



Planning Department

(541) 535-2050 Fax (541) 535-5769
112 W 2nd Street/PO Box 330, Phoenix, OR 97535

Development Review/Site Design Review Application File No. SP23-07 Fee \$ 1,498.00

NOTICE TO APPLICANT: Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees. Failure to provide complete and/or accurate information may result in delay or denial of your request.

APPLICANT Capital Growth Buchalter, Inc. | Attn: Mr. Kirk Farrelly, PE

Mailing address 361 Summit Boulevard, Birmingham, AL 35243

Phone 205.968.9220 Fax Email kfarrelly@cgpre.com

Applicant's interest in property Purchaser/Developer

Signature James Kirk Farrelly Date 8/28/2023

PROPERTY OWNER Valley of the Rogue Bank

Mailing address 9285 NE Tanasbourne Drive, Hillsboro, OR 97214

Phone Fax Email

Signature DocuSigned by: Patrick M... 7E5EF63BFC1C46F... Date 8/28/2023

Property Owner's Consent: I do hereby certify that I am the legal owner of record of the property described above and as such, I am requesting that the City of Phoenix process this application in accord with state and local ordinances.

Signature DocuSigned by: Patrick M... 7E5EF63BFC1C46F... Date 8/28/2023

If same as applicant, mark SAME: If there is more than one property owner, please attach additional sheets as necessary.

SITE LOCATION AND DESCRIPTION

Address 4000 South Pacific Highway Tax Map #(S) 381W9A Tax Lot #(s) 381W09A2400

Address 0 South Pacific Highway Tax Map #(S) 381W9A Tax Lot #(s) 381W09A2500

Adjacent property under same ownership (list tax lot ID)

Frontage street or address 4000 South Pacific Highway Nearest cross street Rose Street

Site size (acres or square feet) +/- 1.06 Acres Dimensions Irregular - See ALTA Survey

BUSINESSES Are any businesses operating on the property? If yes, please describe. No - Formerly Umpqua Bank

All businesses operating within the City of Phoenix must obtain a Business License.

SPECIFIC REQUEST New Use/Construction [X] Alteration [ ] Change of Use [ ]

Describe Project proposes to construct a new single-story +/- 10,640 sq. ft. Dollar General retail store. The remaining site improvements from the former Umpqua Bank facility will be removed for site redevelopment. The project includes on-site parking, perimeter landscaping, and underground utilities to serve the development. Please refer to the enclosed project narrative and preliminary plans for additional information.

OFFICE USE ONLY.

This institution is an equal opportunity provider and employer.

120 day time limit Accepted as complete Final decision by
DLCD 45-day notice required Y/N Date mailed Date of first hearing
Planning Commission hearing date Notice mailed
Notice to media Publication date Emailed
Notice of Decision Date mailed Appeal deadline
Associated applications

## **SUBMITTAL REQUIREMENTS**

The following items must be received in order to deem an application complete and schedule it for a hearing before the Planning Commission. If you need assistance completing the forms, please contact the Planning Department. If you do not have a copy of the deed to your property to verify ownership, contact the Jackson County Assessor at (541) 774-6059 or <https://jacksoncountyor.org/assessor>

1. Original, signed **Application form**. This information is public record and must be reproduced so please type or write clearly using dark ink.
2. All information required above and below, unless specifically waived by the Director.
3. The appropriate **fee**.
4. **7 copies** of all submittal materials for staff and Planning Commission distribution.

The following criteria must be satisfied in order to approve a request. See the specific language in Section 4.4.4.1 on page 3 of this form. Please tailor all responses to these criteria. All applications must also demonstrate compliance with applicable standards in Chapter 3 (Design Standards) of the LDC.

Is the proposed use listed as a Conditional Use in the underlying zone? Yes  No

**Describe in detail** how the characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.

[Please refer to the enclosed project narrative.](#)

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**Describe in detail** how the site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

[Please refer to the enclosed project narrative.](#)

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**Describe in detail** how the proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.

[Please refer to the enclosed project narrative.](#)

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**Describe in detail** how the proposal satisfies the goals and policies of the City Comprehensive Plan that apply to the proposed use.

[Please refer to the enclosed project narrative.](#)

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Use this space to provide any additional information.

[Please refer to the enclosed project narrative.](#)

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**The Phoenix Land Development Code (LDC) accepts that certain uses, while not permitted outright, can be compatible uses in certain zones. The applicant bears the burden of proof to show that the proposed use is compatible or can be made compatible with the surrounding neighborhood and/or zone through appropriate mitigation.**

*Electronic submittals to accompany this application form are encouraged. All text submittals should be provided in a Microsoft Word document; plans and other images should be formatted as a PDF.*

**The application will not be scheduled for a hearing until deemed complete.**

*Use additional sheets if necessary.*

# City of Phoenix Land Development Code

## Chapter 4.2 – Development Review and Site Design Review

### 4.2.1 – Purpose

The purpose of this Chapter is to:

- Provide rules, regulations, and standards for efficient and effective administration of site development review.
- Carry out the development pattern and plan of the City and its comprehensive plan policies;
- Promote the public health, safety, and general welfare;
- Lessen or avoid congestion in the streets, and secure safety from fire, flood, pollution and other dangers;
- Facilitate adequate transportation, water supply, sewage, and drainage;
- Encourage the conservation of energy resources;
- Encourage efficient use of land resources, full utilization of urban services, mixed uses, transportation options, and detailed, human-scaled design.

### 4.2.2 – Applicability

Development Review or Site Design Review shall be required for all new developments and modifications of existing developments, except that regular maintenance, repair, and replacement of materials (e.g., roof, siding, awnings, etc.), parking resurfacing, and similar maintenance and repair shall be exempt. Development Review or Site Design Review applications shall be processed as a Type I, II or III application pursuant to Table 4.2.2, below.

Type of Use	DR	SDR	SDR
	Type I	Type II	Type III
Single Family Detached	X*		
Duplex	X		
Triplex	X		
<b>Multifamily 4+ and Single Family Attached 5+ units</b>		X	
<b>Additions &gt;50% of existing structure footprint</b>		X	
Minor Modifications	X		
Site approval for CUPs	X		
Temporary Use (see 4.9.1)	X		
Home Occupation (see 4.9.2)	X		
<b>Accessory Structure &gt;50% of existing structure area</b>			X
<b>Mobile Food Vendors</b>	X		
<b>Commercial up to 14 off-street parking spaces</b>	X		
<b>Commercial 15 or more off-street parking spaces</b>		X	
Clearing >2 acres			X
Change of access for Commercial or Industrial		X	
*only if required as a condition of approval			

### 4.2.3 - Development Review.

Development Review is a non-discretionary or ministerial review conducted by the Planning Director without a public hearing. (See Chapter 4.1 – Types of Applications and Review Procedures for review procedure.) It is for less complex developments and land uses that do not require Site Design Review approval. Development Review is based on clear and objective standards and ensures compliance with the basic development standards of the land use district, such as building setbacks, lot coverage, maximum building height, and similar provisions of Chapter 2. Development Review is required for all of the types of development listed in Table 4.2.2.

**A. Approval Criteria.** Development Review shall be conducted only for the developments listed in Table 4.2.2 and shall be conducted as a Type I procedure, as described in Chapter 4.1.3 – Type I Procedure (Ministerial). Prior to issuance of building permits, the following standards shall be met:

1. The proposed land use is permitted by the underlying land use district (See Chapter 2);
2. The land use, building/yard setback, lot area, lot dimension, density, lot coverage, building height and other applicable standards of the underlying land use district and any sub-districts are met (See Chapter 2);
3. All provisions of Chapter 3 – Design Standards are met;
4. All applicable building and fire code standards are met; and
5. The approval shall lapse, and a new application shall be required, if a building permit has not been issued within one year of Site Review approval, or if development of the site is in violation of the approved plan or other applicable codes.

### 4.2.4 – Site Design Review.

Site Design Review is a discretionary review conducted by the Planning Director and/or the Planning Commission with or without a public hearing. (See Chapter 4.1 – Types of Applications and Review Procedures for review procedure.) It applies to all developments in the City, except those specifically listed under “A” (Development Review). Site Design Review ensures compliance with the basic development standards of the land use district (e.g., building setbacks, lot coverage, maximum building height), as well as the more detailed design standards and public improvement requirements in Chapters 2 and 3. Site Design Review requires a pre-application conference in accordance with Chapter 4.1.7 – General Provisions, Section C.

Site Design Review shall be conducted as a Type II or Type III procedure as specified in Table 4.2.2, using the procedures in Chapter 4.1 – Types of Applications and Review Procedures, and using the approval criteria contained in Chapter 4.2.6 – Site Design Approval Criteria.

### 4.2.5 – Site Design Review Application Submission Requirements

All of the following information is required for Site Design Review application submittal:

**A. General Submission Requirements.** The applicant shall submit an application containing all of the general information required by Chapter 4.1.4 – Type II Procedure (Administrative) or Chapter 4.1.5 – Type III Procedure (Quasi-Judicial), as applicable. The type of application shall be determined in accordance with subsection A of 4.2.4 – Site Design Review Application Review Procedure. Site Design Review requires a pre-application conference in accordance with Chapter 4.1.7 – General Provisions, Section C.



# JSA CIVIL

Engineering | Planning | Management

September 28, 2023

City of Phoenix  
Planning Department  
PO Box 330  
Phoenix, OR 97535

Re: Phoenix, OR Dollar General Pre-Application  
Design Review Narrative

City of Phoenix Staff,

Please accept this narrative for Type II Design Review of the proposed Dollar General site development at 4000 S Pacific HWY on Jackson TPNs 381W09A2400 & 381W09A2500. The project proposes construction of a new single-story +/- 10,640 sq. ft. retail store. The project has been designed to meet or exceed minimum City of Phoenix Land Development Code requirements.

Based on the requirements within the City's Design Review Application, the project must satisfy the following:

- Describe in detail how the characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.

Response: The site was previously developed with a bank building, owned and operated by Umpqua Bank. The bank structure was destroyed by wildfire. The site currently contains a paved parking lot, drive aisles, and perimeter planter beds. The existing improvements will be removed for redevelopment of the site. The project will include a new commercial retail building, parking lot, perimeter landscaping, and underground utilities for use as a Dollar General retail store. The project is a permitted use within the current CH-Commercial Highway zoning designation of the site. Project design will meet or exceed local minimum code requirements for development and will be reviewed by City of Phoenix staff for permit compliance.

- Describe in detail how the site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

Response: The project will be constructed in one phase of work. Aside from minor revisions to the existing access driveways from S Pacific HWY and N Rose Street, the project is not anticipated to have off-site impacts.

- Describe in detail how the proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.

Response: The project includes perimeter landscaping and architectural design features to meet or exceed local City of Phoenix minimum code requirements.

- Describe in detail how the proposal satisfies the goals and policies of the City Comprehensive Plan that apply to the proposed use.

Response: The City's future land use designation for the site is commercial. The project, a commercial retail store, satisfies the goal of the Comprehensive Plan under the current Highway Commercial zoning designation and future commercial land use designation.

A Pre-Application Report, dated April 18, 2023, was provided by City staff describing the permit processes and requirements for the project. The following has been prepared to define how the project meets the requirements of the City of Phoenix Land Development Code as outlined in the Pre-Application Report:

## **CHAPTER 2 – LAND USE DISTRICTS**

- 2.4.3 – Development Standards
  - A. Building Height: The Dollar General building will have a maximum height of +/- 28 feet.
  - B. The building will be setback +/- 94' from the ODOT/S Pacific HWY right-of-way and +/- 80' from Rose Street, exceeding the 15' minimum setback required in the Oregon 99 Setback Overlay Zone.
  - C. Impervious surfacing has been minimized to the maximum extent practicable. Stormwater will be managed in accordance with the minimum technical requirements established by the Rogue Valley Sewer Services Stormwater Design Manual. Based on the current site design, redevelopment of the site will result in a net decrease of on-site impervious surfacing in comparison to the previous Umpqua Bank facility. Please refer to the enclosed drainage report for additional information.
  - D. On-site landscaping is proposed. Please refer to the enclosed Preliminary Landscape Plan for additional information.
  - E. A traffic scoping memorandum has been prepared for the project and is enclosed for review. Please refer to the Traffic Scoping Memo for additional information.
  - F. No drive-up or drive-through facilities are proposed by the project. The project includes an on-site parking lot for patrons of the commercial retail store.
  - G. No sidewalk displays are proposed by the project.
  - H. No light manufacturing is proposed by the project.
  - I. On-site vehicle and bicycle parking is proposed. Please refer to the enclosed site plan for additional information.
  - J. No outdoor promotional events are proposed at this time.
  
- 2.4.4 – Architectural Guidelines and Standards
  - A. The building will comply with requirements for the Commercial Highway District.
    - 1. Walls over 50 feet include architectural breaks in the design. See enclosed elevations.
    - 2. The main/front entrance has been designed to be clearly defined along the parking lot.
    - 3. Exterior finishes include prefinished Hardie Board (or equivalent) and split-face masonry. Please refer to the enclosed building elevations for additional information regarding the proposed exterior finish schedule.
    - 4. The building is not part of a larger complex.
  - B. A lighting plan has been prepared and is enclosed for review. Please refer to the lighting plan for additional information.
  - C. Roof mounted equipment will be screened in accordance with City standards.
  - D. Architectural details are shown on the enclosed building elevations. Please refer to the building elevations for additional information.

- E. A trash enclosure will be constructed along the west end of the building. Please refer to the enclosed site plan for additional information.
- F. A lighting plan, including parking lot lighting, has been prepared and is enclosed for review. Please refer to the lighting plan for additional information.
- G. Bicycle parking is provided east of the front entrance. Please refer to the enclosed site plan for additional information regarding bicycle parking.
- H. The project proposes 33 parking stalls. Requirements for 50 or more parking stalls are not applicable.
- 2.10.2 – Setback Requirement  
Site design exceeds the Oregon 99 Overlay setback requirement, and the building will be setback +/- 94' from the ODOT/S Pacific HWY right-of-way and +/- 80' from Rose Street.

