

[illegible]

SHEET INDEX

C100	- COVER SHEET
C102	- EXISTING CONDITIONS/DEMO PLAN
C103	- TENTATIVE LOT LAYOUT
C104	- TOWNHOUSE ADMINISTRATIVE PLAN
C200	- PRELIMINARY GRADING & DRAINAGE PLAN
C400	- PRELIMINARY UTILITY PLAN

[illegible]

PROPERTY

TAX MAP: 12S-2W-15BC
TAX LOT: 2401

SITE ADDRESS: VACANT, NO SITE ADDRESS
LEBANON, OR 97355

OWNER/DEVELOPER

BOB BYRD
REB INVESTMENT TRUST
30825 TURQUOISE PLACE
LEBANON, OREGON 97355
541.619.2514
BOB@INSPECTORBYRD.COM

DESIGN TEAM

CIVIL ENGINEER

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

SURVEYOR

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FRANCHISED UTILITIES

POWER:
CONSUMERS POWER INC.
AUSTIN JACKSON
P.O. BOX 1180
2990 WEST HILLS RD
PHILOMATH, OREGON 97370
541.929.8615

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

CABLE:
COMCAST
LANCE ROTH
NETWORK PROJECT MANAGER
503.991.6461

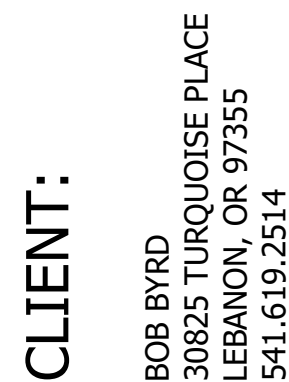
GAS:
NORTHWEST NATURAL
DARYL HAMMOND
150 SUPRA DRIVE
ALBANY, OREGON 97321
541.926.4253

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CLIENT:

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AND
LAND SURVEYING, LLC**
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(541) 451-1366 FAX

COVER SHEET
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE: JUNE 23, 2026

PROJECT:

DRAWN BY:

GPM, MLM

CHECKED BY: _____
ATR

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.

DESIGN SYMBOL LEGEND

(E)	— EXISTING
BLDG	— BUILDING
CONC	— CONCRETE
CO	— CLEAN OUT
FD	— FOUND
FH	— FIRE HYDRANT
IE	— INVERT ELEVATION (FLOW LINE)
IR	— IRON ROD
MH	— MANHOLE
RPC	— RED PLASTIC CAP
R/W	— RIGHT-OF-WAY
SS	— SANITARY SEWER
SD	— STORM DRAIN
W/	— WITH

