STOLTZ HILL LLC, LLC
1010 AIRPORT ROAD SE
ALBANY, OREGON
(541) 791-9310

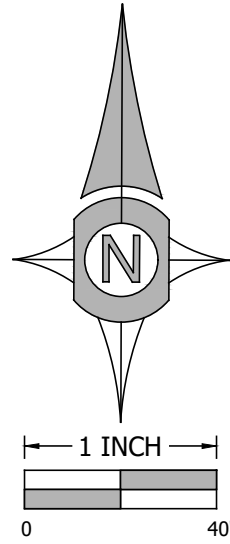
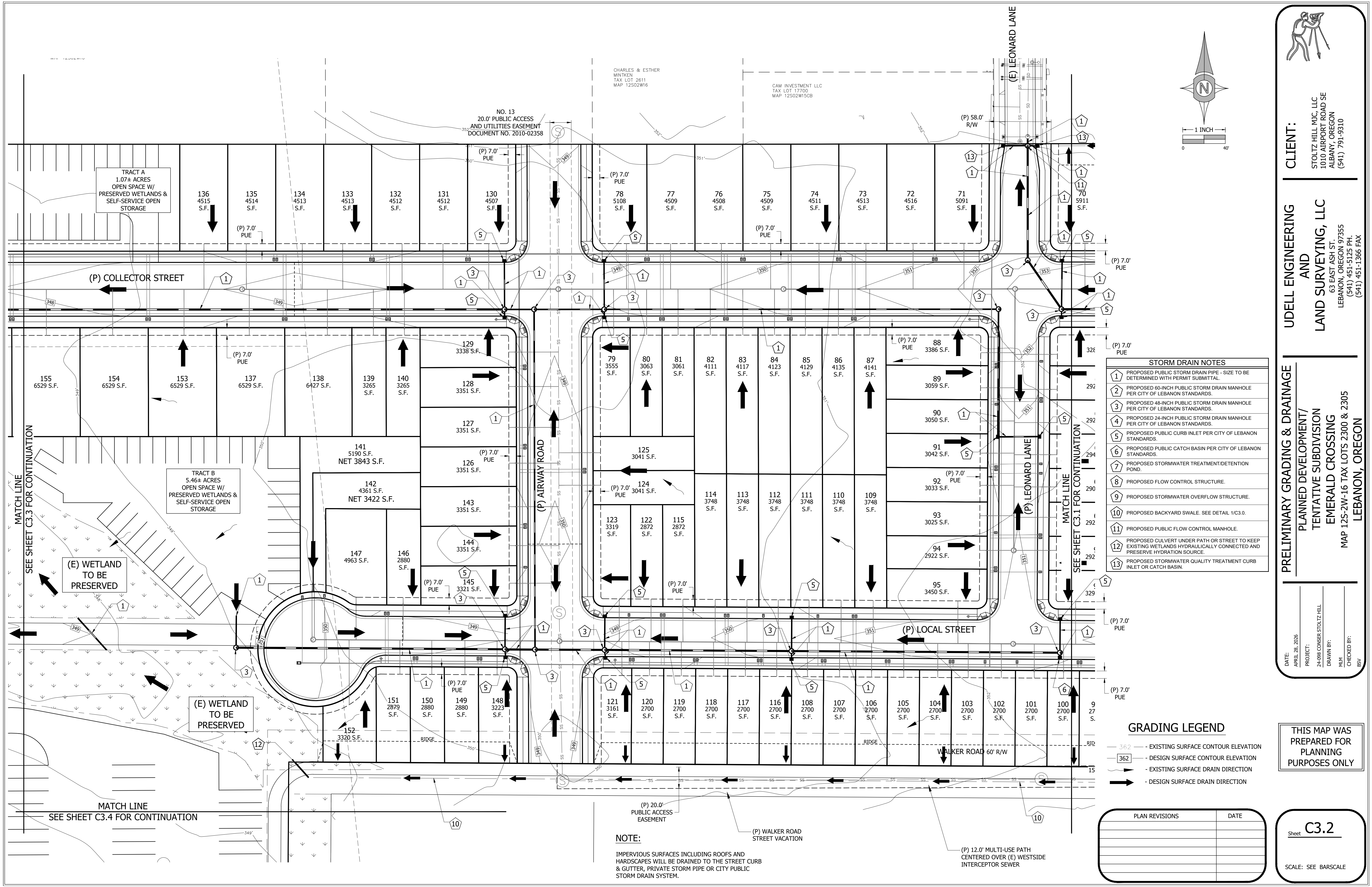
UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY GRADING & DRAINAGE
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE:
APRIL 28, 2026
PROJECT:
24-098 CONSER STOLTZ HILL
DRAWN BY:
MLM
CHECKED BY:
BSV

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Sheet **C3.1**
SCALE: SEE BARS SCALE



STORM DRAIN NOTES	
1	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
2	PROPOSED 60-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED 48-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
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13	PROPOSED STORMWATER QUALITY TREATMENT CURB INLET OR CATCH BASIN.

GRADING LEGEND	
	- EXISTING SURFACE CONTOUR ELEVATION
	- DESIGN SURFACE CONTOUR ELEVATION
	- EXISTING SURFACE DRAIN DIRECTION
	- DESIGN SURFACE DRAIN DIRECTION

PLAN REVISIONS	DATE

CLIENT:
STOLTZ HILL LLC, LLC
1010 AIRPORT ROAD SE
ALBANY, OREGON
(541) 791-9310

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
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PRELIMINARY GRADING & DRAINAGE
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