### **CHAPTER 3 – DESIGN STANDARDS**

- 3.2.2 – Vehicular Access and Circulation
  - A. The project will have access driveways along Rose Street and S Pacific HWY.
  - B. The project will comply with Oregon's Access Management Standards. Previous negotiations have occurred with ODOT staff regarding the S Pacific HWY driveway cut and right-of-way dedication to ODOT has been completed for their upcoming highway improvement project.
  - C. A Traffic Scoping Memorandum has been prepared and is enclosed for review. The project will not result in increased traffic counts to warrant a formal traffic analysis report based on City Standards.
  - D. The driveway access points were previously negotiated with and approved by City and ODOT staff.
  - E. The project will utilize the existing site access driveway location along N Rose Street. The existing driveway along S Pacific HWY will be utilized, however, the driveway cut will be reduced to 20' in width per ODOT requirements.
  - F. The City and ODOT previously approved access spacing for both project driveways.
  - G. Two access driveways have been negotiated with the City and ODOT to provide access by patrons, to accommodate delivery trucks serving the Dollar General facility, and to meet fire access/turnaround standards.
  - H. No shared driveways are proposed by the project.
  - I. The site currently has pedestrian sidewalks along both roadway frontages. Pedestrian pathways will be provided from the Dollar General entrance to the roadway frontages to promote street/pedestrian connectivity.
  - J. The driveway opening along N Rose Street is 62 feet. The driveway opening along S Pacific HWY will be reduced to 20 feet to comply with ODOT's requirements. The existing driveway aprons are constructed of concrete. The existing driveway grades will be revised, if necessary, to meet ADA standards for sidewalks and pathways.
  - K. The site has been designed to allow entry/exit of delivery trucks and fire apparatus. All vehicles will enter the street in a forward manner. Please refer to the enclosed site plan for additional information.
  - L. Vertical clearance of 13'6" will be maintained at each project driveway.
  - M. Vision clearance setbacks will be maintained by all structures and landscaping proposed by the project.
  - N. The driveways, on-site parking area, and pedestrian pathways/sidewalks will be paved with asphalt or concrete surfacing. On-site stormwater will be managed in accordance with City standards. Driveway approaches along public rights-of-way will be paved with concrete surfacing.

- 3.2.3 – Pedestrian Access and Circulation
  - A. Pedestrian pathways will be provided from the main entrance of the store to the N Rose Street and S Pacific HWY frontages. Please refer to the enclosed site plan for additional information.
  - B. Paved sidewalks will be constructed along the north and west sides of the store frontage and include paved ADA ramps between the building and parking lot. The pedestrian pathways within the paved parking area will be marked with contrasting striping for identification and graded/paved to comply with ADA access requirements.
  
- 3.3.3 – New Landscaping
  - A. A preliminary landscape plan has been prepared for the project and is enclosed for review.
  - B. Please refer to the enclosed preliminary landscape plan.
  - C. A minimum of 20% of the site will be landscaped. Please refer to the enclosed preliminary landscape plan for additional information.
  - D. The preliminary landscape plan includes a plant material list and photos. Please see the preliminary landscape plan for additional information.
  - E. A variety of tree/shrub/plant species has been identified on the preliminary landscape plan to satisfy the City's Landscape Design Standards. Please refer to the preliminary landscape plan.
  
- 3.3.4 – Street Trees
  - A. Please refer to the preliminary landscape plan for proposed street trees.
  - B. Street trees will be selected to meet the City's minimum caliper size of 1.5" DBH.
  - C. See the preliminary landscape plan for street tree spacing and location.
  - D. Soil preparation, ground cover, staking, and temporary irrigation will be provided in accordance with City requirements. Final landscape and irrigation permit plans will be submitted following site plan review approval.
  - E. A performance and/or maintenance bond will be executed at a later date, if required.
  - F. No prohibited street trees are proposed by the project.
  - G. Plans for landscaping along S Pacific HWY (ODOT right-of-way) will be submitted for review and approval by ODOT.
  
- 3.3.5 – Fences and Walls
  - Perimeter fencing and/or privacy/retaining walls are not proposed by the project.
  
- 3.4.3 – Vehicle Parking Standards
  - A. Based on Table 7: 3.4.3.3.A, one parking space is required for 350 square feet of gross floor area. The project proposes a gross floor area of +/- 10,640 sq. ft., therefore, 31 (rounded up from 30.4) parking spaces are required by City code.
  - B. On-site parking is proposed by the project. The project will not include off-site or shared parking.
  - C. The project proposes 33 parking spaces, a 5% increase from 31 minimum parking spaces.
  - D. The site plan has been designed to comply with Table 9 dimensional requirements for 90° standard parking spaces and 2-way drive aisles.
  - E. Two (2) ADA parking spaces are proposed along the front entry of the building and are identified on the enclosed site plan.

- 3.4.4 – Bicycle Parking Requirements
  - A. Based on Table 3.4.4 Minimum Bicycle Parking Space Requirements and the gross floor area calculation of +/- 10,640 square feet, 4 bicycle parking spaces are required.
  - B. A bicycle parking rack and one bike locker are proposed along the northeast corner of the store. The project will provide 3 short-term bike parking stalls and 1 long-term bike parking stall within a locker. See the site plan for additional information.
  - C. A parking reduction is not proposed by the project.
  
- 3.5.2 – Transportation Standards
  - A. The project has existing access to N Rose Street and S Pacific HWY. A traffic scoping memo has been prepared and is enclosed for review. The project does not warrant a formal Traffic Impact Analysis based on the Average Daily Trips (ADT) or peak hour volumes projected.
  - B. No variances are proposed by the project.
  - C. No additional right-of-way dedication is anticipated. Right-of-way dedication to ODOT was previously completed along the S Pacific HWY frontage by others.
  - D. No access easements are proposed at this time.
  - E. Adjacent street grades, width, and location currently conform to City standards. No off-site roadway improvements are proposed by the project.
  - F. Based on the City's pre-application review of the proposed project, the adjacent roadway frontage of N Rose Street meets the City's minimum right-of-way and street design standards, and no off-site improvements or right-of-way dedication will be required.
  - G. No traffic signals improvements or off-site traffic calming features are proposed by the project.
  - H. No future streets or extension of streets are proposed by the project.
  - I. No off-site intersection or roadway improvements are proposed by the project.
  - J. Sidewalks are currently present along both roadway frontages. The sidewalk along S Pacific HWY will be removed and relocated under a separate highway widening project by ODOT. The sidewalks along N Rose Street will remain in place.
  - K. No off-site intersection improvements are proposed by the project.
  - L. Right-of-way dedication was previously completed by others along S Pacific HWY to comply with ODOT requirements. No additional right-of-way dedication is anticipated.
  - M. No cul-de-sacs are proposed by the project.
  - N. No off-site roadway improvements are proposed.
  - O. The project will meet or exceed minimum City design requirements for curbs, curb cuts, ramps, and driveway approaches.
  - P. The existing driveway locations will be maintained by the project. No off-site roadway improvements are proposed by the project.
  - Q. The project does not include alley intersections.
  - R. The project does not include private streets.
  - S. No streets/street names are proposed by the project.
  - T. If disturbed by project activities, survey monuments within public rights-of-way will be restored in accordance with City requirements by a licensed surveyor.
  - U. No public street signs are proposed by the project.
  - V. Mailboxes will be reviewed and approved by USPS at a later date.
  - W. No off-site streetlights are proposed by the project.
  - X. No public roadways are proposed by the project.
  
- 3.5.4 – Sanitary Sewer and Water Service Improvement

- A. The project will connect to existing City water and sanitary sewer services in accordance with City specifications.
  - B. Water and sewer plans will be reviewed and approved by the City and RVSS.
  - C. Water and sewer connections will be sized to serve the Dollar General facility.
  - D. It's our understanding that adjacent utility mains have capacity to serve the development based on coordination with the City and RVSS.
- 3.5.5 – Utilities
    - A. The project proposes underground utilities. No overhead utility lines are proposed at this time.
    - B. Easements, if not existing, shall be dedicated per City requirements.
    - C. No utility variances are proposed by the project.
  - 3.5.6 – Easements

Easements will be dedicated following City review, if required.
  - 3.5.7 – Construction Plan Approval and Assurances

No on- or off-site improvements shall be constructed until permits are approved and fees have been paid.
  - 3.5.8 – Installation
    - A. Improvements shall be installed per the approved/permitted construction plans.
    - B. Plans and installation shall conform to APWA/City standards.
    - C. The City will be notified prior to beginning construction.
    - D. If work is postponed for more than 1 week, City staff will be notified.
    - E. City staff will be contacted for periodic inspections during construction in accordance with City requirements.
    - F. Stamped as-builts will be submitted to the City following project closeout.
  - 3.6 – Signs

Signs will be designed and permitted by others at a later date.
  - 3.8.2 – Stormwater Management Plan Submittal
    - A. A stormwater management plan including a site plan, description of stormwater management strategies, calculations, treatment analysis, and flow control analysis has been prepared and is enclosed for review.
    - B. At completion, as-built plans will be submitted to the City. A stormwater maintenance plan will be recorded against the property, if required, following project construction.
  - 3.8.4 – Surface Water Conveyance Standards
    - A. No culverts will be placed in streams, creeks, gulches, or other natural drainage channels by the project.
    - B. Drainage culverts will be sized for the 24-hour-post-developed conditions for a 10-year storm event per section 2.5 of the Rogue Valley Stormwater Quality Design Manual.
    - C. Conveyance calculations have been prepared based on the Santa Barbara Urban Hydrograph method. Please refer to the storm calculations included within the enclosed drainage report for additional information.

- D. Noted.
- E. Stormwater will be collected and released to prevent negative impact to natural water conditions.
- 3.8.5 – Pollution Reduction and Flow Control Standards
  - A. The project will redevelop more than 500 square feet of impervious surfacing, this section shall apply to the project.
  - B. No waivers from City stormwater standards are proposed at this time.
  - C. A Stormwater Report has been prepared for the project in accordance with minimum RVSS Standards and is enclosed for review.
- 3.9.2 – Approval Standards

The site is +/- 1.02 acres in size and the storm/erosion control plans will be reviewed by the City of Phoenix and RVSS.
- 3.9.4 – Erosion Control Plan Standards
  - A. A Stormwater Pollution Prevention Plan (SWPPP) outlining the erosion control Best Management Practices (BMPs) to be utilized during construction will be prepared and submitted at a later date.
  - B. Please refer to the enclosed preliminary landscape plans for vegetation restoration and landscape installation proposed by the project.
  - C. A SWPPP, including the schedule of installation for erosion control and site stabilization measures, will be prepared and submitted at a later date.
  - D. The contractor, once selected, will be the responsible person for implementing and maintaining erosion control measures throughout project construction.
  - E. Noted. A SWPPP will be prepared and submitted to the City and RVSS for review at a later date.
- 3.12.3 – Lighting Area Classification

A lighting plan has been prepared to comply with the LZ-3 requirements for the Commercial Highway zone and is enclosed for review. Please refer to the lighting plan for additional information.
- 3.12.6 – Standards for Non-Residential Lighting

A lighting plan has been prepared to comply with the LZ-3 requirements for the Commercial Highway zone and is enclosed for review. Please refer to the lighting plan for additional information.
- 4.1.4 – Type II Procedure (Administrative)

The project will be reviewed under the City's Type II criteria.
- 4.2.4 – Site Design Review

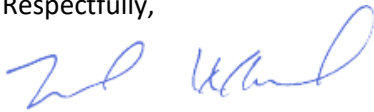
A pre-application conference was conducted by City staff on April 18, 2023. The project will be reviewed by City staff for compliance with City zoning and development standards.
- 4.2.5 – Site Design Review Application Submission Requirements

Preliminary architectural drawings and elevations, preliminary civil engineering plans and reports, preliminary landscape plans, and this supporting narrative have been prepared based on the review criteria outlined by City staff and are enclosed for review.

- 4.2.6 – Site Design Approval Criteria
  - A. The design review materials will be reviewed by City staff for completeness.
  - B. The preliminary design plans and reports have been prepared to meet the City’s minimum design standards and setbacks required within the site’s Highway Commercial zoning designation.
  - C. Existing improvements will be removed and upgraded, if necessary, to meet current City standards.
  - D. Preliminary design plans and reports have been prepared to meet or exceed the Design Standards in Chapter 3.
  - E. Noted. Right-of-way dedication to ODOT along the highway frontage has been completed by others separate of this land use application.
  - F. No variances are proposed at this time.

If you have any questions or comments on the responses provided in this letter, please contact Charlie Severs, PE ([charlie.severs@jsa-civil.com](mailto:charlie.severs@jsa-civil.com)) or Nick Wheeler ([nick.wheeler@jsa-civil.com](mailto:nick.wheeler@jsa-civil.com)) for additional information.