-  - DESIGN SS MANHOLE
-  - DESIGN SS CLEAN-OUT
-  - DESIGN WATER METER

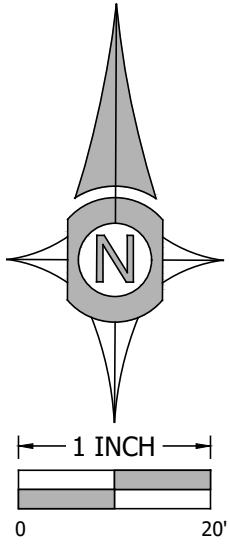
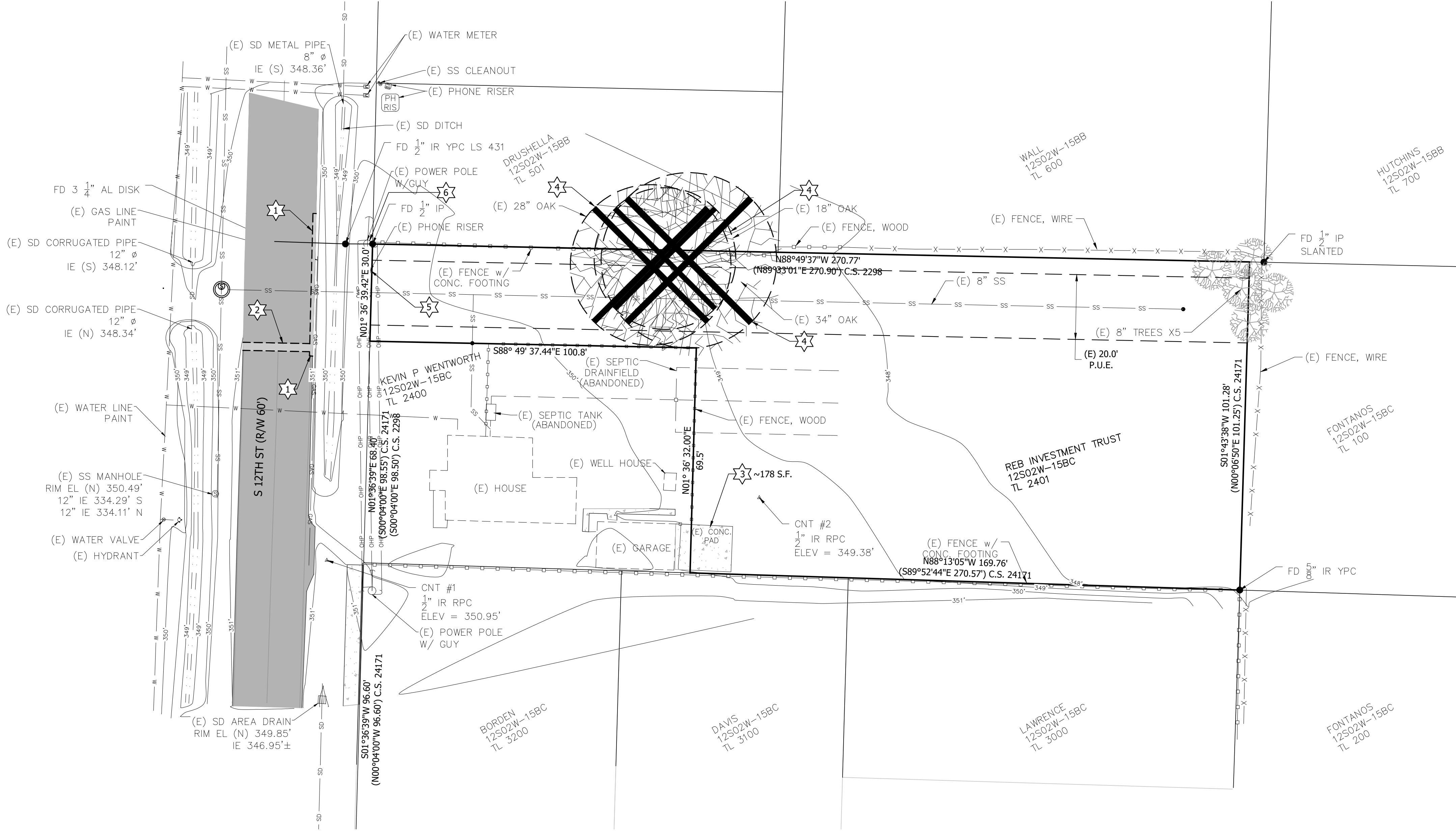
 (E) WOOD FENCE
 (E) WIRE FENCE
 (E) STORM DRAIN LOCATE PAINT
 (E) SANITARY SEWER LOCATE PAINT
 (E) WATER LOCATE PAINT
 (E) OVERHEAD POWER
 (E) GAS LINE LOCATE

PLAN REVISIONS	DATE

THIS MAP WAS PREPARED FOR
PLANNING PURPOSES ONLY.
NOT TO BE USED FOR
CONSTRUCTION.

Sheet C100

SCALE: SEE BARSCALE



DEMOLITION NOTES	
1	SAWCUT AND REMOVE A 1.0 FOOT STRIP OF EXISTING PAVEMENT TO ACCOMMODATE PROPOSED ASPHALT DRIVEWAY APPROACH.
2	SAWCUT AND REMOVE A 2.5 FOOT STRIP OF EXISTING PAVEMENT TO ACCOMMODATE PROPOSED WATER SERVICE INSTALLATION.
3	SAWCUT EXISTING CONCRETE PAD AT PROPERTY LINE, REMOVE EASTERN PORTION OF EXISTING CONCRETE PAD.
4	REMOVE EXISTING TREE INCLUDING STUMPS AND ROOTS OVER 1-INCH IN DIAMETER. CLEAN HOLE AND FILL WITH COMPACTER GRANULAR FILL.
5	COORDINATE RELOCATION OF EXISTING COMMUNICATION PEDESTAL WITH UTILITY COMPANY.
6	COORDINATE RELOCATION OF EXISTING POWER POLE AND DOWN GUY ANCHOR WITH UTILITY COMPANY.

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

- GENERAL DEMOLITION NOTES:**
- 1) THE CONTRACTOR SHALL DISPOSE OF THE MATERIALS GENERATED BY DEMOLITION OFFSITE IN AN APPROVED DUMP SITE CONFORMING WITH APPLICABLE CITY, COUNTY AND/OR STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ACCESSORY PERMITS FOR DEMOLITION AND FOR DISPOSAL.
 - 2) ALL DEMOLITION TO OCCUR PER REQUIREMENTS OF CITY OF LEBANON, LINN COUNTY, AND/OR STATE OF OREGON REQUIRED PERMITS.
 - 3) EXISTING FEATURES AND BURIED PIPES NOT SPECIFICALLY IDENTIFIED ON THIS PLAN TO BE REMOVED BUT THAT ARE REQUIRED TO BE REMOVED FOR COMPLETION OF THIS PROJECT SHALL BE REMOVED AND DISPOSED OF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND COORDINATE NECESSARY DEMOLITION WITH THE PHASE CONSTRUCTION.