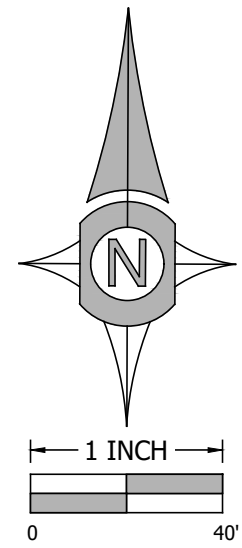
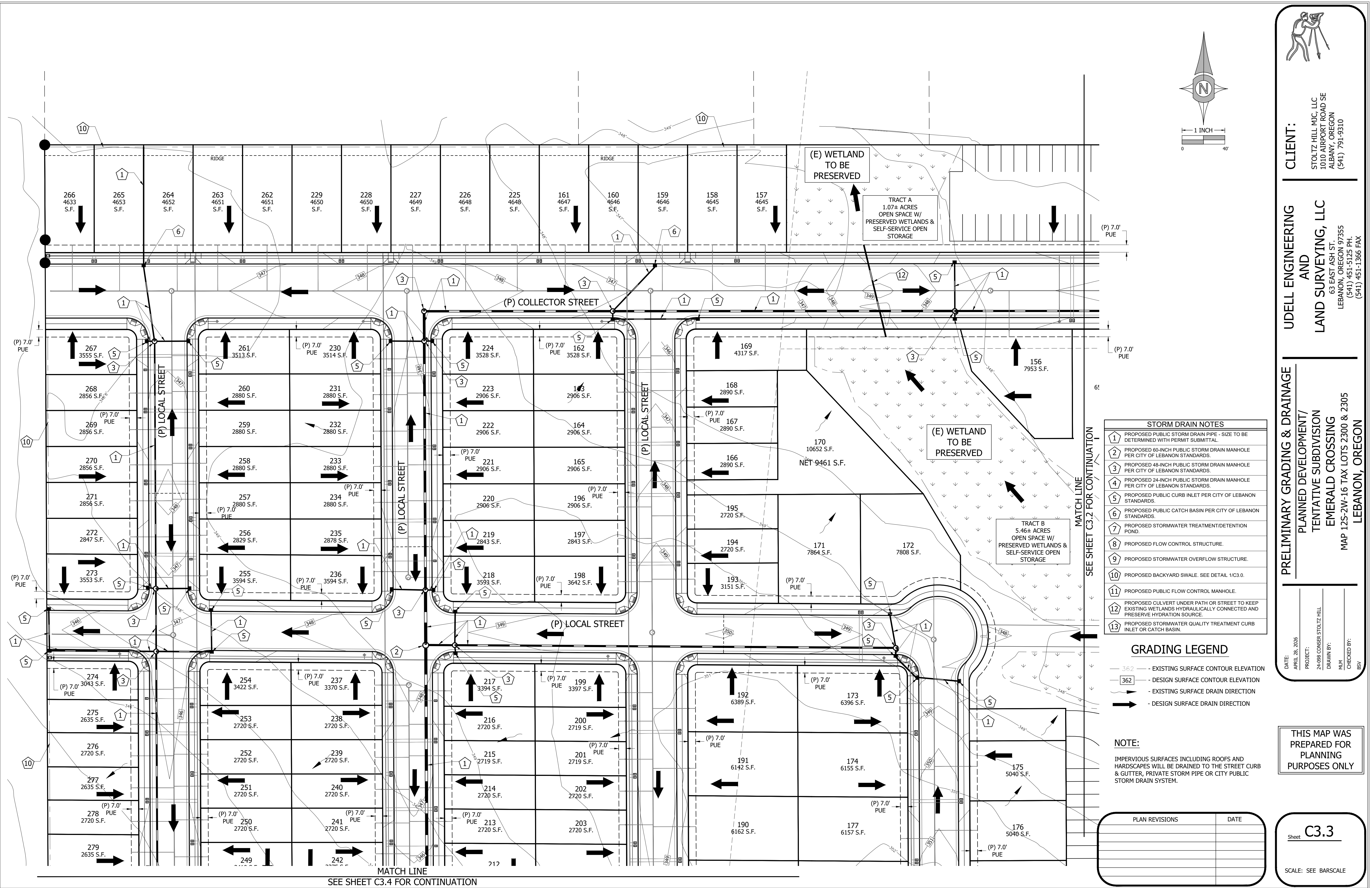
DATE: APRIL 28, 2026
PROJECT: 24-098 CONSER STOLTZ HILL
DRAWN BY: MUM
CHECKED BY: RSV

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Sheet **C3.2**

SCALE: SEE BARSCALE

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



STORM DRAIN NOTES	
1	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
2	PROPOSED 60-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED 48-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
4	PROPOSED 24-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
5	PROPOSED PUBLIC CURB INLET PER CITY OF LEBANON STANDARDS.
6	PROPOSED PUBLIC CATCH BASIN PER CITY OF LEBANON STANDARDS.
7	PROPOSED STORMWATER TREATMENT/DETENTION POND.
8	PROPOSED FLOW CONTROL STRUCTURE.
9	PROPOSED STORMWATER OVERFLOW STRUCTURE.
10	PROPOSED BACKYARD SWALE. SEE DETAIL 1/C3.0.
11	PROPOSED PUBLIC FLOW CONTROL MANHOLE.
12	PROPOSED CULVERT UNDER PATH OR STREET TO KEEP EXISTING WETLANDS HYDRAULICALLY CONNECTED AND PRESERVE HYDRATION SOURCE.
13	PROPOSED STORMWATER QUALITY TREATMENT CURB INLET OR CATCH BASIN.

GRADING LEGEND	
362	EXISTING SURFACE CONTOUR ELEVATION
362	DESIGN SURFACE CONTOUR ELEVATION
	EXISTING SURFACE DRAIN DIRECTION
	DESIGN SURFACE DRAIN DIRECTION

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

PLAN REVISIONS	DATE

CLIENT:
STOLTZ HILL WJC, LLC
1010 AIRPORT ROAD SE
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(541) 791-9310

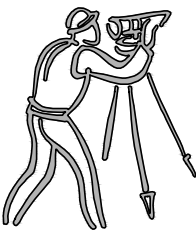
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY GRADING & DRAINAGE
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE: APRIL 28, 2026
PROJECT: 24-098 CONSER STOLTZ HILL
DRAWN BY: MUM
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Sheet **C3.3**
SCALE: SEE BARSCALE