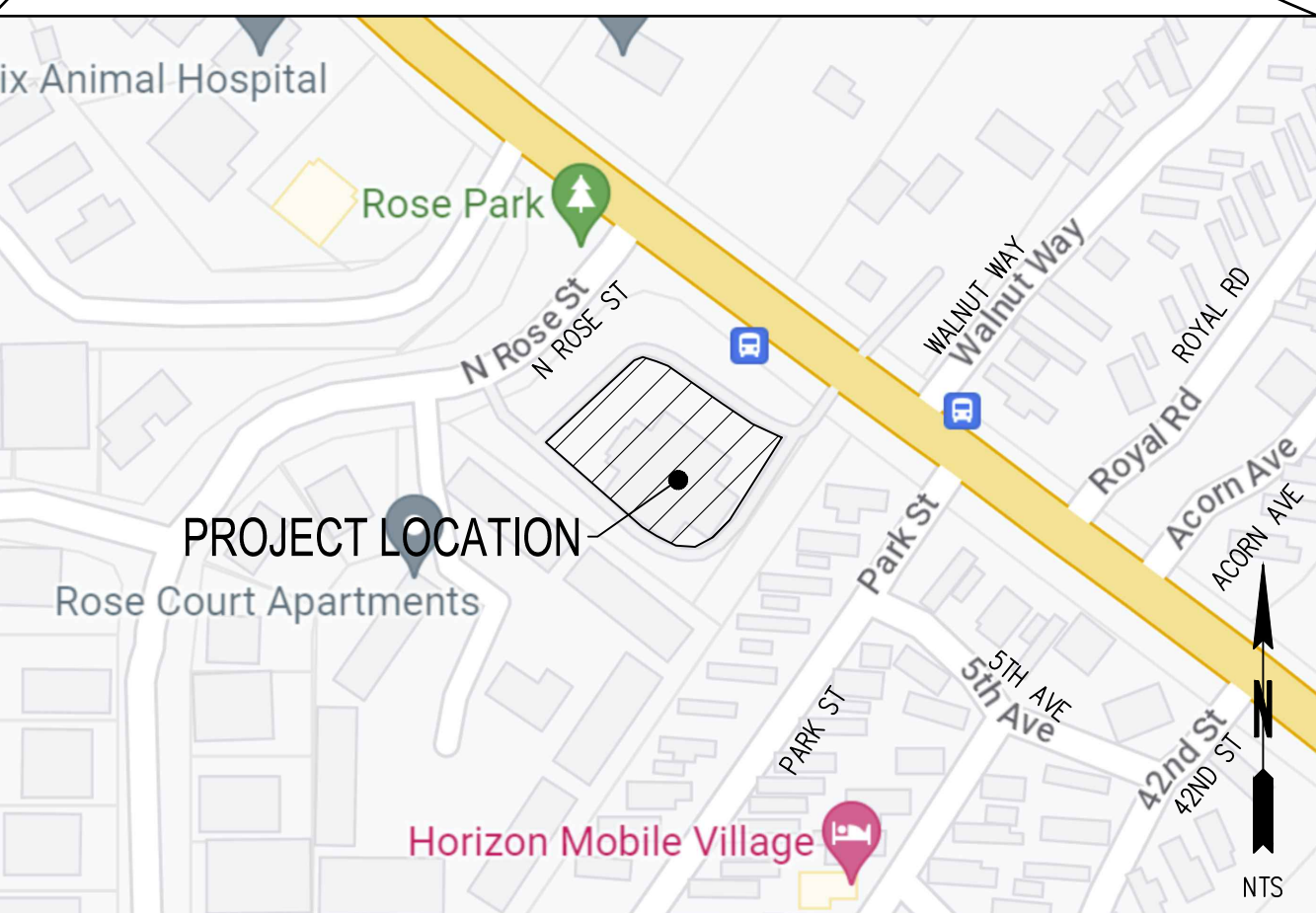
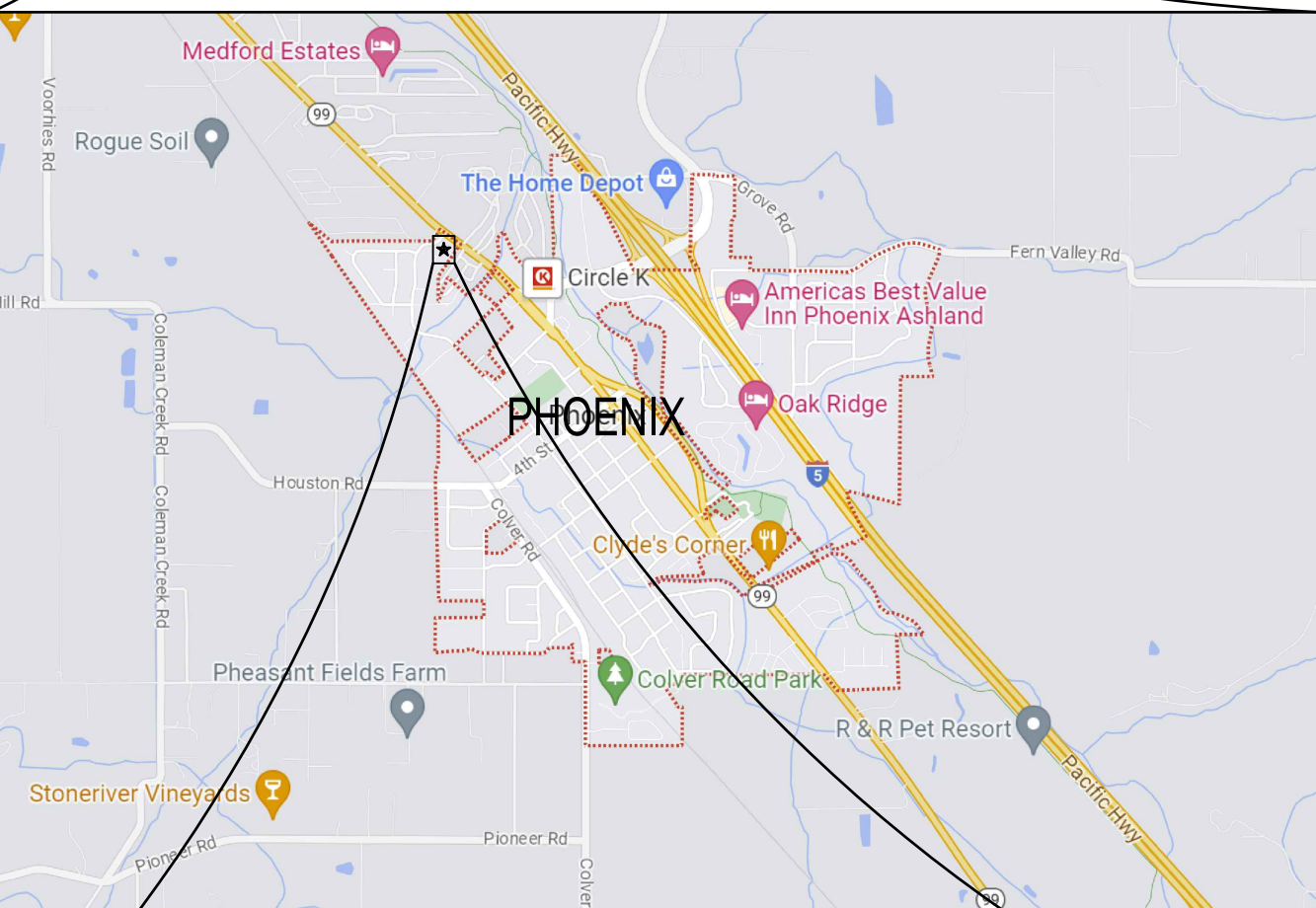
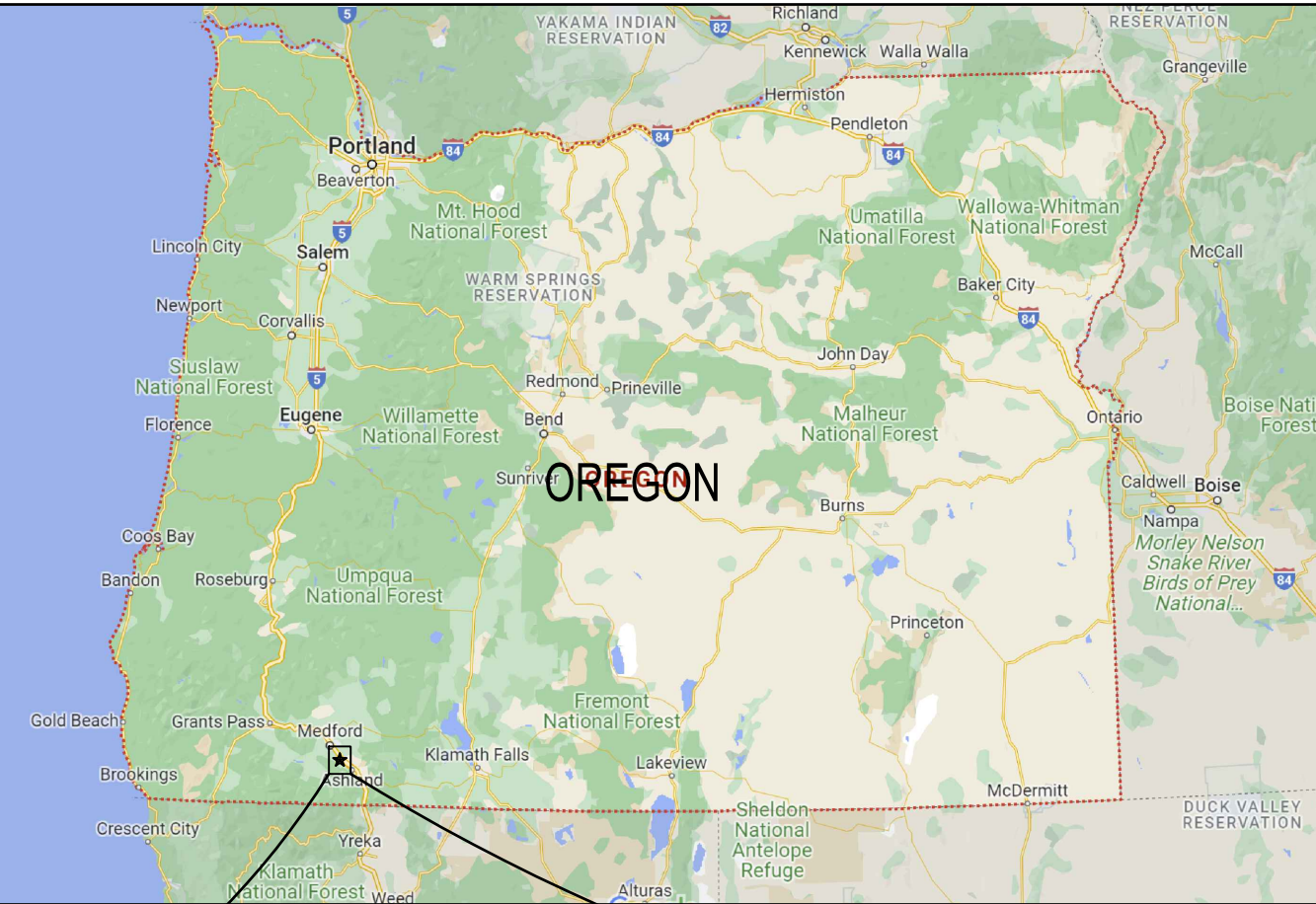
Respectfully,



Nick Wheeler  
Business Manager  
**JSA Civil, LLC**



# PHOENIX, OR DOLLAR GENERAL SITE PLAN REVIEW DOCUMENTS PHOENIX, OREGON



### JSA CIVIL GENERAL CONSTRUCTION NOTES

1. ALL WORK, WORKMANSHIP AND MATERIALS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE FOLLOWING MANUAL(S) AND DOCUMENT(S):

CITY OF PHOENIX STANDARDS FOR WATER FACILITIES  
HTTPS://WWW.PHOENIXOREGON.GOV/MP-CONTENT/UPLOADS/2023/06/PHX\_CTY\_PW\_STANDARDS\_FOR\_WATER\_FACILITIES\_2007\_COLLATED.PDF

ODOT STANDARD DRAWINGS  
HTTPS://WWW.OREGON.GOV/ODOT/ENGINEERING/PAGES/STANDARDS.ASPX

ROGUE VALLEY SEWER SERVICES STANDARD DRAWINGS  
HTTPS://WWW.RVSS-OR.GOV/ENGINEERS-AND-CONTRACTORS/STANDARD-DRAWINGS

GEOTECHNICAL REPORT FINALIZED BY GN NORTHERN, INC.. ON JULY 26, 2023

2. ALL GOVERNMENTAL SAFETY REGULATIONS SHALL BE STRICTLY ADHERED TO INCLUDING OSHA.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DULY NOTIFY THE CITY OF PHOENIX IN ADVANCE OF THE COMMENCEMENT OF ANY AUTHORIZED WORK AND TO SCHEDULE REQUIRED PRE-CONSTRUCTION MEETINGS AND INSPECTIONS. ANY REQUIRED INSPECTION TEST WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

4. THE APPROVAL OF THESE PLANS BY THE CITY OF PHOENIX DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF OTHER GOVERNING AGENCIES.

#### CAUTION - NOTICE TO CONTRACTOR

5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE PROJECT SURVEY AND OTHER RECORDS OF UTILITIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES 48 HOURS PRIOR TO PLANNED EXCAVATIONS.

6. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SET ARE BASED UPON COMPILED SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED WORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE.

7. EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION, DIAMETER, LENGTH, CONDITION, PIPE TYPE, SLOPE AND VERTICAL AND HORIZONTAL ALIGNMENT OF THE EXISTING ALIGNMENT OF THE PROPOSED POINTS OF CONNECTION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO INSTALLATION OF THE PROPOSED UTILITIES.

8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS, SPECIFICATIONS, CONSTRUCTION SWPPP, AND CONTRACT DOCUMENTS AT THE CONSTRUCTION SITE AT ALL TIMES.

10. CONSTRUCTION SIGNING AND TRAFFIC CONTROL SHALL BE PER THE CURRENT COPY OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO ODOT AND THE CITY OF PHOENIX AND OBTAIN APPROVAL PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

11. ALL VEHICLES AND EQUIPMENT SHALL BE KEPT WITHIN THE WORK AREAS ESTABLISHED FOR THAT WORK SHIFT UNLESS TRAVELING TO OR FROM THE SITE. UNDER NO CIRCUMSTANCES SHALL VEHICLES BE PARKED OR EQUIPMENT BE STORED OUTSIDE OF THESE AREAS.

12. OTHER CONSTRUCTION PROJECTS MAY OCCUR NEAR THE PROJECT SITE AND MAY BE IN PROGRESS CONCURRENT WITH THE PROJECT. THE CONTRACTOR SHALL COOPERATE AS NECESSARY AND NOT INTERFERE OR HINDER THE PROGRESS OR COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.

13. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS, APPURTENANCES, FITTINGS, ADAPTERS, SPOOL LENGTHS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY THE CITY OF PHOENIX AND THE PROJECT OWNER.

14. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE CONSTRUCTION" STATE OR BETTER.

15. DRIVEWAY ACCESS AND UTILITY SERVICE TO EXISTING HOMES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.

16. THE CONTRACTOR SHALL ASSUME THAT A PORTION OF THE SOILS WILL NOT PROVIDE SUFFICIENT STABILITY TO STAND UP IN VERTICAL TRENCH WALLS. THIS WILL RESULT IN WIDER TRENCHES, GREATER EARTHWORK VOLUMES, AND MORE SURFACE DISTURBANCE. THE CONTRACTOR SHALL ASSUME THAT A PORTION OF NATIVE SOILS WILL INCLUDE BOULDERS/CORBLES WHICH ARE GREATER THAN 24 INCHES IN DIAMETER WHICH WILL SLOW DOWN THE CONTRACTOR'S PROGRESS. THIS WILL RESULT IN WIDER TRENCHES, GREATER EARTHWORK VOLUMES, MORE SURFACE DISTURBANCE, AND MORE SURFACE RESTORATION THAN WHAT MAY BE SHOWN ON THE DRAWINGS.