CLIENT:

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EXISTING CONDITIONS/DEMO PLAN
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

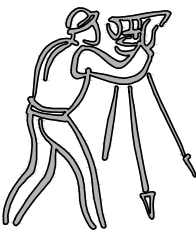
DATE:
JUNE 23, 2026
PROJECT:
22-248 BYRD, LEBANON PARTITION
DRAWN BY:
GPM, NLM
CHECKED BY:
ATR

THIS MAP WAS PREPARED FOR
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PLAN REVISIONS	DATE

Sheet **C102**

SCALE: SEE BARS SCALE

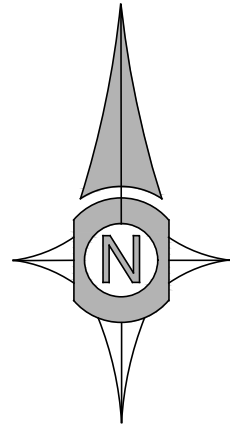


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TENTATIVE LOT LAYOUT
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE:
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PROJECT:
22-248 BYRD, LEBANON PARTITION
DRAWN BY:
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CHECKED BY:
ATR



1 INCH
0 20'

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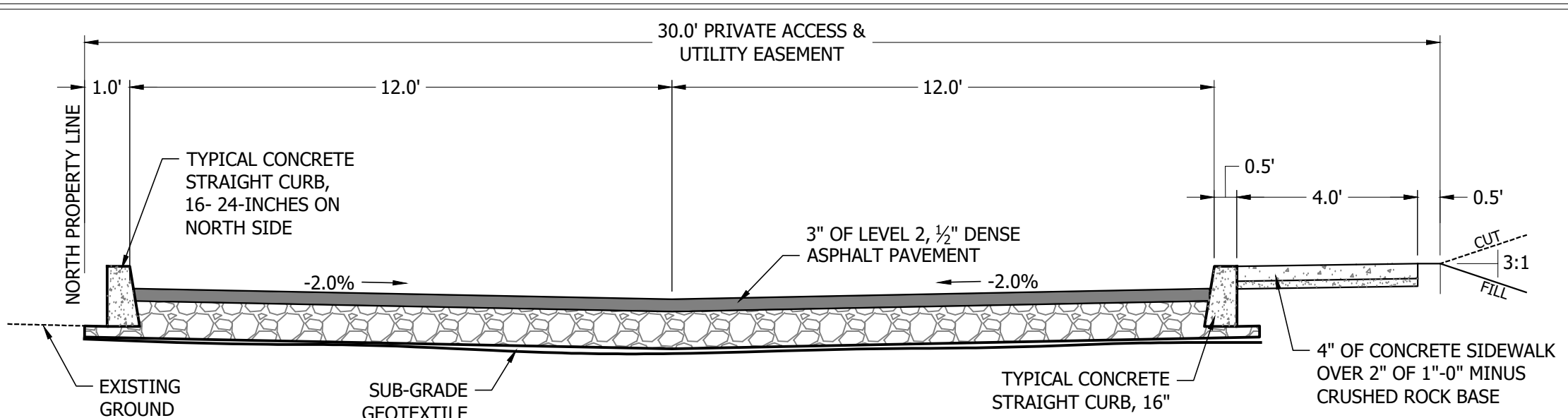
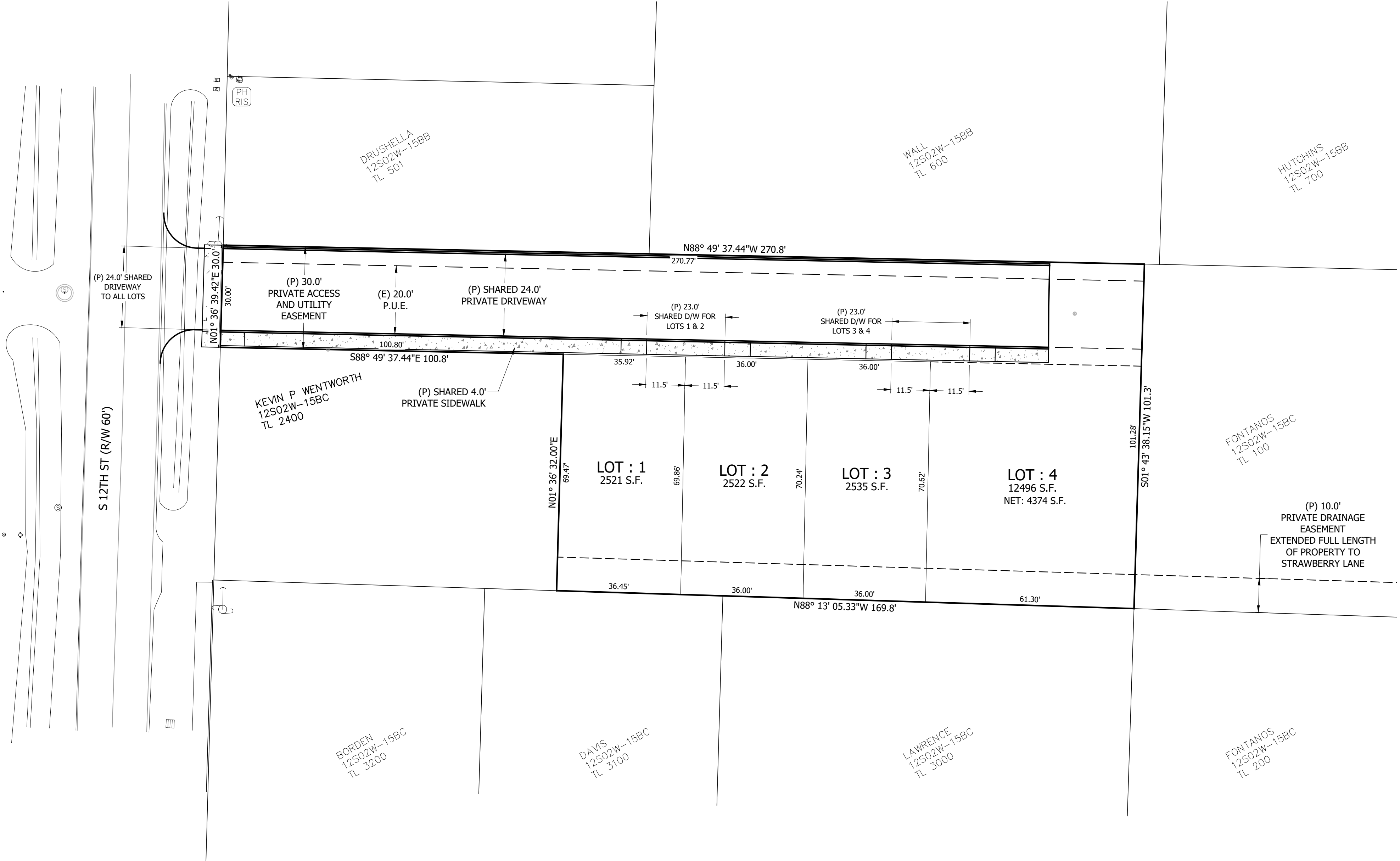
PLAN REVISIONS	DATE