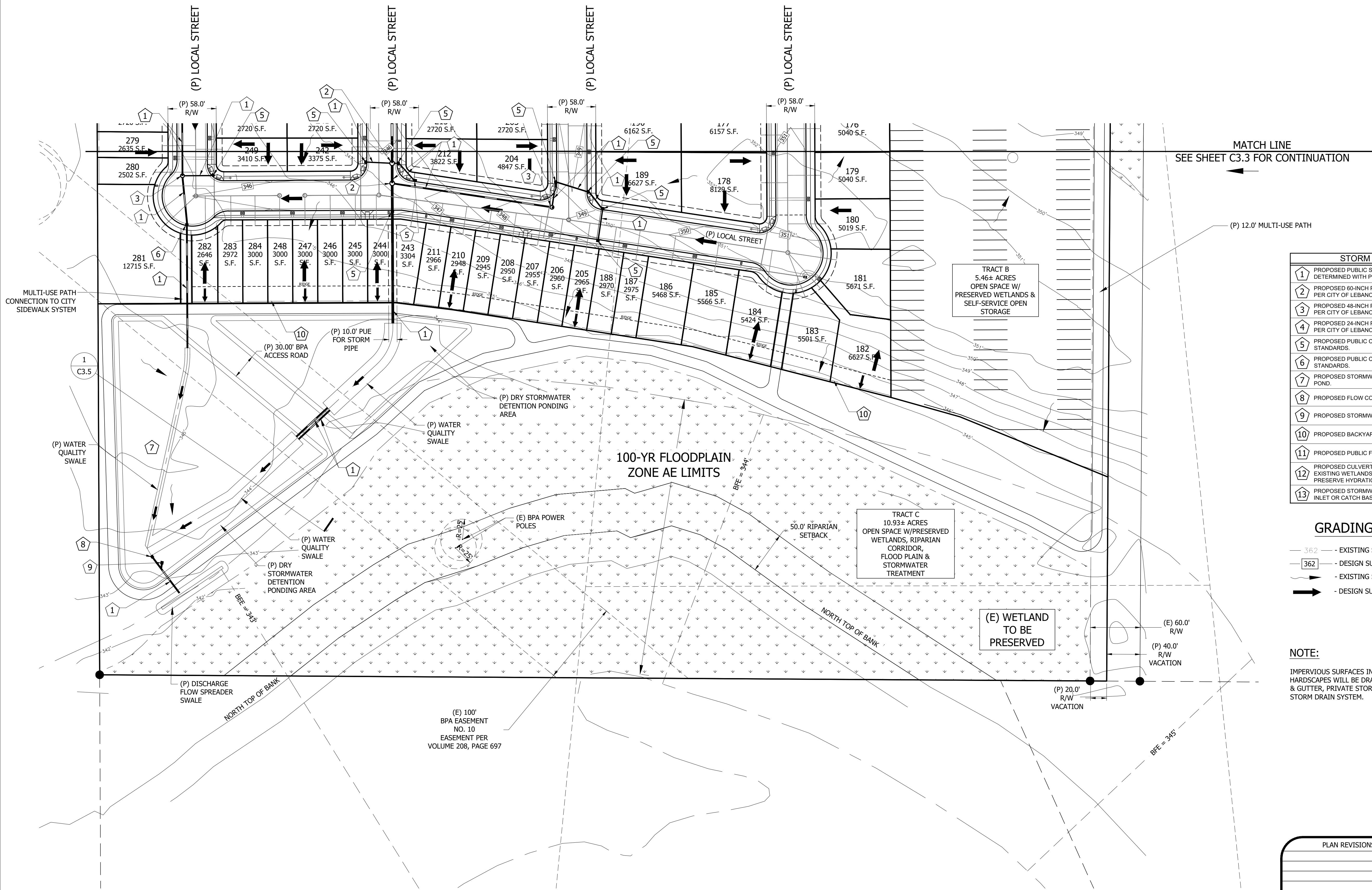
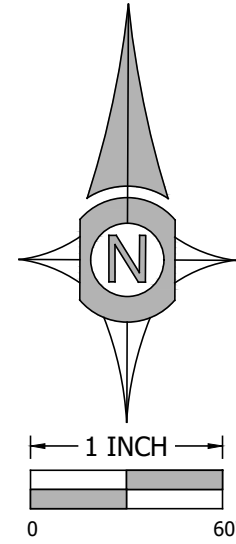
CLIENT:
STOLTZ HILL WJC, LLC
1010 AIRPORT ROAD SE
ALBANY, OREGON
(541) 791-9310

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
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PRELIMINARY GRADING & DRAINAGE
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE:
APRIL 28, 2026
PROJECT:
24-098 CONSER STOLTZ HILL
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MLM
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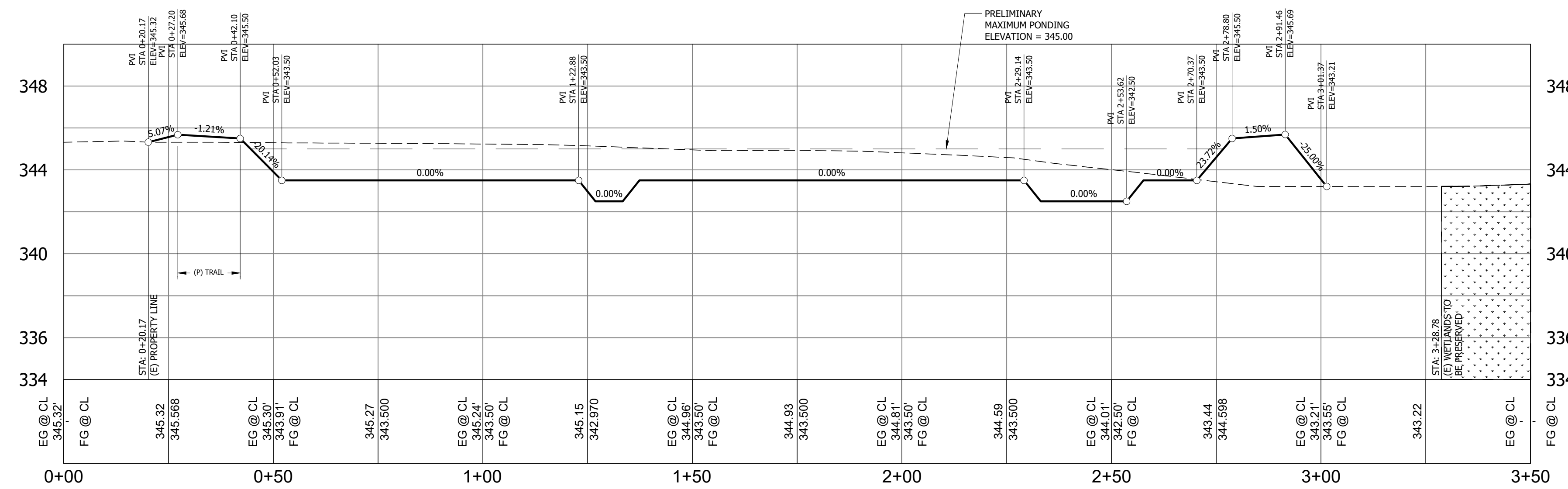
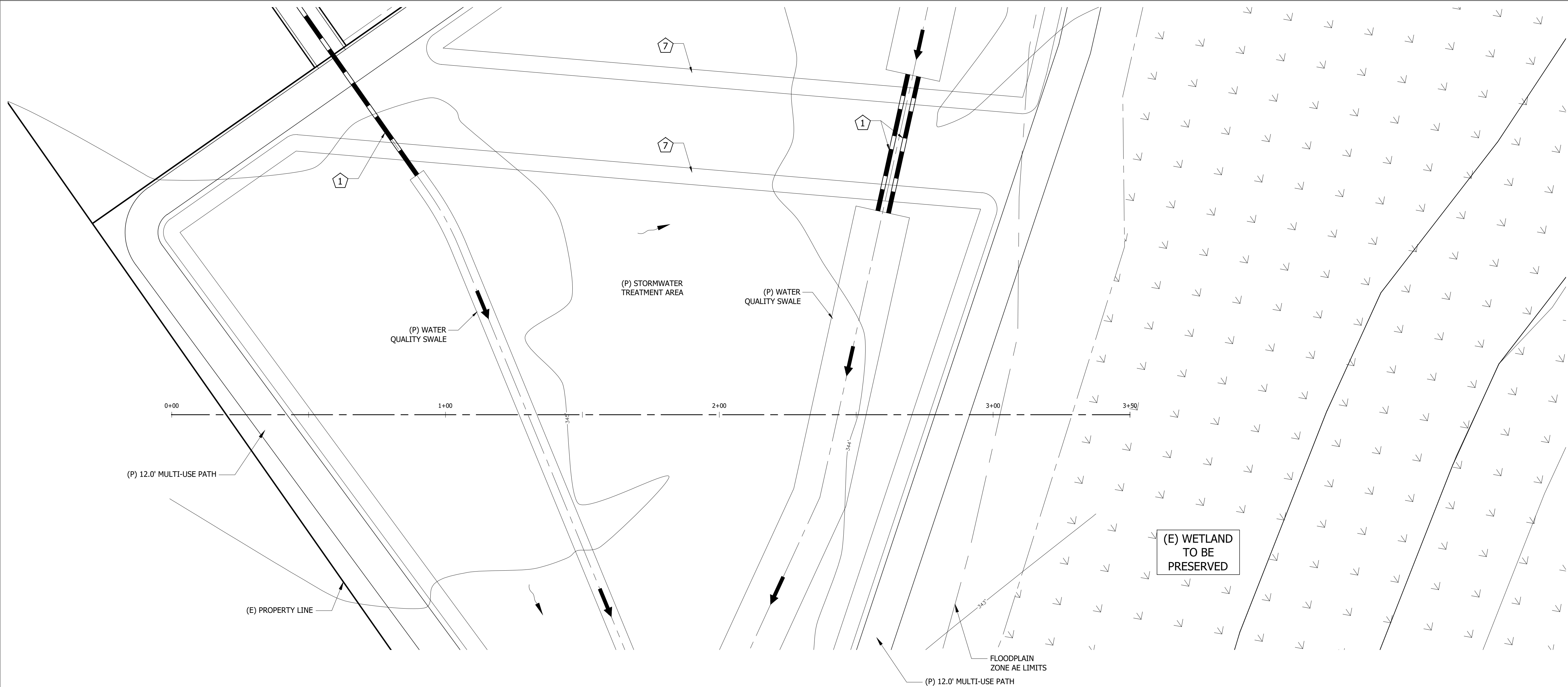
STORM DRAIN NOTES	
1	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL
2	PROPOSED 80-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED 48-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
4	PROPOSED 24-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
5	PROPOSED PUBLIC CURB INLET PER CITY OF LEBANON STANDARDS.
6	PROPOSED PUBLIC CATCH BASIN PER CITY OF LEBANON STANDARDS.
7	PROPOSED STORMWATER TREATMENT/DETENTION POND.
8	PROPOSED FLOW CONTROL STRUCTURE.
9	PROPOSED STORMWATER OVERFLOW STRUCTURE.
10	PROPOSED BACKYARD SWALE. SEE DETAIL 1/C3.0.
11	PROPOSED PUBLIC FLOW CONTROL MANHOLE.
12	PROPOSED CULVERT UNDER PATH OR STREET TO KEEP EXISTING WETLANDS HYDRAULICALLY CONNECTED AND PRESERVE HYDRATION SOURCE.
13	PROPOSED STORMWATER QUALITY TREATMENT CURB INLET OR CATCH BASIN.