17. THE REMOVAL, LOADING, AND HAULING OF EXCESS MATERIALS AS A RESULT OF DEMOLITION, TRENCHING, AND EXCAVATION ACTIVITIES SHALL BE DISPOSED OF AT A CONTRACTOR-PROVIDED WASTE SITE AT NO ADDITIONAL COST TO THE OWNER.

18. THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON A ALTA/NSPS LAND TITLE SURVEY THAT WAS ISSUED BY MTN2COAST LLC ON JULY 18, 2023. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND ALERT THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND

### ABBREVIATIONS

&	AND	L	LENGTH
∅	ANGLE	LB(S)	POUND(S)
±	APPROXIMATELY	LF	LINEAR FEET
⊕	AT	LP	LOW POINT ELEVATION
⊖	CENTERLINE	LT	LEFT
°	DEGREE		
′	EQUALS	MAX	MAXIMUM
′	FOOT	MFR	MANUFACTURER
′	GREATER THAN	MH	MANHOLE
>	INCH	MIN	MINIMUM, MINUTE
′	NUMBER	MISC	MISCELLANEOUS
%	PERCENT	MON	MONUMENT IN CASE
AC	ASPHALTIC CONCRETE	N	NORTH, NORTHING
ADD'L	ADDITIONAL	N/A	NOT APPLICABLE
ADJT	ADJACENT	NE	NORTHEAST
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AP	ANGLE POINT	NØ, NO	NUMBER
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARCH	ARCHITECT	NW	NORTHWEST
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC, OC	ON CENTER
ATB	ASPHALT TREATED BASE COURSE	OD	OUTSIDE DIAMETER
AVE	AVENUE	OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
BCR	BEGIN CURB RETURN	P	POWER, POWER VAULT
BFV	BUTTERFLY VALVE	PC	POINT OF CURVATURE
BGS	BELOW GROUND SURFACE	PCC	POINT OF COMPOUND CURVE OR PORTLAND CEMENT CONCRETE
BLK	BLOCK(S)	PED	PEDESTAL
BLDG	BUILDING	PI	POINT OF INTERSECTION
BM	BENCHMARK	R	PROPERTY LINE
BVC	BEGIN VERTICAL CURB	POC	POINT OF CONNECTION
		PP	POWER POLE
C	CONDUIT	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	PROP	PROPERTY
CF	CUBIC FEET	PSI	POUNDS PER SQUARE INCH
CIRC	CIRCUIT, CIRCULAR(R, TION)	PT	POINT OF TANGENCY
CIP	CAST-IN-PLACE	PVC	POINT OF VERTICAL CURVE
CIP MON	CAST-IN-PLACE MONUMENT	PVI	POINT OF VERTICAL INTERSECTION
CJ	CENTER JOINT	PVT	POINT OF VERTICAL TANGENT
⊕	CENTER LINE	PVMT	PAVEMENT
CL	CROWNLINE	PWR	POWER
CLR	CLEAR	QTY	QUANTITY
CO	CLEANOUT	R	RADIUS
COMM	COMMUNICATION	RD	ROAD, ROADWAY
COMPT	COMPACTED	REF	REFERENCE
CONC	CONCRETE	REINF	REINFORC(E, ED, ING, MENT)
CONST	CONSTRUCT	REQ'D	REQUIRED
CONT	CONTINU(E, ED, OUS, ATION)	REV	REVISION
COORD	COORDINATE	RIM	STRUCTURE RIM ELEVATION
CSBC	CRUSHED SURFACING BASE COURSE	RT	RIGHT TURN
CSTC	CRUSHED SURFACING TOP COURSE	R/W, ROW	RIGHT OF WAY
CULV	CULVERT	S	SOUTH OR SLOPE
CY	CUBIC YARD	SCHED	SCHEDULE
		SD, SDMH	STORM DRAIN, STORM DRAIN MANHOLE
D/W	DRIVEWAY	SE	SOUTHEAST
DEF	DEFLECTION	SECT	SECTION(S)
DEG	DEGREE	SHT	SHEET
DEMO	DEMOLISH/DEMOLITION	SP	SPRINKLER
DIA	DIAMETER	SQ	SQUARE
DIM	DIMENSION(S)	SQ FT	SQUARE FEET
DIP	DUCTILE IRON PIPE	SQ IN	SQUARE INCH
DR	DRIVE	SS	SANITARY SEWER
DWG(S)	DRAWING(S)	SSH	SANITARY SEWER MANHOLE
		ST	STREET
E	EAST OR ELECTRICAL	STA	STATION
EA	EACH	STD	STANDARD
ECR	END CURB RETURN	STRUCT	STRUCTUR(E, AL)
EHH	ELECTRICAL HANDHOLE	SW	SOUTHWEST
EL, ELEV	ELEVATION	SYS	SYSTEM
ELEC	ELECTRIC(AL)		
ENGR	ENGINEER	T	TELEPHONE OR TELEPHONE VAULT TO BE DETERMINED
EOP	EDGE OF PAVEMENT	TBD	TO BE DETERMINED
EQ	EQUAL(Y)	TBM	TEMPORARY BENCH MARK
EQUIP	EQUIPMENT	TC	TOP OF CURB ELEVATION
ESMT	EASEMENT	TELE	TELEPHONE
EVC	END VERTICAL CURVE	TEMP	TEMPORARY
EX, EXIST	EXISTING EXP EXPANSION	TP, T/P	TOP OF PIPE
EXP	EXPANSION	TYP	TYPICAL
		TW	TOP OF WALL ELEVATION
FDC	FIRE DEPARTMENT CONNECTION	UDG	UNDERGROUND
FF	FINISH FLOOR	VAP	VERTICAL ANGLE POINT
FG	FINISH GRADE ELEVATION	VC	VERTICAL CURVE
FH	FIRE HYDRANT	VERT	VERTICAL
FIN	FINISH(ED)	VOL	VOLUME
FL	FIRE LINE/FLANGE		
FT	FOOT/FEET	W	WEST, WIDTH, WIDE OR WATER
		W/	WITH
G	GAS	W/O	WITHOUT
GALV	GALVANIZED	WM	WATER MAIN OR WILLAMETTE
GV	GATE VALVE	WV	WATER VALVE
HMA	HOT MIX ASPHALT	XFMR	TRANSFORMER
HORIZ	HORIZONTAL		
HT	HEIGHT		
IE	INVERT ELEVATION		
IN	INCH		
JB, J-BOX	JUNCTION BOX		
JT	JOINT TRENCH		

### APPLICANT

CAPITAL GROWTH BUCHALTER  
361 SUMMIT BOULEVARD, SUITE 110  
BIRMINGHAM, AL 35243  
PHONE: 205.263.4589  
CONTACT: KIRK FARRELLY

### ENGINEER

JSA CIVIL, LLC  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98512  
PHONE: 360.515.9600  
CONTACT: CHARLIE SEVERS

### ARCHITECT

NWS ARCHITECTS INC. | CHADHA+ASSOCIATES  
200 W MONROE STREET, SUITE 2070  
CHICAGO, IL 60606  
PHONE: 312.332.2062 EXT. 232  
CONTACT: YESENIA FLORES

### LANDSCAPE ARCHITECT

SCJ ALLIANCE  
8730 TALLON LANE NE, SUITE 200  
LACEY, WA 98516  
PHONE: 360.970.8257  
CONTACT: ANGIE VOS

### GEOTECHNICAL

GN NORTHERN, INC.  
722 N 16TH AVE #31  
YAKIMA, WA 98902  
PHONE: 509.248.9798  
CONTACT: KARL HARMON

### SURVEYOR

MTN2COAST LLC  
2320 MOTTMAN RD SW, SUITE 106  
TUMWATER, WA 98512  
PHONE: 360.688.1949  
CONTACT: TREVOR MCLAUGHLIN

### SITE INFORMATION

ADDRESS: 4000 S. PACIFIC HIGHWAY  
PARCEL: 381W09A-2400 & 381W09A-2500  
ACRES: ±1.02  
ZONING: COMMERCIAL HIGHWAY

### LEGAL DESCRIPTION

SEE ALTA

### HORIZONTAL DATUM

OREGON COORDINATE REFERENCE SYSTEM (OCRS):  
GRANTS PASS - ASHLAND ZONE, NAD 83/2011 BASED  
ON GPS TIES TO OREGON DEPARTMENT OF  
TRANSPORTATION NETWORK CONTROL MONUMENTS  
2016212 AND 2016208. SEE RS(5).

### VERTICAL DATUM

NAVD 88 BASED ON GPS TIES TO OREGON DEPARTMENT  
OF TRANSPORTATION NETWORK CONTROL MONUMENT NO.  
2016212; ELEVATION OF 1488.44.

### GOVERNING AGENCY

THE CITY OF PHOENIX  
220 N. MAIN STREET  
PHOENIX, OR 97535  
PHONE: 541.535.1955

### UTILITIES

### DRAFTING SYMBOLS

XX	.....CONSTRUCTION NOTE NUMBER
XX	.....CONSTRUCTION NOTE NUMBER
X	.....CONSTRUCTION NOTE NUMBER
XX-A	.....SECTION NUMBER
XX-01	.....SHEET NUMBER SECTION IS LOCATED ON

### WATER

CITY OF PHOENIX

GAS  
AVISTA UTILITIES  
800.227.9187

CABLE  
CHARTER COMMUNICATIONS  
866.731.5420

SEWER  
ROGUE VALLEY SEWER SERVICE  
PHONE: 541.779.4144

PHONE  
CENTURY LINK  
PHONE: 800.244.1111

### SHEET INDEX

SHEET	TITLE
CV-01	COVER SHEET & GENERAL NOTES
SV-01	SURVEY ALTA/NSPS
SV-02	SURVEY ALTA/NSPS
SP-01	OVERALL SITE PLAN
UT-01	OVERALL UTILITY PLAN
CG-01	STORMWATER & GRADING PLAN

REVISIONS

PROJECT NO: 152.003  
DRAWN: R. SATAK  
CHECKED: C. SEVERS  
SUBMITTAL DATES

OTB DATE: 09/27/2023

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98501

REGISTERED PROFESSIONAL ENGINEER  
98077PE  
OREGON  
JUNE 30, 2024  
CHARLIE SEVERS  
09/27/2023

PHOENIX, OR DOLLAR GENERAL  
COMMERCIAL DEVELOPMENT PROJECT  
4000 S PACIFIC HIGHWAY  
PHOENIX, OREGON

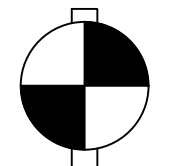
**CAPITAL GROWTH BUCHALTER**

SHEET TITLE  
COVER SHEET & GENERAL NOTES

SHEET  
CV-01

### CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



VERTICAL DATUM  
NAVD 88

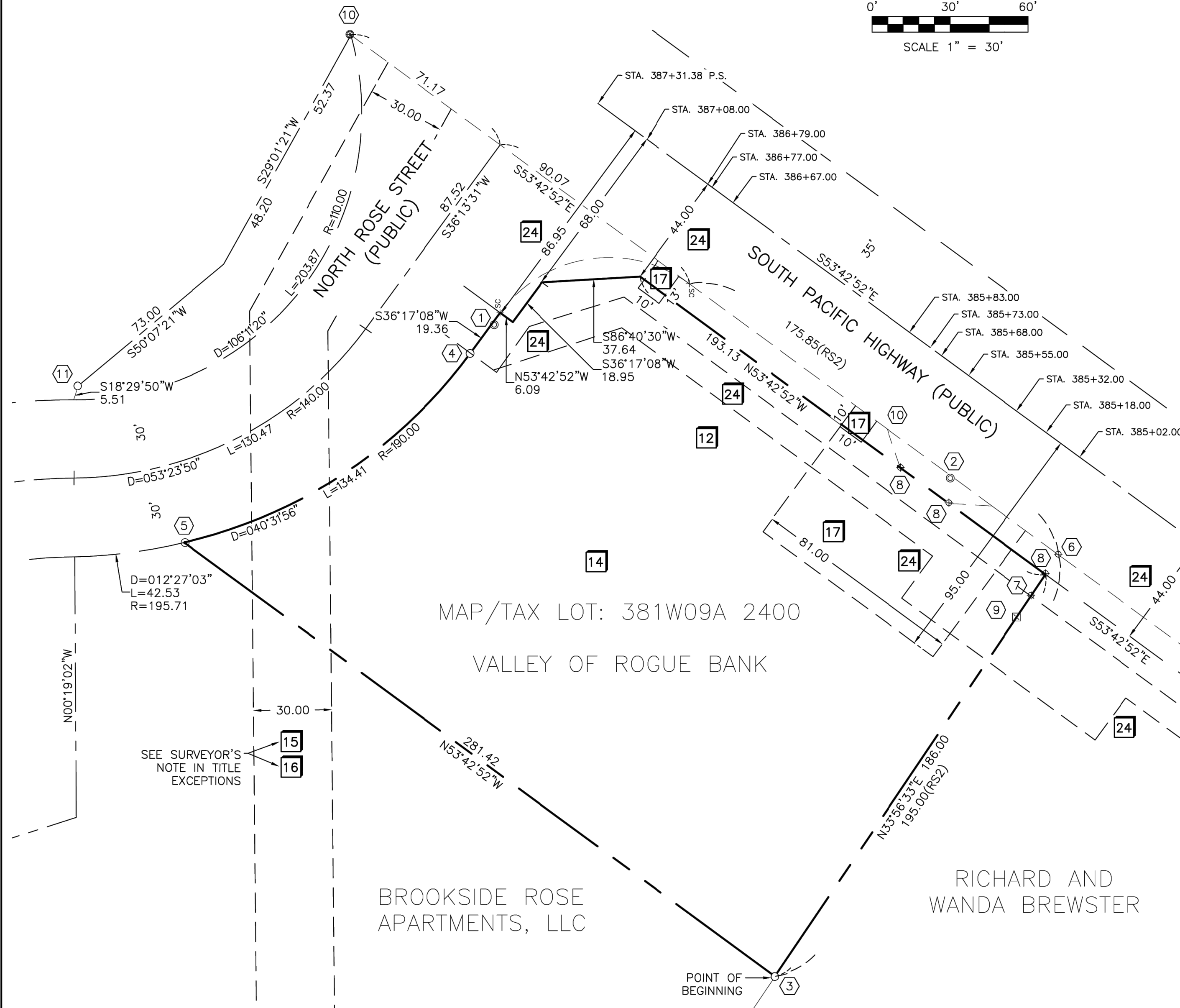
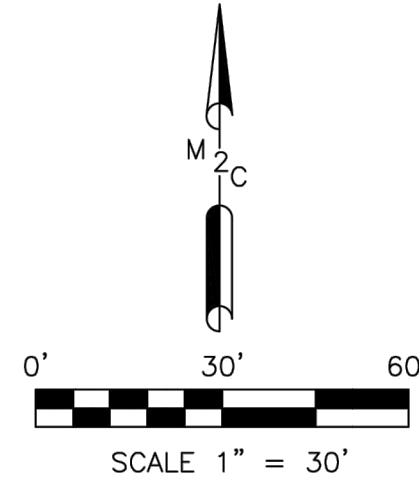


RS(X) REFERENCED SURVEYS

- JACKSON COUNTY SURVEY NO. 8019.
- BARNUM SUBDIVISION SURVEY NO. 8254.
- JACKSON COUNTY SURVEY NO. 7829.
- JACKSON COUNTY SURVEY NO. 11000.
- OREGON DEPARTMENT OF TRANSPORTATION HORIZONTAL CONTROL, RECOVERY AND RETRACEMENT MAP, JACKSON COUNTY SURVEY NO. 22683.