Sheet **C103**

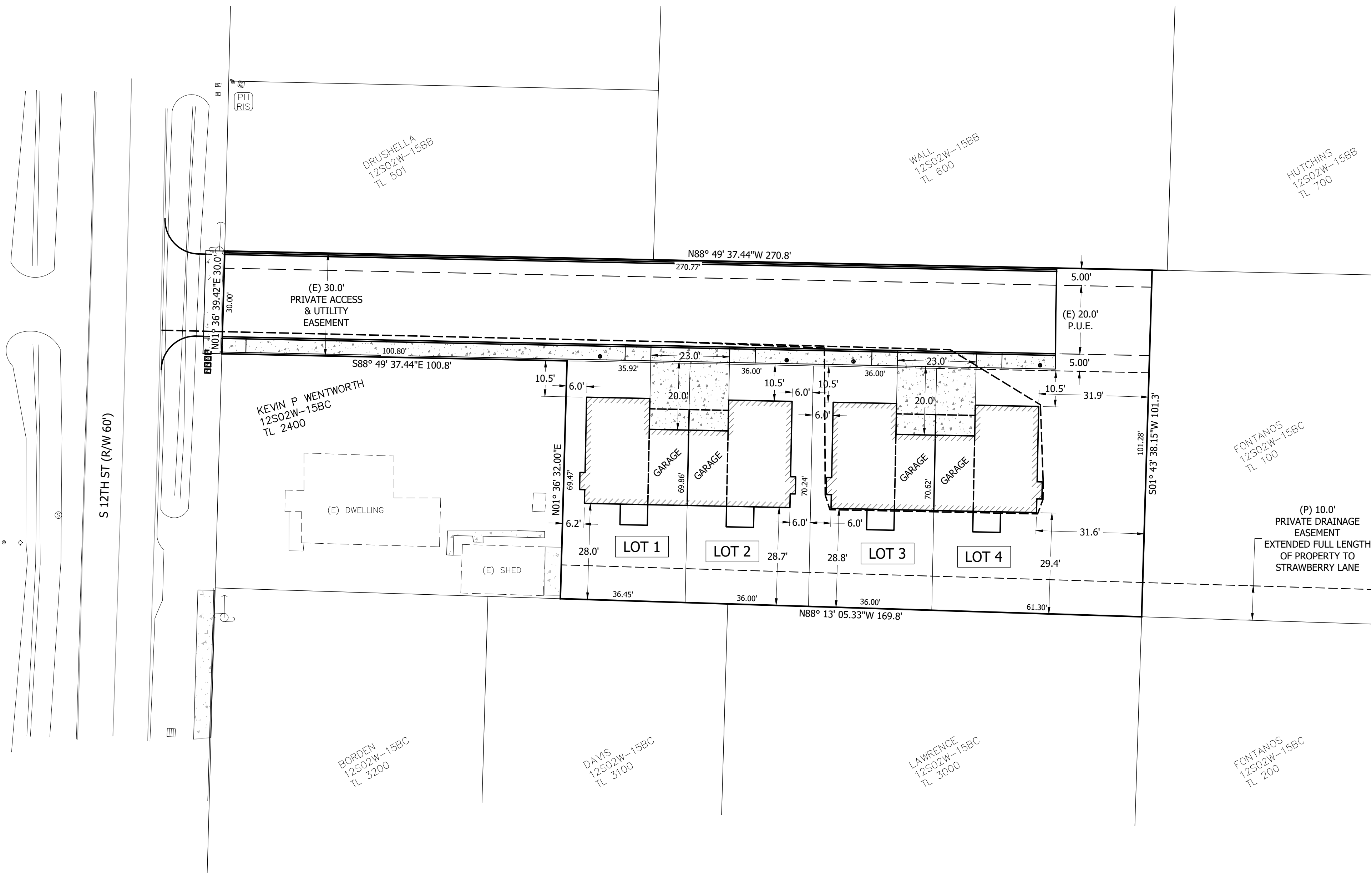
SCALE: SEE BARSCALE

PROPERTY INFORMATION

ZONE: RESIDENTIAL MIXED DENSITY (Z-RM)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: TOWNHOUSES
OWNER: REB INVESTMENT TRUST
ADDRESS: 30825 TURQUOISE PL, LEBANON, OR 97355
SITE ADDRESS: UNASSIGNED S 12TH ST, LEBANON
ASSESSORS MAPS: 12S-02W-15BC
TAX LOT: 2401
AREA: 0.46 AC (20,074 SF)

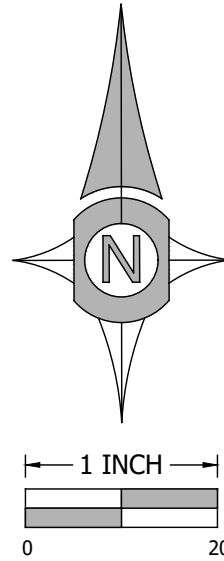


1 PRIVATE SHARED DRIVEWAY SECTION
NO SCALE



PROPERTY INFORMATION

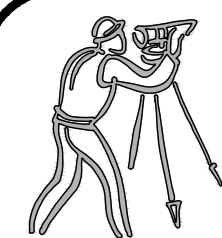
ZONE: RESIDENTIAL MIXED DENSITY (Z-RM)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: TOWNHOUSES
OWNER: REB INVESTMENT TRUST
ADDRESS: 30825 TURQUOISE PL, LEBANON, OR 97355
SITE ADDRESS: UNASSIGNED S 12TH ST, LEBANON
ASSESSORS MAPS: 12S-02W-15BC
TAX LOT: 2401
AREA: 0.46 AC (20,074 SF)



