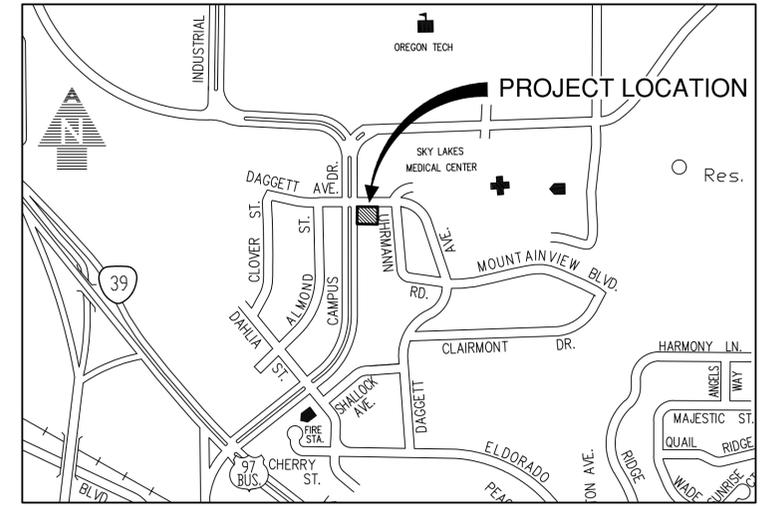
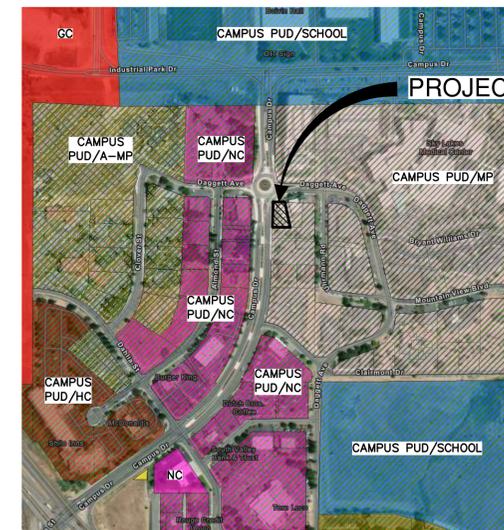