LEGEND

- ⊠ FOUND HUB
- ⊕ FOUND MAG NAIL
- ⊙ FOUND REBAR WITHOUT CAP
- ⊕ FOUND PK NAIL
- FOUND REBAR AND CAP
- +50 SET SCRIBE ON CONCRETE ABOVE METAL DETECTION READING
- ⊙ SET REBAR AND CONTROL CAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION PER AMERITITLE TITLE REPORT NO. 585405AM DATED MARCH 28, 2023:

BEGINNING AT THE SOUTHERLY CORNER OF DONATION LAND CLAIM NO. 41 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00°14'25" WEST ALONG THE EAST LINE OF SAID CLAIM 857.50 FEET TO A 3/4" IRON PIPE; THENCE NORTH 34°15'35" EAST 298.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 34°15'35" EAST 195 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE PACIFIC HIGHWAY; THENCE NORTH 53°23'50" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 175.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 52.0 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD BEARS SOUTH 81°36'10" WEST 73.54 FEET) 81.68 FEET; THENCE SOUTH 36°36'10" WEST 19.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 190.0 FOOT RADIUS CURVE TO THE RIGHT TO A POINT WHICH BEARS NORTH 53°23'50" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°23'50" EAST TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED MARCH 4, 2021 AS DOCUMENT NO. 2021-009783, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON;

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 12, 2023 AS DOCUMENT NO. 2023-014482, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES

- INSTRUMENT USED: SOKKIA IX TOTAL STATION AND TOPCON VR GPS.
- SURVEY COMPLETED 06/22/2023.
- ALL MONUMENTS SHOWN AS FOUND VISITED 06/2023.
- PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
- CONTOURS WERE ESTABLISHED FROM FIELD MAPPING, 1' CONTOURS SHOWN.
- MTN2COAST (M2C) WAS RETAINED BY JSA - CIVIL TO COMPLETE AN ALTA/NSPS LAND TITLE SURVEY OF THE JACKSON COUNTY MAP/TAX PARCEL 381W09A 2400.

(X) MONUMENT NOTES

- FOUND 1" COPPER PLUG MARKED "ODOT 20162-12"; USED AS GPS BASE POINT - NOT A PROPERTY CORNER.
- FOUND 1" COPPER PLUG MARKED "ODOT 20132-08" - NOT A PROPERTY CORNER.
- FOUND 5/8" REBAR WITH UNREADABLE YELLOW PLASTIC CAP.
- FOUND REBAR WITH SMASHED, FADED RED CAP.
- FOUND 5/8" REBAR WITH PINK FLAGGING ATTACHED.
- FOUND MAG NAIL WITH PINK WHISKERS NEXT TO LATH MARKED "EXISTING RIGHT OF WAY/PROPERTY LINE".
- FOUND MAG NAIL WITH PINK WHISKERS NEXT TO LATH MARKED "PERMANENT EASEMENT/PROPERTY LINE".
- FOUND MAG NAIL WITH PINK WHISKERS NEXT TO LATH MARKED "EXISTING RIGHT OF WAY".
- FOUND HUB NEXT TO LATH MARKED "TEMPORARY EASEMENT/PROPERTY LINE".
- FOUND PINK PAINT CIRCLE WITH PINK DOT IN CENTER MARKED "EXISTING RIGHT OF WAY".
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LJ FRIAR & ASSOC PC".

CERTIFICATION

TO: CAPITAL GROWTH BUCHHALTER, INC.  
AMERITITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 9, 11(B), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JUNE 2023.

DATE OF PLAT OR MAP: JULY 18, 2023.

*Blair E. Prigge*

BLAIR E. PRIGGE, PLS 38985

NARRATIVE

MTN2COAST WAS RETAINED BY JSA - CIVIL TO COMPLETE AN ALTA/NSPS LAND TITLE SURVEY OF JACKSON COUNTY MAP/TAX LOT 381W09A 2400. WE ESTABLISHED THE SOUTHEAST CORNER OF DLC NO. 41 BY TYING INTO MONUMENTS PER RS(3 AND 4) ALONG THE SOUTHWEST LINE OF OUR PARCEL. NORTH ROSE STREET WAS ESTABLISHED PER RS(1 AND 2). SOUTH PACIFIC HIGHWAY WAS ESTABLISHED PER RS(1 AND 5). ALL MONUMENTS FIT POSSESSION LINES WELL. A PORTION OF THE SIDEWALK NORTH ROSE STREET ENCROACHES ON THE PROPERTY AS SHOWN ON SV-2.

ALTA/NSPS LAND TITLE TABLE A SURVEY NOTES

COMMITMENT FOR TITLE INSURANCE BY AMERITITLE INSURANCE COMPANY, COMMITMENT NO. 585405AM, DATED MARCH 28, 2023.

- MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY ARE SHOWN ON MAP.
- 4000 SOUTH PACIFIC HIGHWAY PHOENIX, OR 97535.
- ACCORDING TO FEMA FIRM MAP 41029C1987F DATED 05/03/2011, THE PROPERTY LIES IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD.
- GROSS LAND AREA: 46037 SQUARE FEET. 1.06 ACRES.
- VERTICAL RELIEF, SEE CONTOURS ON MAP (SEE SV-2).
- ZONING COMMERCIAL HIGHWAY - NO ZONING REPORT PROVIDED BY CLIENT.
- NO BUILDINGS ON SITE. REMNANTS OF OLD BUILDING EXIST.
- 32 REGULAR PARKING STALLS AND 2 HANDICAP PARKING STALLS ON SITE (34 TOTAL STALLS).
- LOCATION OF UTILITIES SHOWN ON MAP (ALSO SEE UTILITY NOTE ON SV-2).
- NAMES OF ADJOINING OWNERS ACCORDING TO JACKSON COUNTY DATABASE SHOWN ON SV-1.

EXCEPTION ABBREVIATIONS

- S - SHOWN ON SURVEY
- N - NOT SURVEYABLE
- A - AFFECTS PART OF THE SITE
- B - COVERS ENTIRE SITE
- DN - DOES NOT AFFECT SITE
- AS - ADJACENT SURVEYS
- NS - NOT SHOWN ON MAP

(X) TITLE EXCEPTIONS FROM AMERITITLE INSURANCE COMPANY, FILE NO. 585405AM, DATED JULY 20, 2023

SCHEDULE B EXCEPTIONS/SPECIAL EXCEPTIONS 1 THROUGH 11, AND 19 THROUGH 23 ARE GENERAL EXCEPTIONS AND ARE NOT APPLICABLE TO SURVEY.

- N 12. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: ERECT AND MAINTAIN ONE ANCHOR WITH THE NECESSARY WIRES AND FIXTURES AND TO KEEP FREE OF FOLIAGE  
RECORDING DATE: JANUARY 27, 1921  
BOOK: 133, PAGE 77  
AREA AFFECTED: SAID PREMISES  
SURVEYOR'S NOTE: NO ANCHOR NOTICED ON SITE
- N, DN 13. EASEMENT INCLUDING TERMS AND PROVISIONS THEREOF; GRANTEE: CALIFORNIA OREGON POWER COMPANY  
PURPOSE: TRANSMISSION LINES, IF ANY, OVER, UNDER, AND ACROSS  
RECORDING DATE: MARCH 6, 1924  
BOOK: 149 PAGE 60  
AREA AFFECTED: SAID PREMISES  
SURVEYOR'S NOTE: LOT NO. 13 OF FAYE ADDITION, NOT OUR SITE
- S, B, N 14. AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF; PURPOSE: ZONE CHANGES  
RECORDING DATE: NOVEMBER 20, 1978  
INSTRUMENT NO.: 79-03796  
SURVEYOR'S NOTE: LAND ANNEXED TO THE CITY OF PHOENIX FOR CHANGES IN ZONING
- S, A 15. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: GREGORY J. ADAMS AND DAN E. BUNN  
PURPOSE: INGRESS AND EGRESS EASEMENT  
RECORDING DATE: JANUARY 26, 1979  
INSTRUMENT NO.: 79-02161  
AREA AFFECTED: SAID PREMISES  
SURVEYOR'S NOTE: EASEMENT SHOULD BE RELINQUISHED
- S, A 16. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: GREGORY J. ADAMS AND DAN E. BUNN  
PURPOSE: INGRESS AND EGRESS EASEMENT  
RECORDING DATE: JANUARY 26, 1979  
INSTRUMENT NO.: 79-02470  
AREA AFFECTED: SAID PREMISES  
SURVEYOR'S NOTE: EASEMENT SHOULD BE RELINQUISHED
- S, A 17. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT FOR WORK AREA AND PERMANENT EASEMENT FOR SIGN  
RECORDING DATE: MARCH 4, 2021  
INSTRUMENT NO.: 2021-009783  
AREA AFFECTED: SAID PREMISES  
SURVEYOR'S NOTE: TEMPORARY CONSTRUCTION EASEMENT 95 FEET WIDE LYING SOUTHWEST OF SOUTH PACIFIC HIGHWAY CENTERLINE AND PERMANENT SIGN EASEMENT 48 FEET WIDE LYING SOUTHWEST OF SOUTH PACIFIC HIGHWAY CENTERLINE
- 18. SAME AS 17.
- S, A 24. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION  
PURPOSE: PERMANENT EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC, AND COMMUNICATION SERVICE LINES, FIXTURES, AND FACILITIES AND TEMPORARY WORK AREA EASEMENT  
RECORDING DATE: JULY 12, 2023  
INSTRUMENT NO.: 2023-014482  
AREA AFFECTED: SAID PREMISES  
SURVEYOR'S NOTE: ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE STATE OF OREGON, PERMANENT EASEMENT FOR SLOPES AND UTILITIES, AND A FOUR YEAR TEMPORARY WORK AREA EASEMENT.

UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

DATUM

HORIZONTAL - OREGON COORDINATE REFERENCE SYSTEM (OCRS): GRANTS PASS - ASHLAND ZONE, NAD 83/2011 BASED ON GPS TIES TO OREGON DEPARTMENT OF TRANSPORTATION NETWORK CONTROL MONUMENTS 2016212 AND 2016208. SEE RS(5).

VERTICAL - NAVD 88 BASED ON GPS TIES TO OREGON DEPARTMENT OF TRANSPORTATION NETWORK CONTROL MONUMENT NO. 2016212; ELEVATION OF 1488.44.