GRADING LEGEND	
	- EXISTING SURFACE CONTOUR ELEVATION
	- DESIGN SURFACE CONTOUR ELEVATION
	- EXISTING SURFACE DRAIN DIRECTION
	- DESIGN SURFACE DRAIN DIRECTION

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

PLAN REVISIONS	DATE

Sheet **C3.4**
SCALE: SEE BARSCALE



STORM DRAIN NOTES	
1	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
2	PROPOSED 60-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
3	PROPOSED 48-INCH PUBLIC STORM DRAIN MANHOLE PER CITY OF LEBANON STANDARDS.
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6	PROPOSED PUBLIC CATCH BASIN PER CITY OF LEBANON STANDARDS.
7	PROPOSED STORMWATER TREATMENT/DETENTION POND.
8	PROPOSED FLOW CONTROL STRUCTURE.
9	PROPOSED STORMWATER OVERFLOW STRUCTURE.
10	PROPOSED BACKYARD SWALE. SEE DETAIL 1/C3.0.
11	PROPOSED PUBLIC FLOW CONTROL MANHOLE.
12	PROPOSED CULVERT UNDER PATH OR STREET TO KEEP EXISTING WETLANDS HYDRAULICALLY CONNECTED AND PRESERVE HYDRATION SOURCE
13	PROPOSED STORMWATER QUALITY TREATMENT CURB INLET OR CATCH BASIN.