SITE PLAN

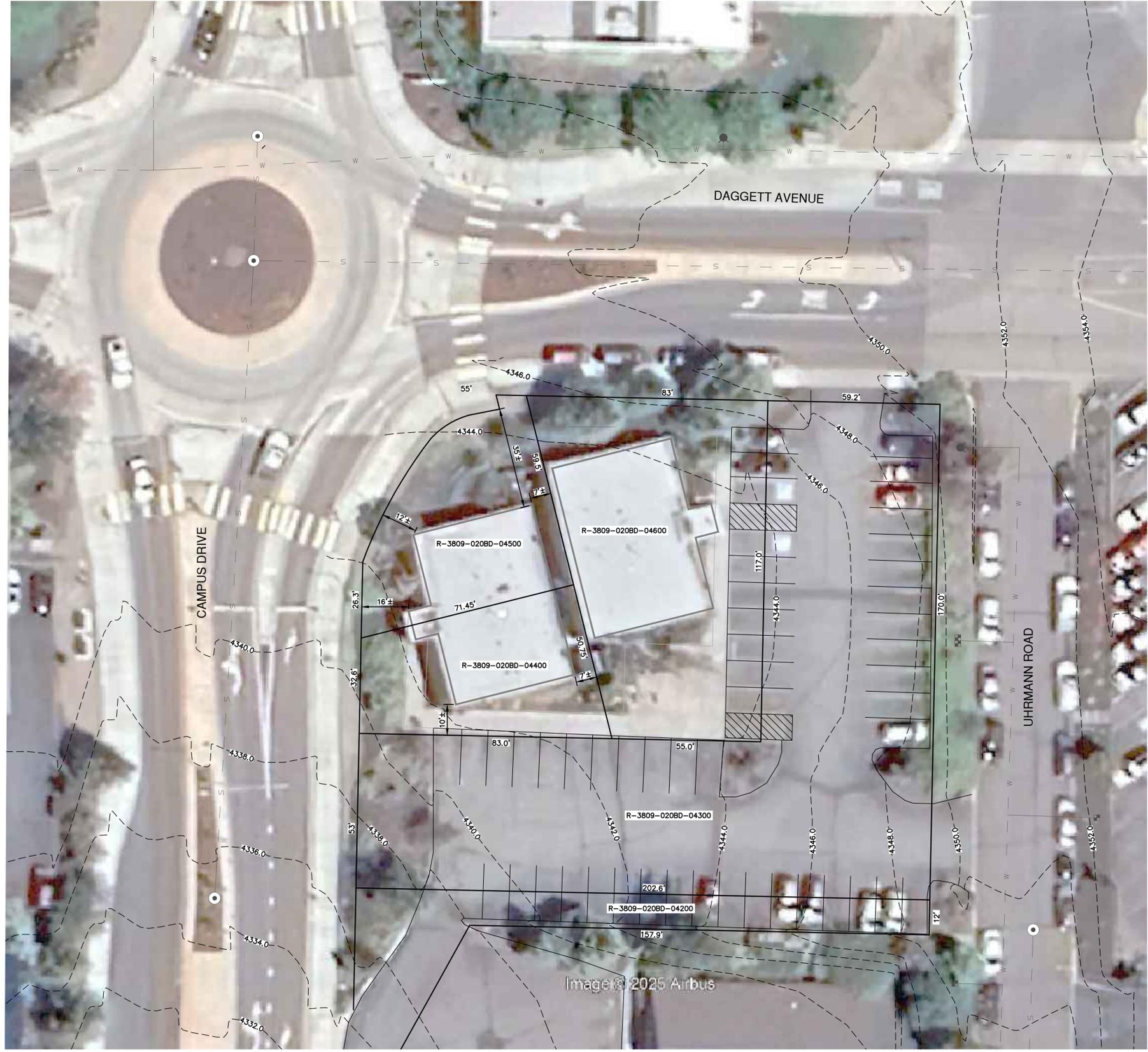
FOR DAVID PANOSSIAN KLAMATH FALLS, OR



VICINITY MAP
N.T.S.



ZONING MAP
N.T.S.



SITE DATA

PROPERTY OWNER: DAVID PANOSSIAN
721 ARROWHEAD ROAD
KLAMATH FALLS, OR 97601

TAX LOT NUMBER: R-3809-020BD-04400 & 04500

EXISTING ZONING: CITY - CAMPUS PUD/MEDICAL PROFESSIONAL (CPUDMP)

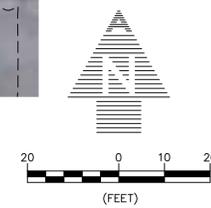
PROPOSED ZONING: CITY - CAMPUS PUD/NEIGHBORHOOD COMMERCIAL (CPUDNC)

PROPOSED USE: TRANSITION THE PARCELS FROM CAMPUS PLANNED UNIT DEVELOPMENT MEDICAL PROFESSIONAL (CPUDMP) TO CAMPUS PUD/NEIGHBORHOOD COMMERCIAL (CPUDNC) TO ALLOW FOR A BROADER RANGE OF SERVICE-ORIENTED USES THAT ARE COMPATIBLE WITH THE ADJACENT COMMERCIAL CORRIDOR.

SETBACKS USED:	SHOWN	MINIMUM REQUIRED
BUILDINGS:		
FRONT	12'	10'
SIDE (S)	10'	0'
SIDE (N)	35'	0'
REAR	7'	5'

EXISTING BUILDING HEIGHT: 12'

EXISTING	AREA
TOTAL PARCEL AREA	6,480 SF (0.15 AC)
BUILDING AREA	2,600 SF (0.06 AC)
SIDEWALK AREA	650 SF (0.02 AC)
LANDSCAPE AREA	3,230 SF (0.07 AC) (TAX LOTS R-3809-020BD-04400 & 04500)
PARKING LOT AREA	18,425 SF (LOCATED ON ADJACENT TAX LOT NUMBERS R-3809-020BD-04200, 04300 & 04600)



No.	REVISION	DATE	BY

**2682 & 2684 CAMPUS DRIVE
KLAMATH FALLS, OR
ZONE CHANGE
SITE PLAN**

AE ADKINS
ENGINEERING & SURVEYING
1435 ESPLANADE AVENUE, KLAMATH FALLS, OR 97601

o / 541.884.4666
w / AdkinsEngineering.com

SERVING S. OREGON & N. CALIFORNIA
ENGINEERING • SURVEYING • PLANNING • TESTING

SCALE SHOWN	DATE	SHEET	PROJ. NO.
N/A	1/28/2026	1	4184-01

SHEET NUMBER:
1