DATE	09/07/2023
SCALE	1" = 30'
M2C PROJECT NO.:	23-131
DRAWN	TLM
CHECKED	GMB
APPROVED	BEP

REGISTERED PROFESSIONAL LAND SURVEYOR

*Blair E. Prigge*

OREGON  
JULY 09, 2002  
BLAIR E. PRIGGE  
38985  
RENEW 12/31/2024

MTN2COAST LLC

PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360.688.1949

PROJECT NAME:  
PHOENIX, OREGON  
DOLLAR GENERAL  
ALTA/NSPS LAND TITLE SURVEY

CLIENT NAME:  
JSA CIVIL

SHEET NAME:  
SV-1

SHEET NO.  
1 OF 2



**LINE TYPES**

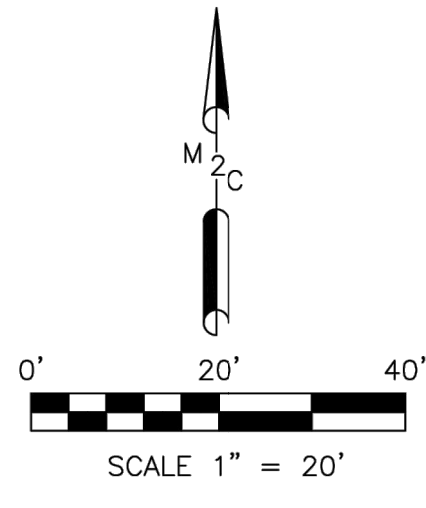
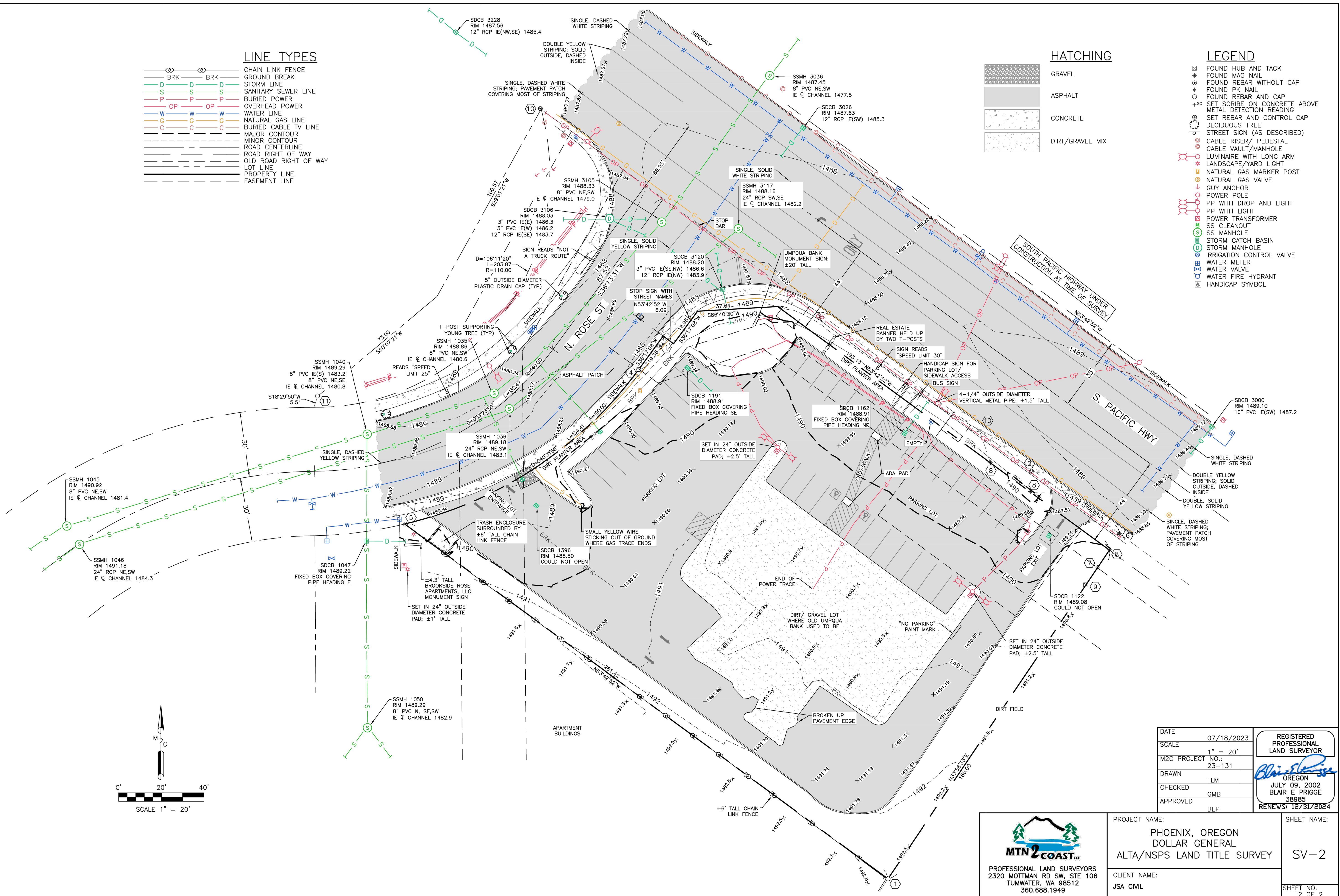
BRK	CHAIN LINK FENCE
BRK	GROUND BREAK
D	STORM LINE
S	SANITARY SEWER LINE
P	BURIED POWER
OP	OVERHEAD POWER
W	WATER LINE
G	NATURAL GAS LINE
C	BURIED CABLE TV LINE
C	MAJOR CONTOUR
C	MINOR CONTOUR
C	ROAD CENTERLINE
C	ROAD RIGHT OF WAY
C	OLD ROAD RIGHT OF WAY
C	LOT LINE
C	PROPERTY LINE
C	EASEMENT LINE

**HATCHING**

[Hatched Pattern]	GRAVEL
[Hatched Pattern]	ASPHALT
[Hatched Pattern]	CONCRETE
[Hatched Pattern]	DIRT/GRAVEL MIX

**LEGEND**

[Symbol]	FOUND HUB AND TACK
[Symbol]	FOUND MAG NAIL
[Symbol]	FOUND REBAR WITHOUT CAP
[Symbol]	FOUND PK NAIL
[Symbol]	FOUND REBAR AND CAP
[Symbol]	SET SCRIBE ON CONCRETE ABOVE METAL DETECTION READING
[Symbol]	SET REBAR AND CONTROL CAP
[Symbol]	DECIDUOUS TREE
[Symbol]	STREET SIGN (AS DESCRIBED)
[Symbol]	CABLE RISER/ PEDESTAL
[Symbol]	CABLE VAULT/MANHOLE
[Symbol]	LUMINAIRE WITH LONG ARM
[Symbol]	LANDSCAPE/YARD LIGHT
[Symbol]	NATURAL GAS MARKER POST
[Symbol]	NATURAL GAS VALVE
[Symbol]	GUY ANCHOR
[Symbol]	POWER POLE
[Symbol]	PP WITH DROP AND LIGHT
[Symbol]	PP WITH LIGHT
[Symbol]	POWER TRANSFORMER
[Symbol]	SS CLEANOUT
[Symbol]	SS MANHOLE
[Symbol]	STORM CATCH BASIN
[Symbol]	STORM MANHOLE
[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	WATER FIRE HYDRANT
[Symbol]	HANDICAP SYMBOL

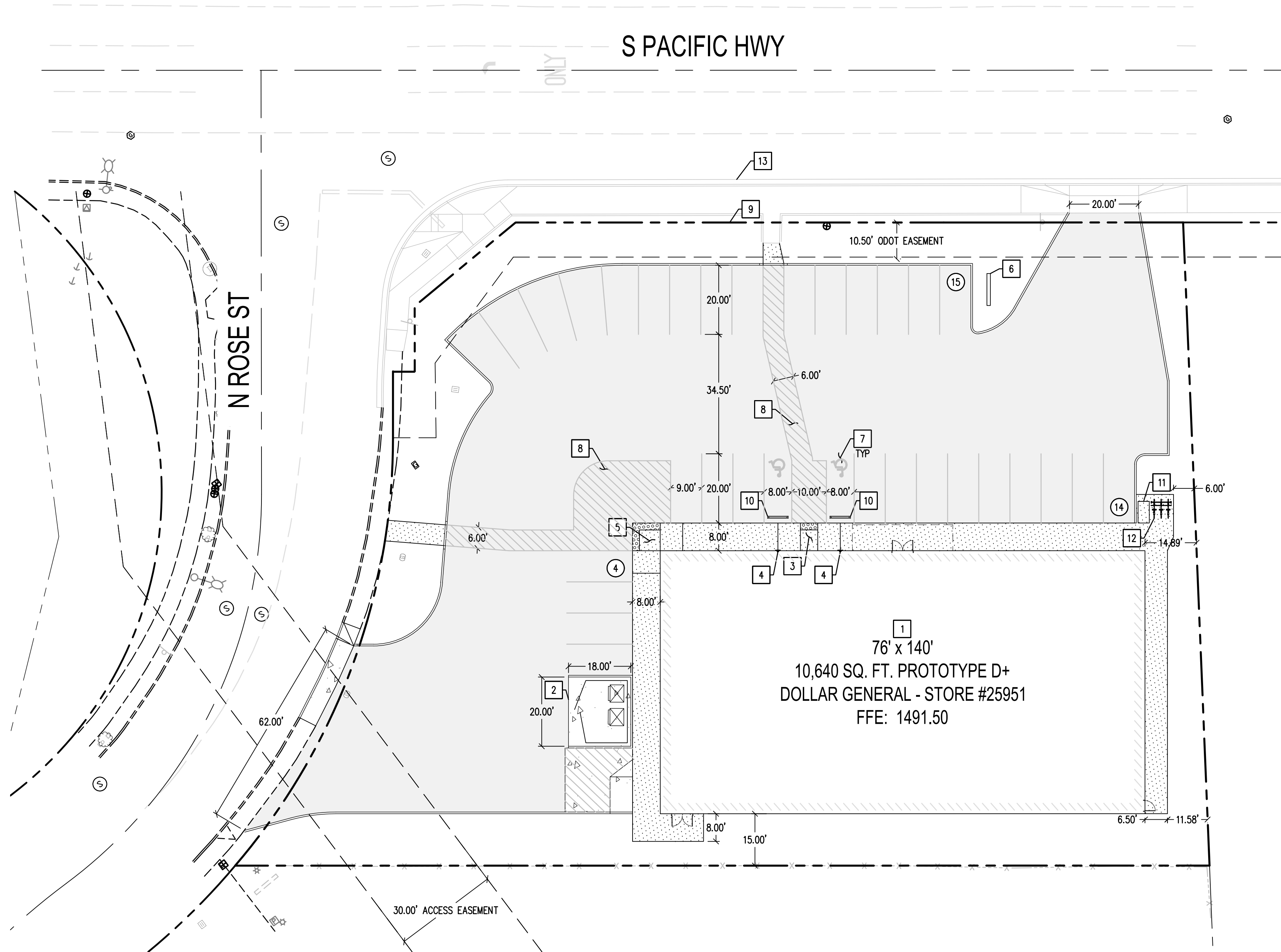


DATE	07/18/2023	REGISTERED PROFESSIONAL LAND SURVEYOR
SCALE	1" = 20'	
M2C PROJECT NO.:	23-131	<i>Blair E. Prigge</i> OREGON JULY 09, 2002 BLAIR E. PRIGGE 38985 RENEW: 12/31/2024
DRAWN	TLM	
CHECKED	GMB	
APPROVED	BEP	

 PROFESSIONAL LAND SURVEYORS 2320 MOTTMAN RD SW, STE 106 TUMWATER, WA 98512 360.688.1949	PROJECT NAME: <b>PHOENIX, OREGON DOLLAR GENERAL ALTA/NSPS LAND TITLE SURVEY</b>	SHEET NAME: <b>SV-2</b>
	CLIENT NAME: JSA CIVIL	SHEET NO. 2 OF 2



**NOT FOR CONSTRUCTION**



**LEGEND**

- PROPERTY LINE
- - - - - EXISTING CHANNELIZATION
- - - - - EXISTING FENCE
- [Hatched Box] PROPOSED BUILDING
- [Dotted Box] CEMENT CONCRETE BARRIER CURB
- [Dotted Box] CEMENT CONCRETE SIDEWALK
- [Solid Grey Box] ASPHALT PAVEMENT
- [Dotted Box] CEMENT CONCRETE PAVEMENT
- (XX) STALL COUNT

**[X] CONSTRUCTION NOTES**

1. PROPOSED BUILDING: SEE ARCHITECTURAL PLANS
2. TRASH ENCLOSURE: SEE ARCHITECTURAL PLANS
3. PARALLEL CURB RAMP
4. ACCESSIBLE PARKING PLACARD AFFIXED TO BUILDING
5. PERPENDICULAR CURB RAMP
6. LIGHTED PYLON SIGN: BY DOLLAR GENERAL SIGN VENDOR
7. ACCESSIBLE PARKING STALL
8. 4" WIDE 45° DIAGONAL STRIPING AT 18" O.C. TWO (2) COATS OF WHITE PAINT W/ 7 MIL DFT PER COAT
9. FUTURE RIGHT-OF-WAY LINE AFTER DEDICATION TO ODOT
10. PRECAST CEMENT CONCRETE WHEEL STOP
11. LONG TERM BIKE LOCKER
12. SHORT TERM BIKE STORAGE
13. CURB, CUTTER, & SIDEWALK ALONG S PACIFIC HIGHWAY TO BE COMPLETED BY ODOT

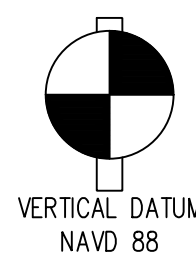
**SITE DATA AND ZONING INFORMATION**

APPROXIMATE ACREAGE	1.02 ACRES ± (44,272 SF)
ZONING	(CH) COMMERCIAL HIGHWAY
PARKING REQUIRED	1 PER 350 SF FLOOR SPACE = 10,640 SF / 350 SF 30.4 ~ 31 TOTAL SPACES, 2 ACCESSIBLE SPACES
PARKING PROVIDED	33 TOTAL SPACES / 2 ACCESSIBLE SPACES
BIKE SPACES REQUIRED	THE GREATER OF 4 SPACES OR 1 SPACE PER 5,000 SF 10,640 SF / 5,000 SF = 2.13 TOTAL REQUIRED = 4 SPACES
BIKE SPACES PROVIDED	3 SHORT TERM BIKE STORAGE SPACES, 1 LONG TERM BIKE LOCKER

SEP 27, 2023 6:53:55pm User: mack N:\PROJECTS\152 CAPITAL GROWTH\BUCHALTER\152.003 PHOENIX, OR DOLLAR GENERAL (MCD)\152.003 SP-01.DWG