GRADING LEGEND

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

PLAN REVISIONS	DATE

Sheet **C3.5**

SCALE: SEE BARS SCALE

DATE: APRIL 28, 2026

PROJECT: 24-098 CONSER STOLTZ HILL

DRAWN BY: MUM

CHECKED BY: RSJ

WATER QUALITY POND SECTION

PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING

MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

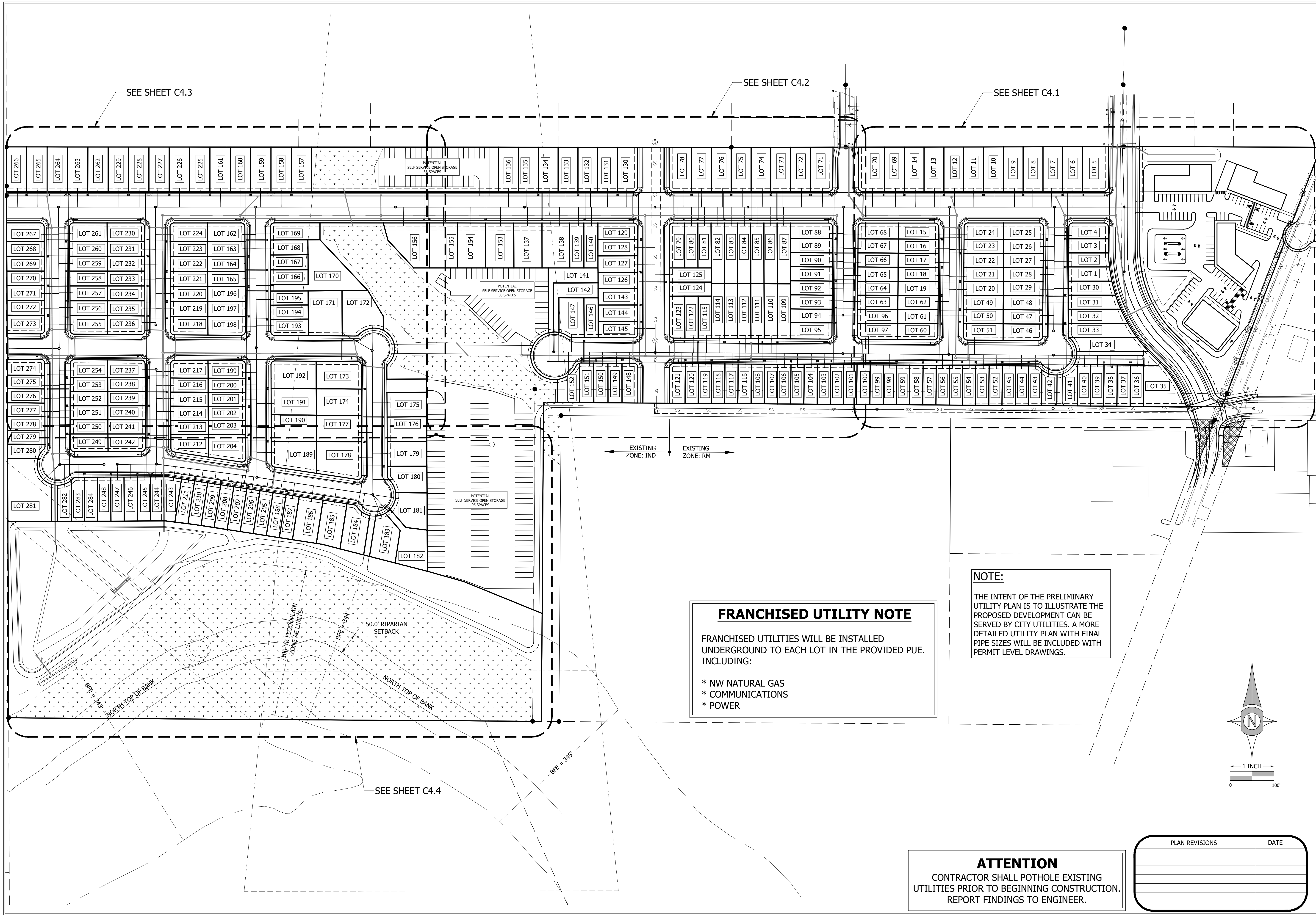
UDELL ENGINEERING
AND
LAND SURVEYING, LLC

63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

CLIENT:

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1010 AIRPORT ROAD SE
ALBANY, OREGON
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FRANCHISED UTILITY NOTE

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

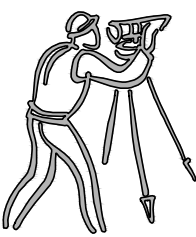
- * NW NATURAL GAS
- * COMMUNICATIONS
- * POWER

NOTE:

THE INTENT OF THE PRELIMINARY UTILITY PLAN IS TO ILLUSTRATE THE PROPOSED DEVELOPMENT CAN BE SERVED BY CITY UTILITIES. A MORE DETAILED UTILITY PLAN WITH FINAL PIPE SIZES WILL BE INCLUDED WITH PERMIT LEVEL DRAWINGS.

ATTENTION

CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT FINDINGS TO ENGINEER.



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UDELL ENGINEERING
AND

LAND SURVEYING, LLC

63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY OVERALL UTILITY PLAN

PLANNED DEVELOPMENT/

TENTATIVE SUBDIVISION

EMERALD CROSSING

MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE:
APRIL 28, 2026

PROJECT:
24-098 CONSER STOLTZ HILL

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PLAN REVISIONS

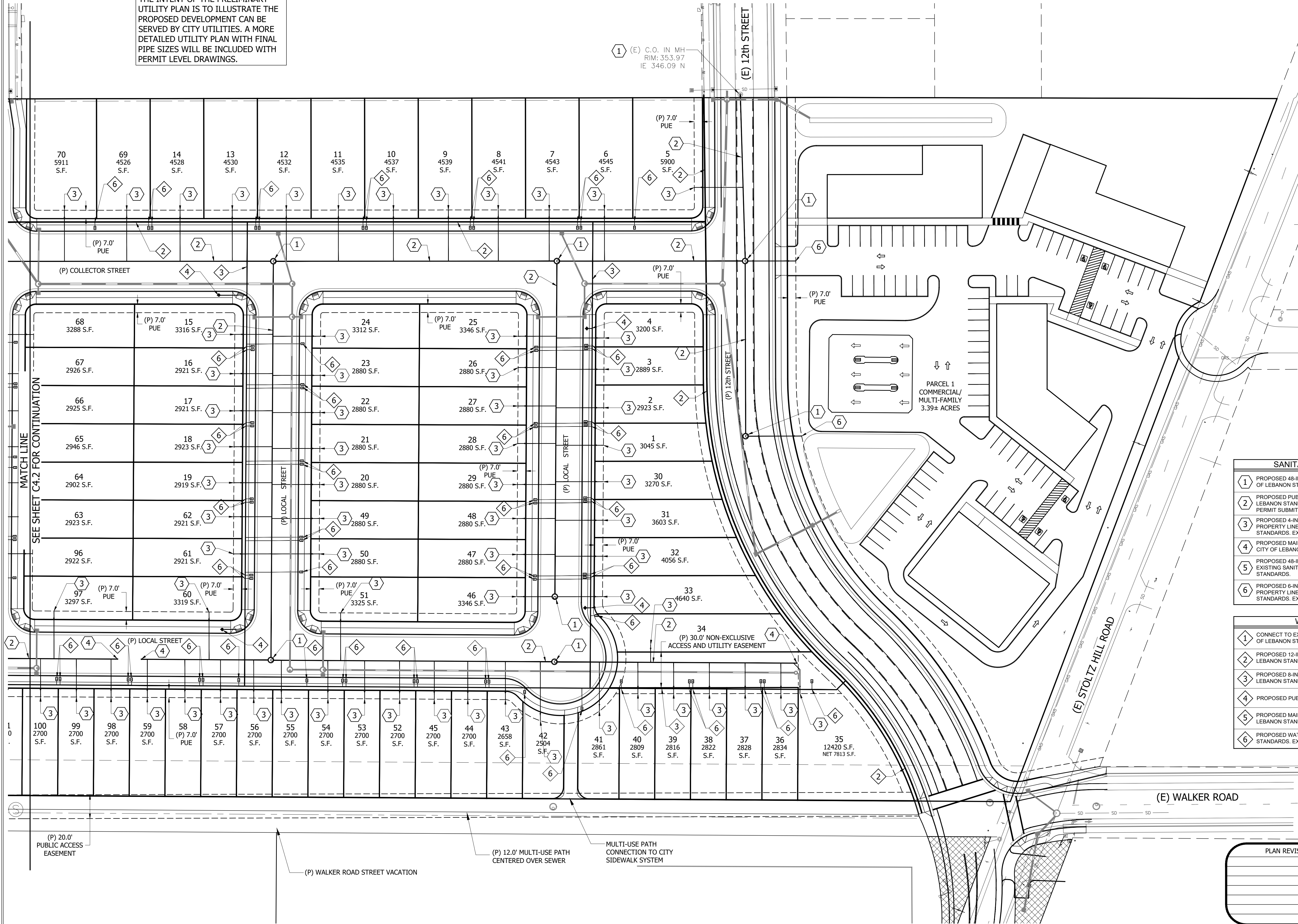
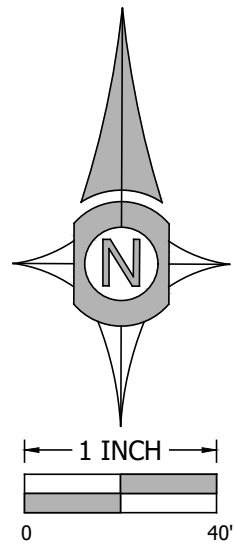
DATE