PLAN REVISIONS	DATE
ADD DIMENSION FROM FACE OF GARAGE TO BACK OF SIDEWALK	7-23-2026

Sheet **C104**

SCALE: SEE BARSCALE

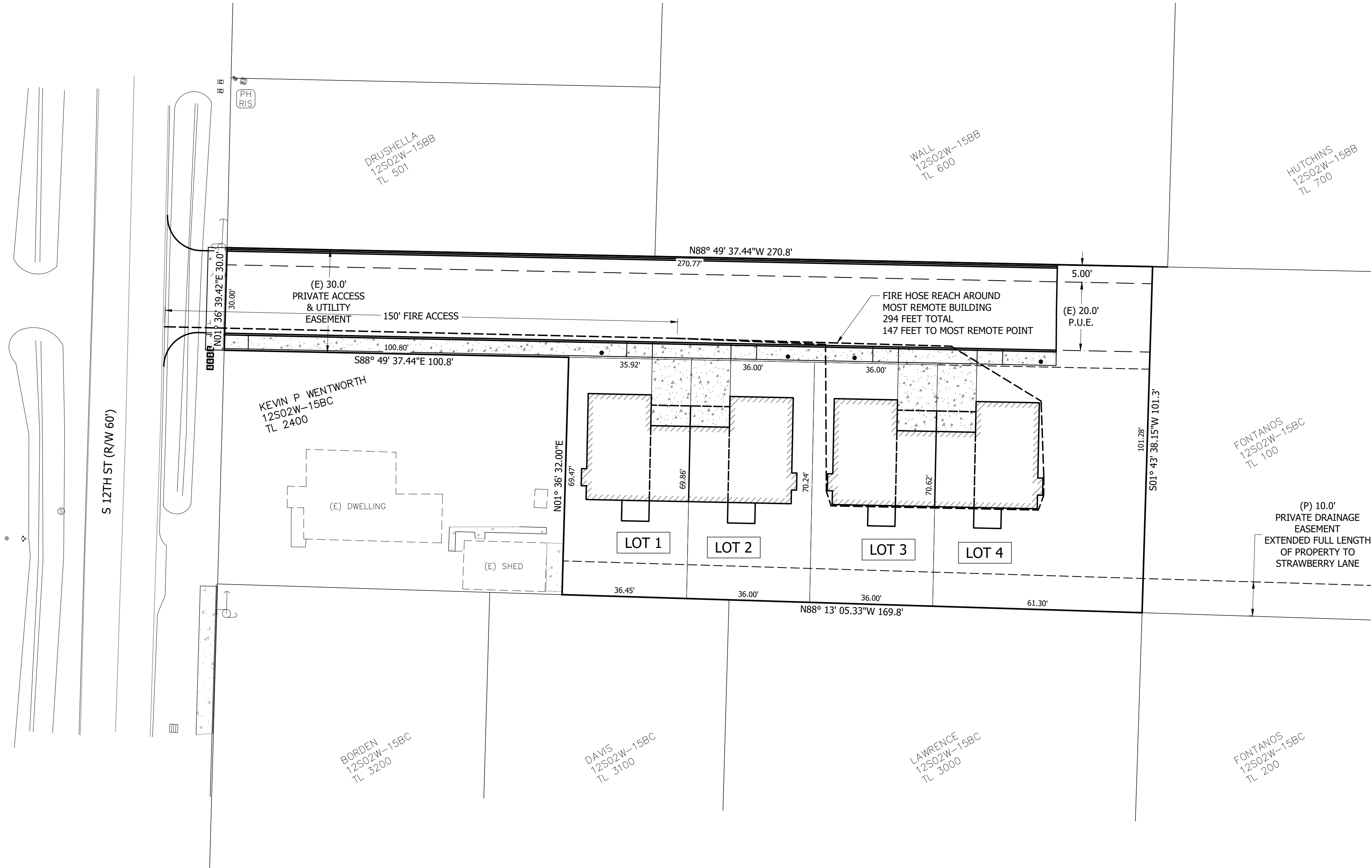


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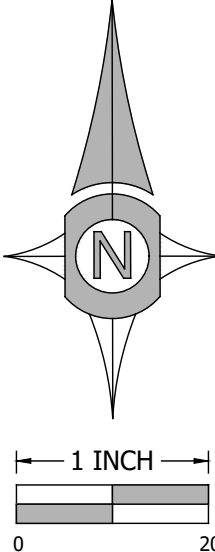
TOWNHOUSE PLAN
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE:
JUNE 23, 2026
PROJECT:
22-248 BYRD, LEBANON PARTITION
DRAWN BY:
GPM, NLM
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PROPERTY INFORMATION

ZONE: RESIDENTIAL MIXED DENSITY (Z-RM)
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SITE ADDRESS: UNASSIGNED S 12TH ST, LEBANON
ASSESSORS MAPS: 12S-02W-15BC
TAX LOT: 2401
AREA: 0.46 AC (20,074 SF)

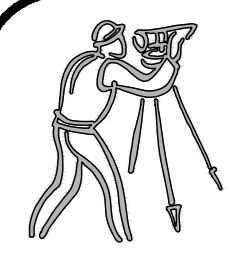


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PLAN REVISIONS	DATE
ADDED SHEET TO ILLUSTRATE FIRE ACCESS AND HOSE REACH	7-23-2026