**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



REVISIONS

---

PROJECT NO:  
152.003

DRAWN:  
R. SATAK

CHECKED:  
C. SEVERS

SUBMITTAL DATES

---

OTB DATE:  
09/27/2023

---

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98501

---

STAMP  
REGISTERED PROFESSIONAL ENGINEER  
96077PE  
OREGON  
JUNE 30, 2024  
CHARLIE SEVERS  
09/27/2023

---

PHOENIX, OR DOLLAR GENERAL  
COMMERCIAL DEVELOPMENT PROJECT  
4000 S PACIFIC HIGHWAY  
PHOENIX, OREGON

---

**CAPITAL GROWTH  
BUCHALTER**

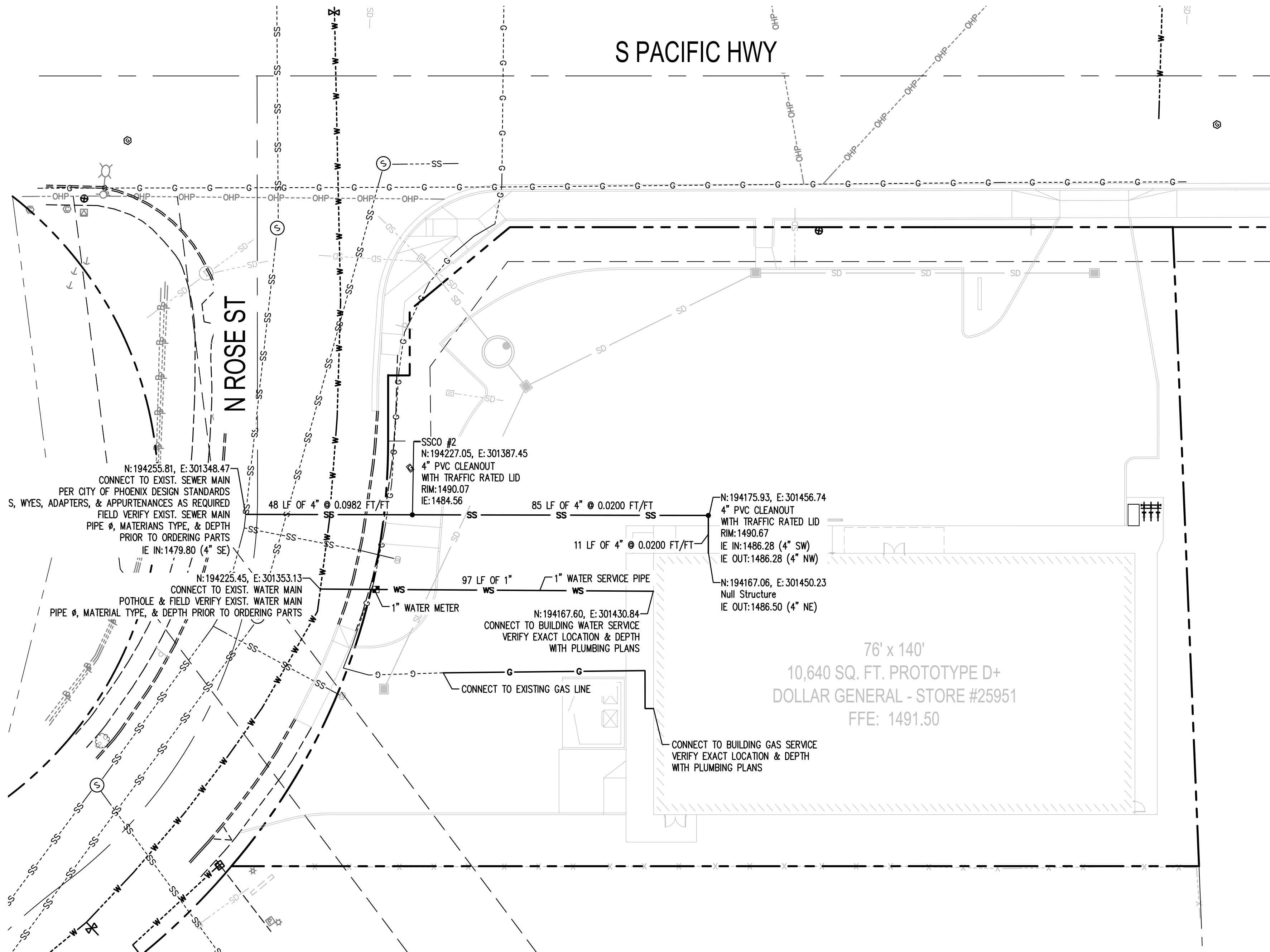
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SHEET TITLE  
OVERALL SITE PLAN

---

SHEET  
SP-01

**NOT FOR CONSTRUCTION**



**LEGEND**

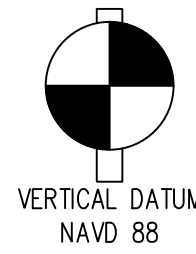
- PROPERTY LINE
- - - EXISTING CHANNELIZATION
- SD-SD- EXISTING STORM LINE
- W-W- EXISTING WATER LINE
- SS-SS- EXISTING SEWER LINE
- G-G- EXISTING GAS LINE
- C-C- EXISTING CABLE LINE
- OHP-OHP- EXISTING OVERHEAD POWER LINE
- P-P- EXISTING POWER LINE
- EXISTING CATCH BASIN
- ⊙ EXISTING STORM MANHOLE
- ⊕ EXISTING IRRIGATION VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING SEWER CLEANOUT
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING NATURAL GAS MARKER POST
- ⊕ EXISTING NATURAL GAS VALVE
- ⊕ EXISTING CABLE RISER
- ⊕ EXISTING CABLE VAULT
- ⊕ EXISTING LUMINAIRE WITH LONG ARM
- ⊕ EXISTING LANDSCAPE LIGHT
- ⊕ EXISTING GUY ANCHOR
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH DROP AND LIGHT
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊕ EXISTING POWER TRANSFORMER
- ▨ PROPOSED BUILDING
- SD — STORM LINE
- G — GAS LINE
- WS — WATER SERVICE LINE
- SS — SEWER LINE

REVISIONS
PROJECT NO: 152.003 DRAWN: R. SATAK CHECKED: C. SEVERS SUBMITTAL DATES:
OTB DATE: 09/27/2023
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
STAMP 
PHOENIX, OR DOLLAR GENERAL COMMERCIAL DEVELOPMENT PROJECT 4000 S PACIFIC HIGHWAY PHOENIX, OREGON
<b>CAPITAL GROWTH</b> <b>BUCHALTER</b> 
SHEET TITLE <b>OVERALL UTILITY PLAN</b>
SHEET <b>UT-01</b>

SEP 27, 2023 6:04:19pm User: rshah  
N:\PROJECTS\152 CAPITAL GROWTH\BUCHALTER\152.003 PHOENIX, OR DOLLAR GENERAL\152.003 UT-01.DWG

**CALL BEFORE YOU DIG**

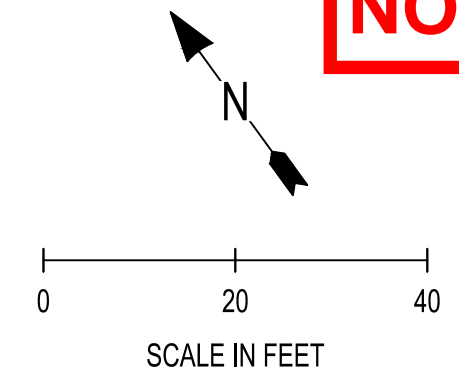
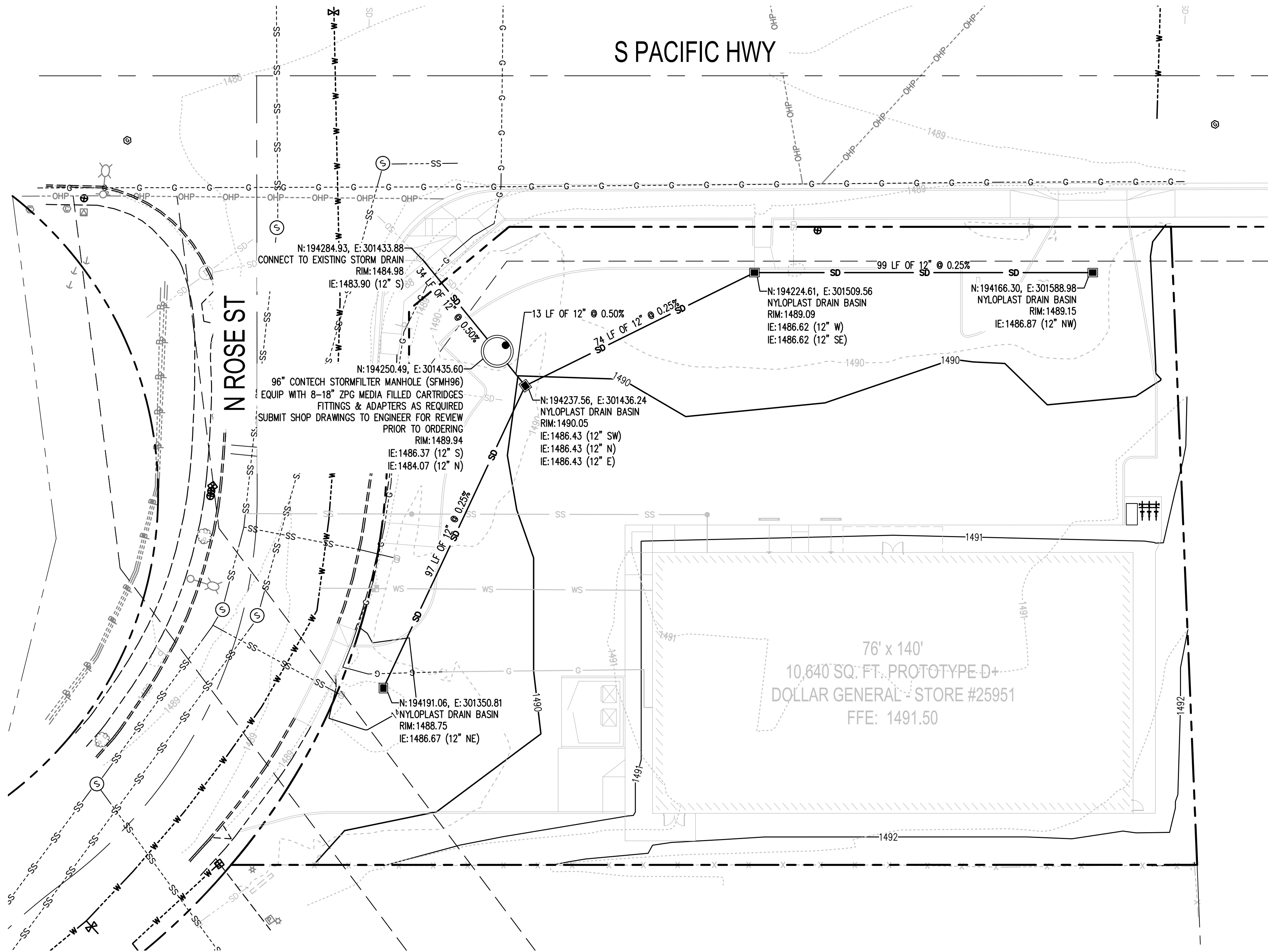
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



VERTICAL DATUM  
NAV D 88



**NOT FOR CONSTRUCTION**



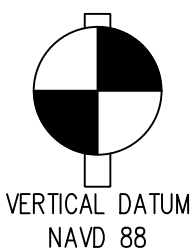
**LEGEND**

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- GRADE BREAK
- EXISTING CHANNELIZATION
- EXISTING STORM LINE
- EXISTING CATCH BASIN
- PROPOSED BUILDING
- CEMENT CONCRETE BARRIER CURB
- WATER SERVICE LINE
- SEWER LINE
- STORM LINE
- CATCH BASIN

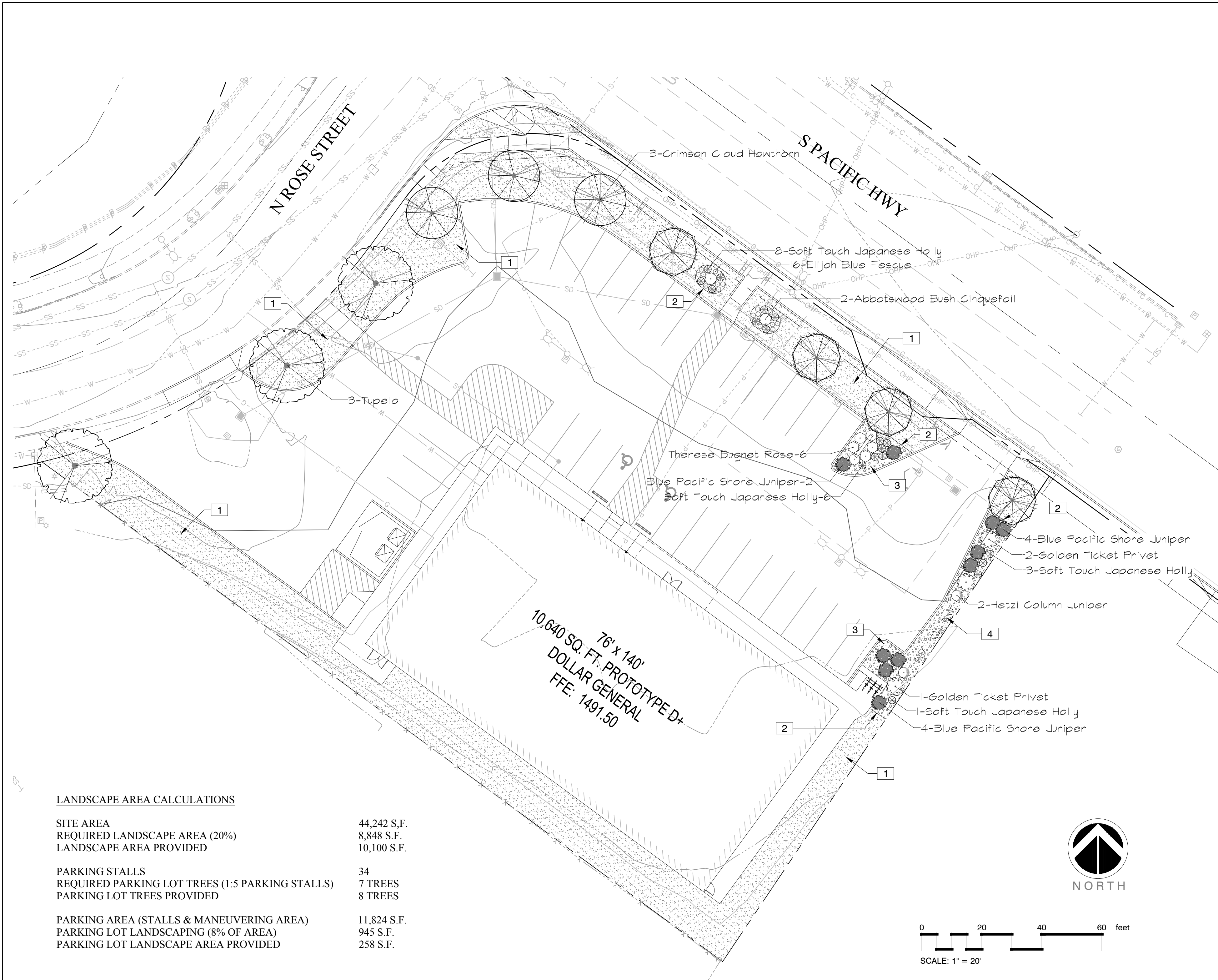
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**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



REVISIONS	
PROJECT NO: 152.003	
DRAWN: R. SATAK	
CHECKED: C. SEVERS	
SUBMITTAL DATES	
OTB DATE: 09/27/2023	
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501	
PHOENIX, OR DOLLAR GENERAL COMMERCIAL DEVELOPMENT PROJECT 4000 S PACIFIC HIGHWAY PHOENIX, OREGON	
<b>CAPITAL GROWTH BUCHALTER</b>	
SHEET TITLE <b>STORMWATER &amp; GRADING PLAN</b>	
SHEET <b>CG-01</b>	



**LANDSCAPE AREA CALCULATIONS**

SITE AREA	44,242 S.F.
REQUIRED LANDSCAPE AREA (20%)	8,848 S.F.
LANDSCAPE AREA PROVIDED	10,100 S.F.
<b>PARKING STALLS</b>	<b>34</b>
REQUIRED PARKING LOT TREES (1:5 PARKING STALLS)	7 TREES
PARKING LOT TREES PROVIDED	8 TREES
<b>PARKING AREA (STALLS &amp; MANEUVERING AREA)</b>	<b>11,824 S.F.</b>
PARKING LOT LANDSCAPING (8% OF AREA)	945 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	258 S.F.

