

CLIENT:
 J. CONSER AND SONS, 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

CONCEPTUAL DEVELOPMENT PLAN
 TENTATIVE SUBDIVISION
 MAP 12S-2W-16
 TAX LOTS 2300 & 2305
 LEBANON, OREGON

DATE: APRIL 21, 2025
 PROJECT: 24-098 CONSER STOLTZ
 DRAWN BY: MLM, BSV
 CHECKED BY: BSV

THIS MAP WAS
 PREPARED FOR
 PLANNING
 PURPOSES ONLY

Sheet **C001**

SCALE: SEE BARSCALE

VEHICLE PARKING SUMMARY COMMERCIAL

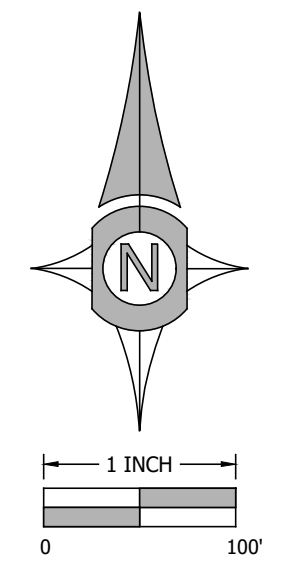
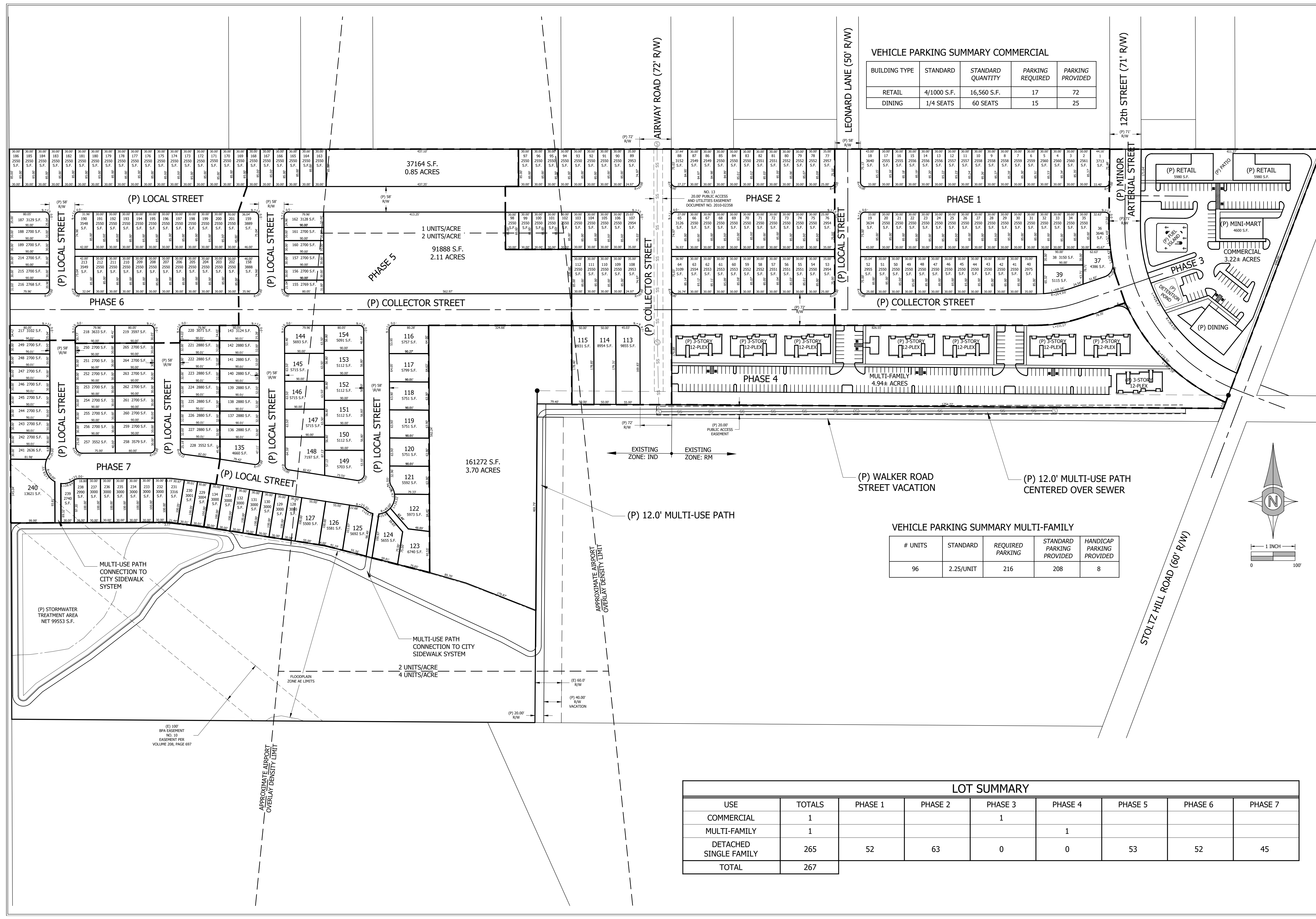
BUILDING TYPE	STANDARD	STANDARD QUANTITY	PARKING REQUIRED	PARKING PROVIDED
RETAIL	4/1000 S.F.	16,560 S.F.	17	72
DINING	1/4 SEATS	60 SEATS	15	25