Sheet **C105**

SCALE: SEE BARSCALE

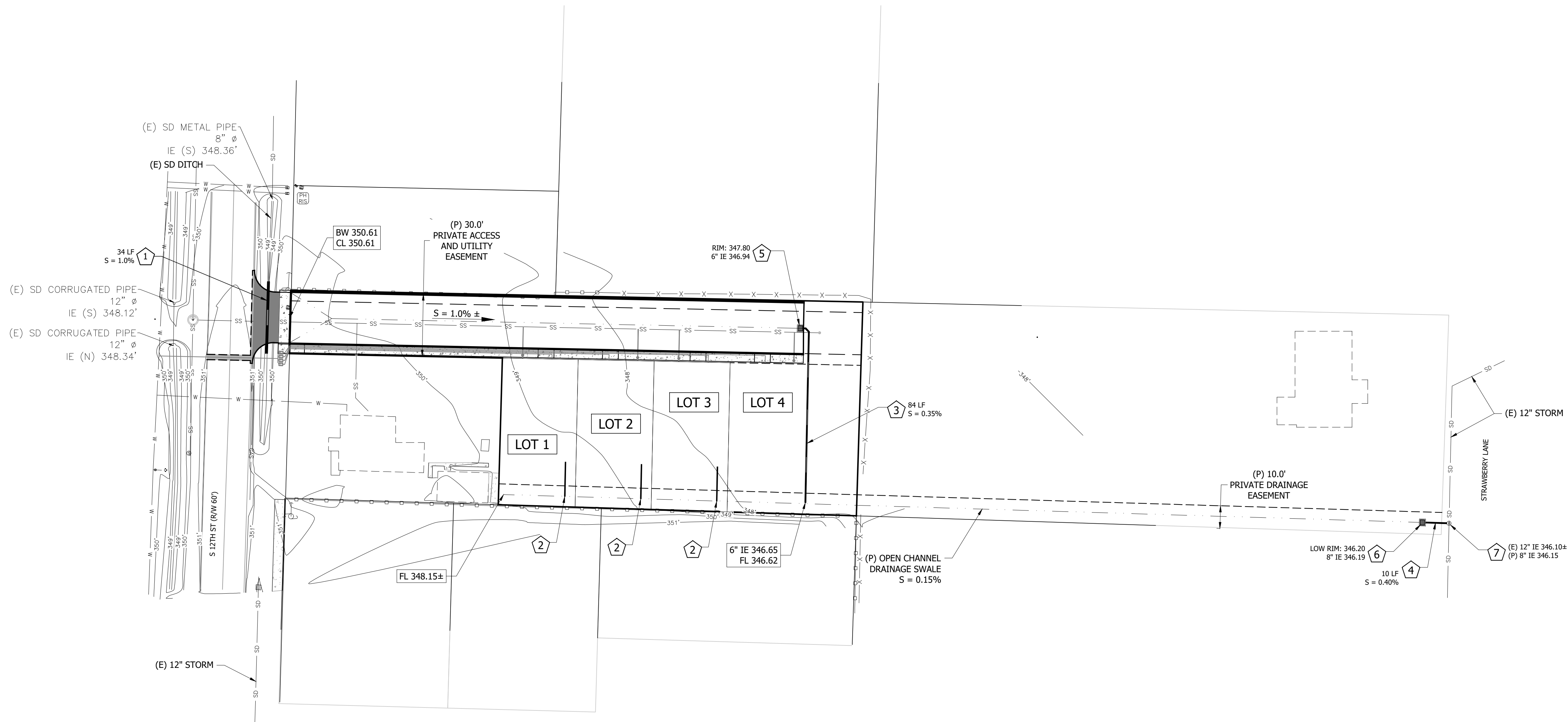


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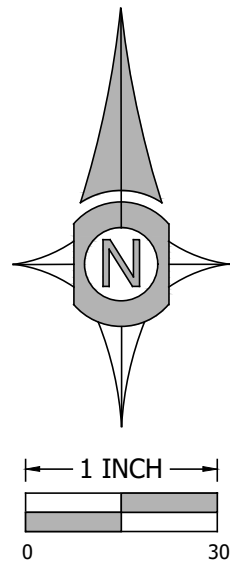
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FIRE ACCESS PLAN
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE: JUNE 23, 2026
PROJECT: 22-248 BYRD, LEBANON PARTITION
DRAWN BY: GPM, NLM
CHECKED BY: ATR



PRELIMINARY STORM DRAIN NOTES	
1	INSTALL 12-INCH STORM CULVERT.
2	INSTALL 4-INCH C-900 STORM PIPE FOR DWELLING DRAINAGE.
3	INSTALL 6-INCH C-900 STORM PIPE.
4	INSTALL 8-INCH C-900 STORM PIPE.
5	INSTALL CATCH BASIN.
6	INSTALL DITCH INLET.
7	INSTALL 24-INCH STORM DRAIN MANHOLE.

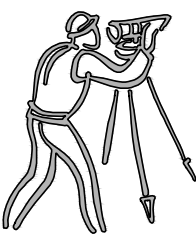


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PLAN REVISIONS	DATE

Sheet **C200**

SCALE: SEE BARSCALE



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PRELIMINARY GRADING & DRAINAGE PLAN