Sheet

C4.0

SCALE: SEE BARSCALE

NOTE:
THE INTENT OF THE PRELIMINARY UTILITY PLAN IS TO ILLUSTRATE THE PROPOSED DEVELOPMENT CAN BE SERVED BY CITY UTILITIES. A MORE DETAILED UTILITY PLAN WITH FINAL PIPE SIZES WILL BE INCLUDED WITH PERMIT LEVEL DRAWINGS.



SANITARY SEWER NOTES	
1	PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF LEBANON STANDARDS.
2	PROPOSED PUBLIC PVC SEWER PIPE PER CITY OF LEBANON STANDARDS - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
3	PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.
4	PROPOSED MAINLINE SANITARY SEWER CLEAN-OUT PER CITY OF LEBANON STANDARDS.
5	PROPOSED 48-INCH SANITARY SEWER MANHOLE OVER EXISTING SANITARY SEWER PIPE PER CITY OF LEBANON STANDARDS.
6	PROPOSED 6-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 12-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
3	PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
4	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY.
5	PROPOSED MAINLINE BLOW-OFF PER CITY OF LEBANON STANDARDS.
6	PROPOSED WATER SERVICE PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.



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PRELIMINARY UTILITY PLAN
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE:
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PROJECT:
24-098 CONSER STOLTZ HILL
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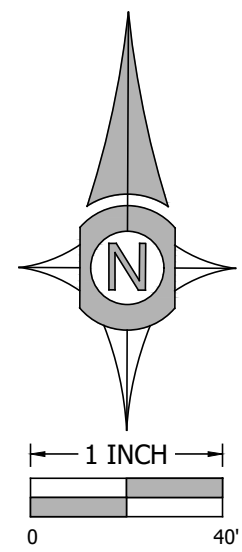
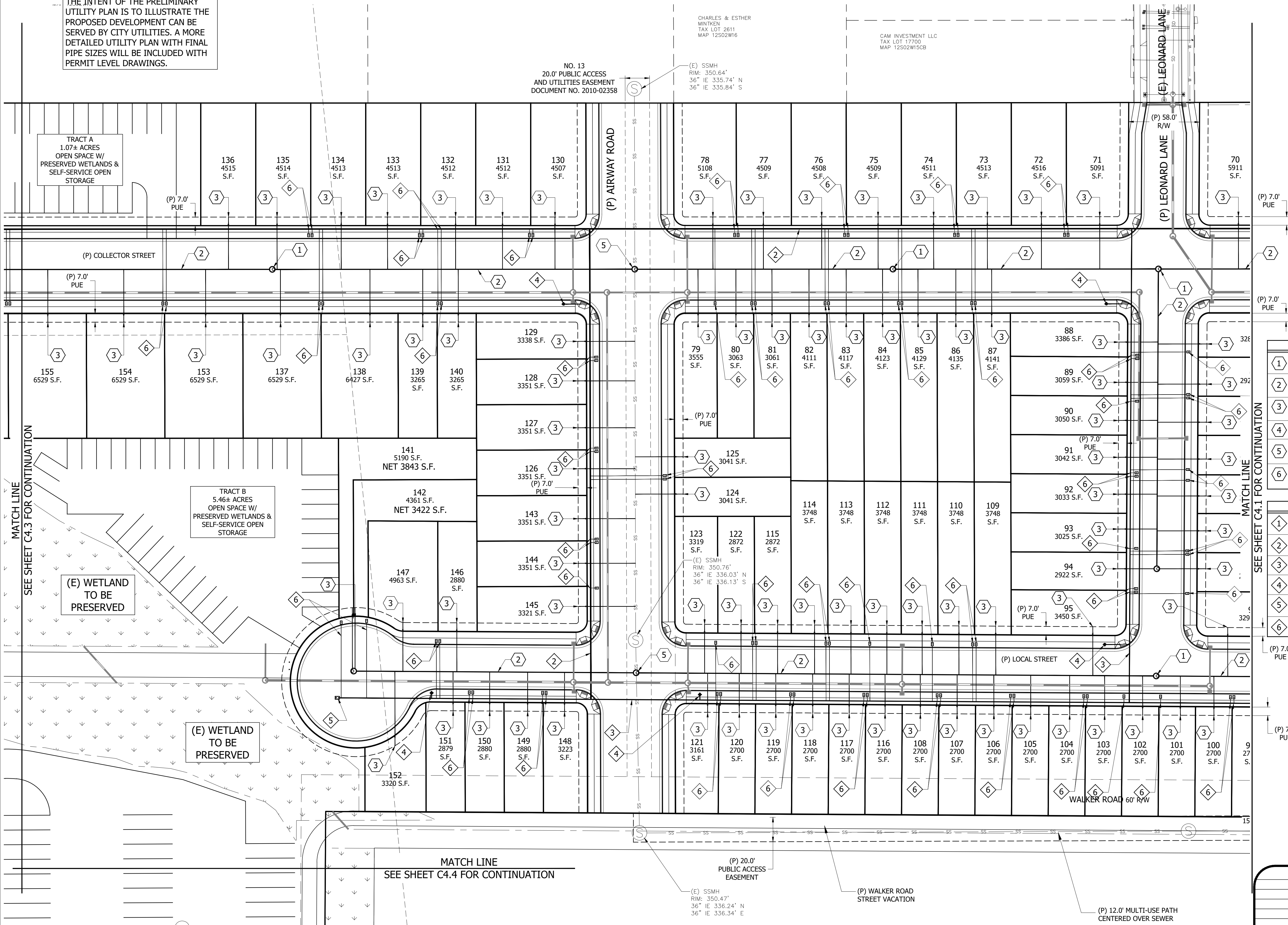
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PLAN REVISIONS	DATE

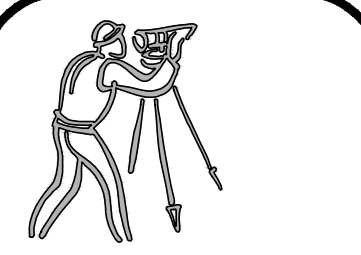
Sheet **C4.1**

SCALE: SEE BARSCALE

NOTE:
THE INTENT OF THE PRELIMINARY UTILITY PLAN IS TO ILLUSTRATE THE PROPOSED DEVELOPMENT CAN BE SERVED BY CITY UTILITIES. A MORE DETAILED UTILITY PLAN WITH FINAL PIPE SIZES WILL BE INCLUDED WITH PERMIT LEVEL DRAWINGS.