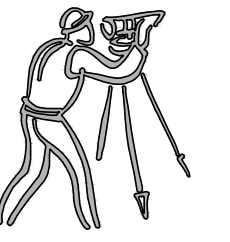
VEHICLE PARKING SUMMARY MULTI-FAMILY

# UNITS	STANDARD	REQUIRED PARKING	STANDARD PARKING PROVIDED	HANDICAP PARKING PROVIDED
96	2.25/UNIT	216	208	8

LOT SUMMARY

USE	TOTALS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7
COMMERCIAL	1			1				
MULTI-FAMILY	1				1			
DETACHED SINGLE FAMILY	265	52	63	0	0	53	52	45
TOTAL	267							





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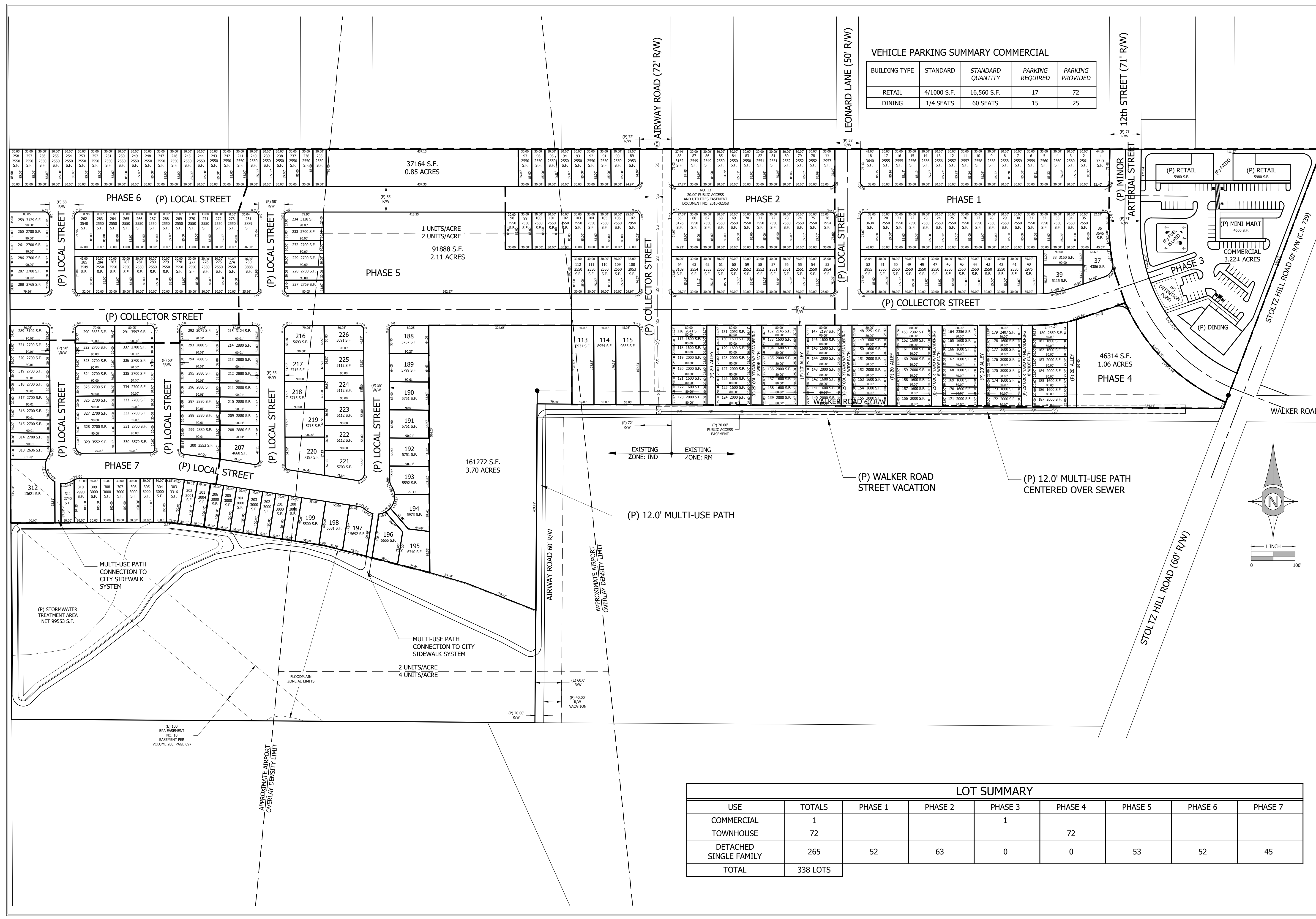
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Sheet **C002**

SCALE: SEE BARS/SCALE

VEHICLE PARKING SUMMARY COMMERCIAL

BUILDING TYPE	STANDARD	STANDARD QUANTITY	PARKING REQUIRED	PARKING PROVIDED
RETAIL	4/1000 S.F.	16,560 S.F.	17	72
DINING	1/4 SEATS	60 SEATS	15	25



LOT SUMMARY

USE	TOTALS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7
COMMERCIAL	1			1				
TOWNHOUSE	72				72			
DETACHED SINGLE FAMILY	265	52	63	0	0	53	52	45
TOTAL	338 LOTS							