ADMINISTRATIVE REVIEW

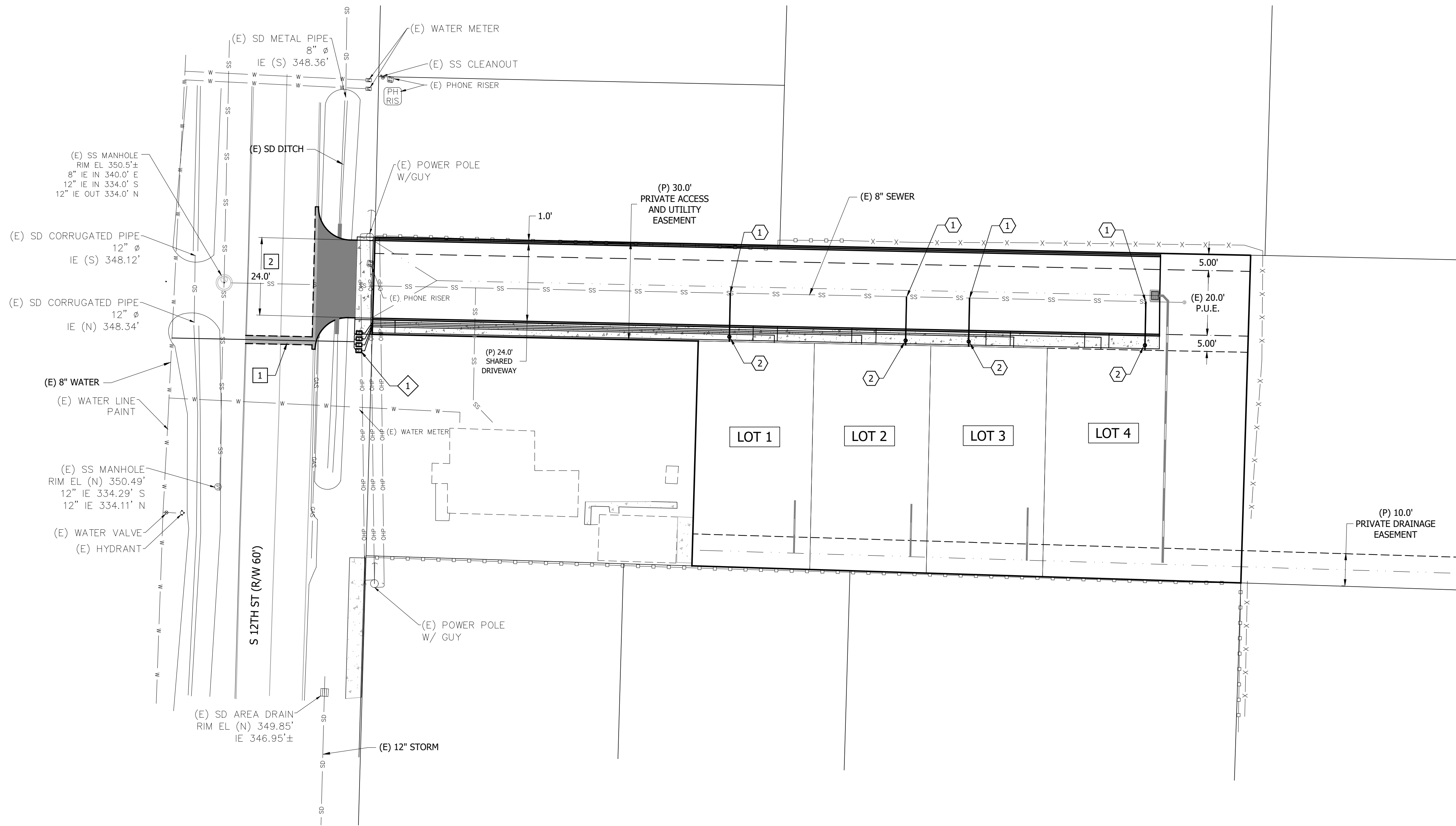
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE:
JUNE 23, 2026

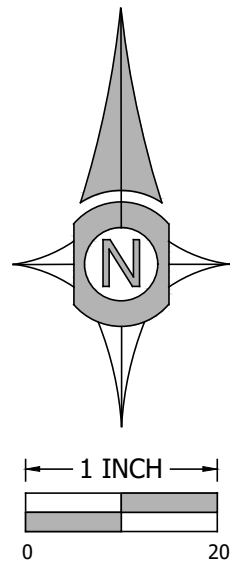
PROJECT:
22-248 BYRD, LEBANON PARTITION

DRAWN BY:
GPM, NLM

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ATR



PRELIMINARY SEWER NOTES	
1	PERFORM 4-INCH SANITARY SEWER SERVICE TAP ON EXISTING 8-INCH PUBLIC SEWER MAIN.
2	INSTALL 4-INCH SANITARY SEWER SERVICE WITH PROPERTY LINE CLEAN-OUT. EXTEND 15 FEET SOUTH AT 1.0% SLOPE.
PRELIMINARY WATER NOTES	
1	INSTALL PUBLIC 2-INCH WATER SERVICE MANIFOLD FOR DOMESTIC WATER SUPPLY INCLUDING: HOT TAP OF EXISTING WATERLINE, 2-INCH POLY SERVICE PIPE, AND ALL APPURTENANCES TO COMPLETE STANDARD WATER SERVICES PER CITY OF LEBANON STANDARDS.
PRELIMINARY PAVING NOTES	
1	PATCH EXISTING STREET AFTER UTILITY CONSTRUCTION, 5-INCH DEPTH OR MATCH EXISTING, WHICHEVER IS THE GREATEST DEPTH.
2	CONSTRUCT ASPHALT SHARED DRIVEWAY APPROACH, LEVEL 2 ASPHALT, 5-INCH DEPTH (2-INCH OVER 3-INCH).

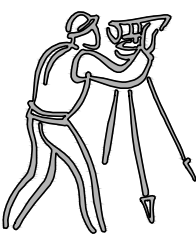


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PLAN REVISIONS	DATE

Sheet **C400**

SCALE: SEE BARSCALE



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PRELIMINARY UTILITY PLAN
ADMINISTRATIVE REVIEW

BYRD SUBDIVISION
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