- SANITARY SEWER NOTES**
- PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF LEBANON STANDARDS.
 - PROPOSED PUBLIC PVC SEWER PIPE PER CITY OF LEBANON STANDARDS - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
 - PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.
 - PROPOSED MAINLINE SANITARY SEWER CLEAN-OUT PER CITY OF LEBANON STANDARDS.
 - PROPOSED 48-INCH SANITARY SEWER MANHOLE OVER EXISTING SANITARY SEWER PIPE PER CITY OF LEBANON STANDARDS.
 - PROPOSED 6-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.
- WATER NOTES**
- CONNECT TO EXISTING PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
 - PROPOSED 12-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
 - PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
 - PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY.
 - PROPOSED MAINLINE BLOW-OFF PER CITY OF LEBANON STANDARDS.
 - PROPOSED WATER SERVICE PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.



CLIENT:
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63 EAST ASH ST.
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PRELIMINARY UTILITY PLAN
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE:
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PROJECT:
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DRAWN BY:
MLM
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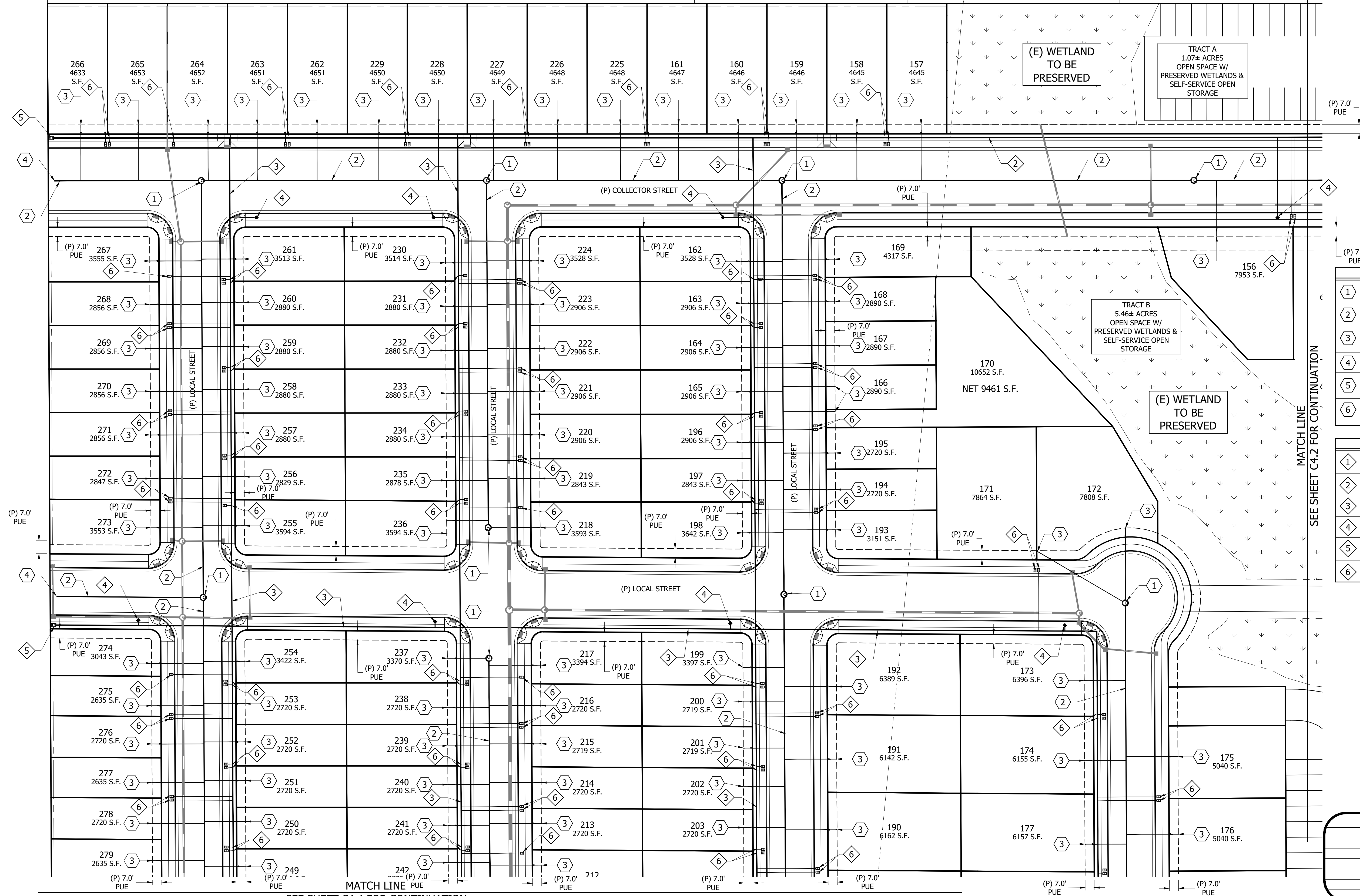
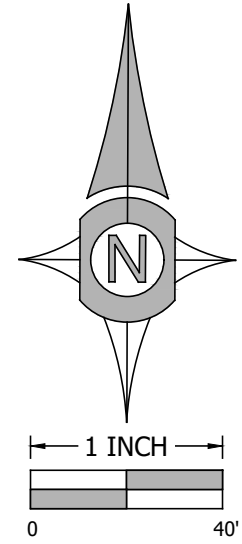
PLAN REVISIONS	DATE

Sheet **C4.2**

SCALE: SEE BARSCALE

NOTE:

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SANITARY SEWER NOTES	
1	PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF LEBANON STANDARDS.
2	PROPOSED PUBLIC PVC SEWER PIPE PER CITY OF LEBANON STANDARDS - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
3	PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.
4	PROPOSED MAINLINE SANITARY SEWER CLEAN-OUT PER CITY OF LEBANON STANDARDS.
5	PROPOSED 48-INCH SANITARY SEWER MANHOLE OVER EXISTING SANITARY SEWER PIPE PER CITY OF LEBANON STANDARDS.
6	PROPOSED 8-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 12-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
3	PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
4	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY.
5	PROPOSED MAINLINE BLOW-OFF PER CITY OF LEBANON STANDARDS.
6	PROPOSED WATER SERVICE PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.

MATCH LINE
SEE SHEET C4.2 FOR CONTINUATION

MATCH LINE
SEE SHEET C4.4 FOR CONTINUATION



CLIENT:

STOLTZ HILL WJC, LLC
1010 AIRPORT ROAD SE
ALBANY, OREGON
(541) 791-9310

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

PRELIMINARY UTILITY PLAN

PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

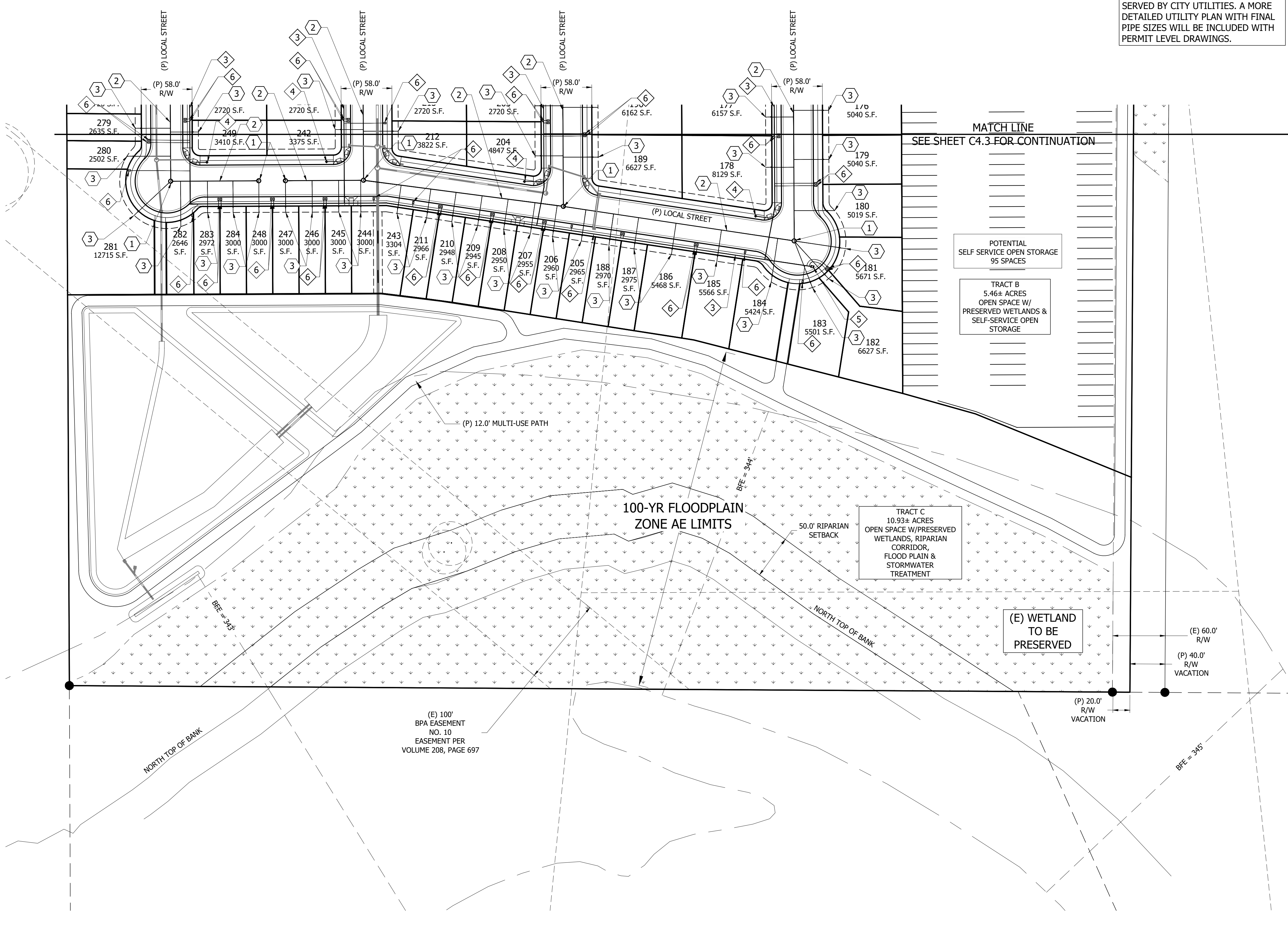
DATE:
APRIL 28, 2026
PROJECT:
24-098 CONSER STOLTZ HILL
DRAWN BY:
MLM
CHECKED BY:
BSV

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY

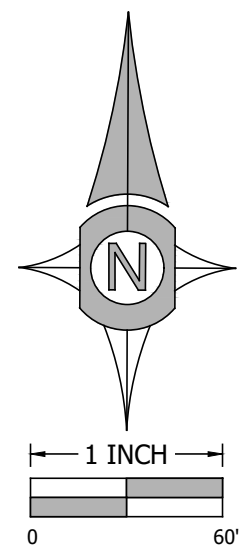
PLAN REVISIONS	DATE

Sheet **C4.3**

SCALE: SEE BARSCALE



NOTE:
THE INTENT OF THE PRELIMINARY UTILITY PLAN IS TO ILLUSTRATE THE PROPOSED DEVELOPMENT CAN BE SERVED BY CITY UTILITIES. A MORE DETAILED UTILITY PLAN WITH FINAL PIPE SIZES WILL BE INCLUDED WITH PERMIT LEVEL DRAWINGS.



SANITARY SEWER NOTES	
1	PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF LEBANON STANDARDS.
2	PROPOSED PUBLIC PVC SEWER PIPE PER CITY OF LEBANON STANDARDS - SIZE TO BE DETERMINED WITH PERMIT SUBMITTAL.
3	PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.
4	PROPOSED MAINLINE SANITARY SEWER CLEAN-OUT PER CITY OF LEBANON STANDARDS.
5	PROPOSED 48-INCH SANITARY SEWER MANHOLE OVER EXISTING SANITARY SEWER PIPE PER CITY OF LEBANON STANDARDS.
6	PROPOSED 6-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 12-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
3	PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF LEBANON STANDARDS.
4	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY.
5	PROPOSED MAINLINE BLOW-OFF PER CITY OF LEBANON STANDARDS.
6	PROPOSED WATER SERVICE PER CITY OF LEBANON STANDARDS. EXTEND TO PUE.

CLIENT:
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PRELIMINARY UTILITY PLAN
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE: APRIL 28, 2026
PROJECT: 24-098 CONSER STOLTZ HILL
DRAWN BY: MUM
CHECKED BY: RSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet **C4.4**

SCALE: SEE BARSCALE