**REFERENCE NOTES SCHEDULE**

	<b>1</b>	SOD LAWN	
	<b>2</b>	LAWN EDGE	5/LS-02
	<b>3</b>	DECORATIVE ROCK MULCH	
	<b>4</b>	LANDSCAPE BOULDER	

**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
	4	SPRING FLURRY® ALLEGHENY SERVICEBERRY AMELANCHIER LAEVIS 'JFS-ARB'	1.75" CAL, B&B/CONT
	3	CRIMSON CLOUD HAWTHORN CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	2" CAL, B&B/CONT
	3	TUPELO NYSSA SYLVATICA	2" CAL, B&B/CONT
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
	18	SOFT TOUCH JAPANESE HOLLY ILEX CRENATA 'SOFT TOUCH'	2 GAL
	2	HETZI COLUMN JUNIPER JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	5 GAL
	10	BLUE PACIFIC SHORE JUNIPER JUNIPERUS CONFERTA 'BLUE PACIFIC'	5 GAL
	3	GOLDEN TICKET® PRIVET LIGUSTRUM X VICARYI 'NCLX1'	5 GAL
	2	ABBOTSWOOD BUSH CINQUEFOIL POTENTILLA FRUTICOSA 'ABBOTSWOOD'	5 GAL
	6	THERESE BUGNET ROSE ROSA RUGOSA 'THERESE BUGNET'	5 GAL
ORNAMENTAL GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
	16	ELIJAH BLUE FESCUE FESTUCA GLAUCA 'ELIJAH BLUE'	1 GAL

**SHEET NOTES**

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

Sep 25, 2023 11:36:17am User: arnold.oss  
 X:\PROJECTS\2372 SEA DATA\_LLC\23-000440 DOLLAR GENERAL PHOENIX, OR\CAD\23-000440 X-LS.DWG

REVISIONS	DATE	BY

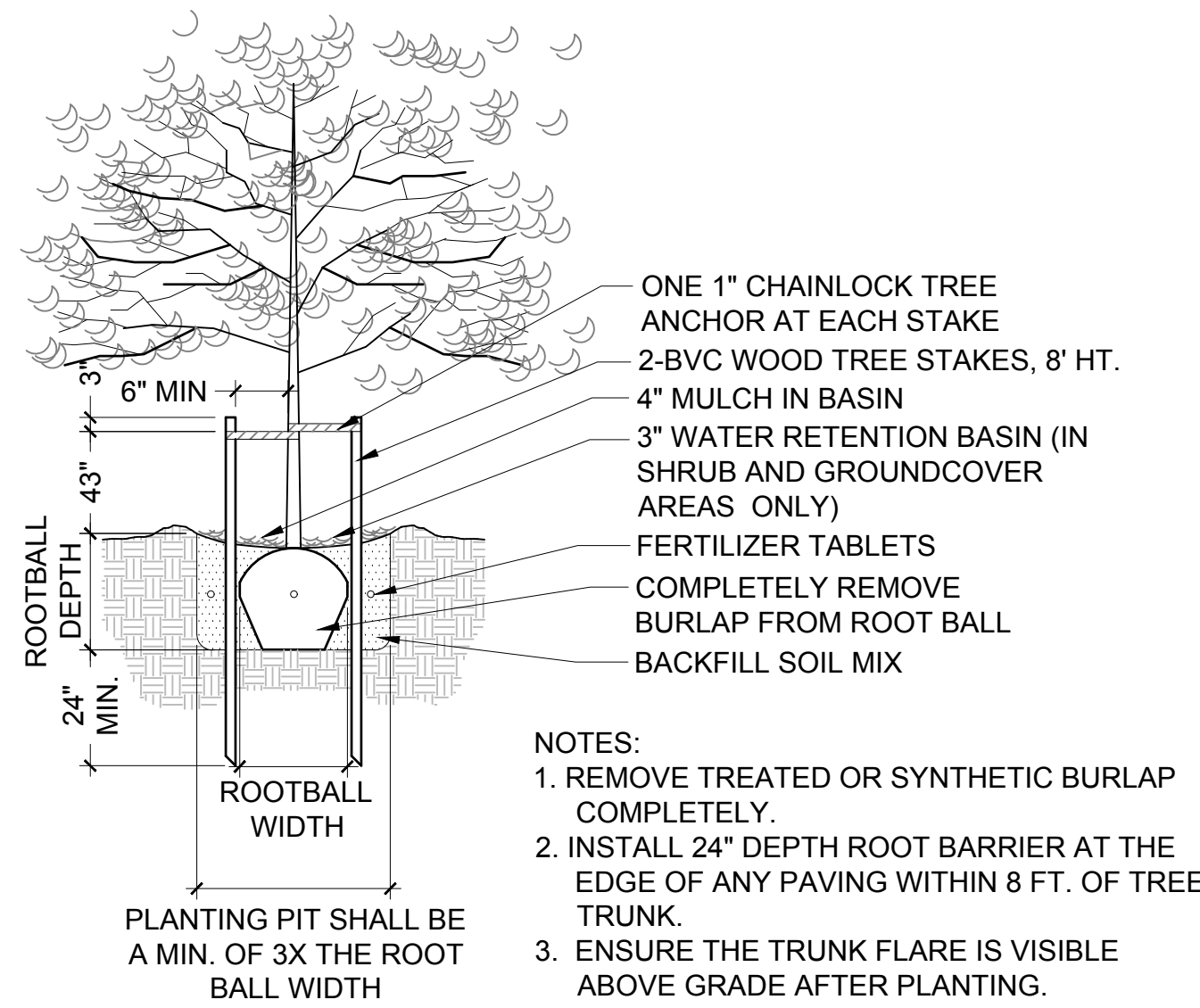
**SCJ ALLIANCE**  
 CONSULTING SERVICES  
 8730 TALLON LANE, NE, SUITE 200, LACEY, WA 98516  
 P: 360.352.1465  
 SCJALLIANCE.COM

LANDSCAPE PLAN  
 DOLLAR GENERAL  
 PHOENIX, OREGON

SHEET TITLE: LANDSCAPE PLAN  
 PROJECT NAME: DOLLAR GENERAL  
 SEAL: REGISTERED LA 634  
 TRENT L. GRANTHAM  
 OREGON 07/19/07  
 LANDSCAPE ARCHITECT  
 EXP. 07/31/24

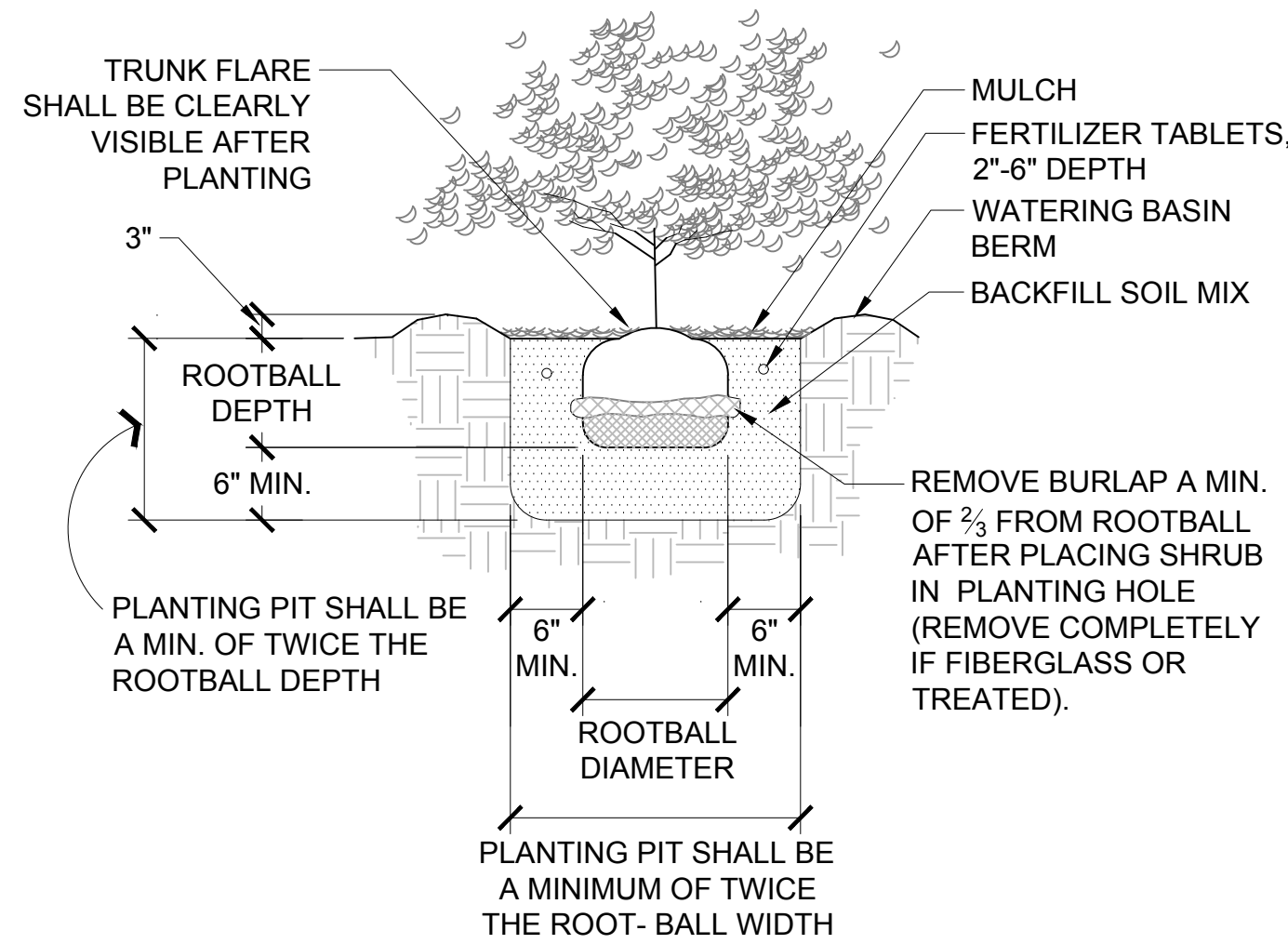
DESIGNER: A. VOS
DRAWN BY: A. VOS
APPROVED BY: J. GLANDER
DATE: SEPTEMBER 2023
JOB NO: 23-000440
DRAWING FILE NO: 23-000440 X-LS
DRAWING NO: LS-01
SHEET NO: 1 OF 4



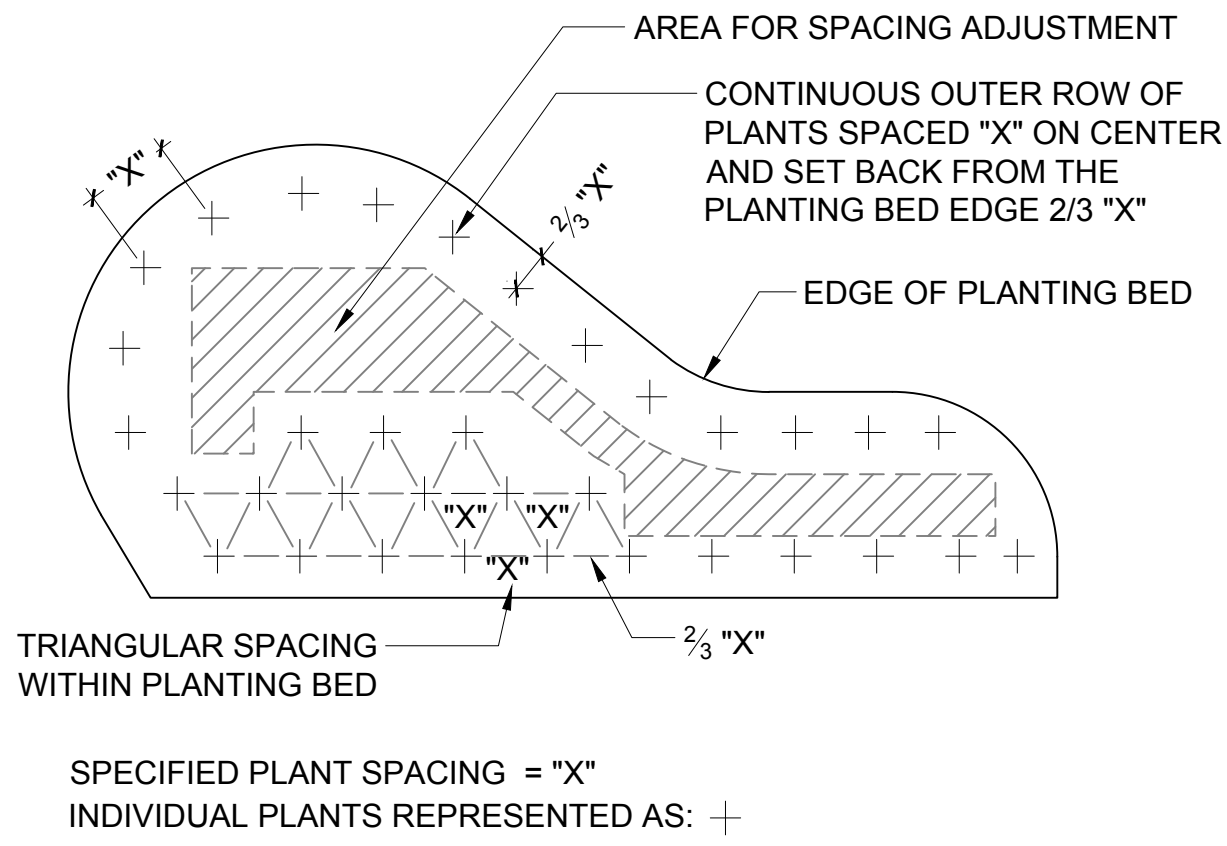


- NOTES:  
 1. REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY.  
 2. INSTALL 24" DEPTH ROOT BARRIER AT THE EDGE OF ANY PAVING WITHIN 8 FT. OF TREE TRUNK.  
 3. ENSURE THE TRUNK FLARE IS VISIBLE ABOVE GRADE AFTER PLANTING.

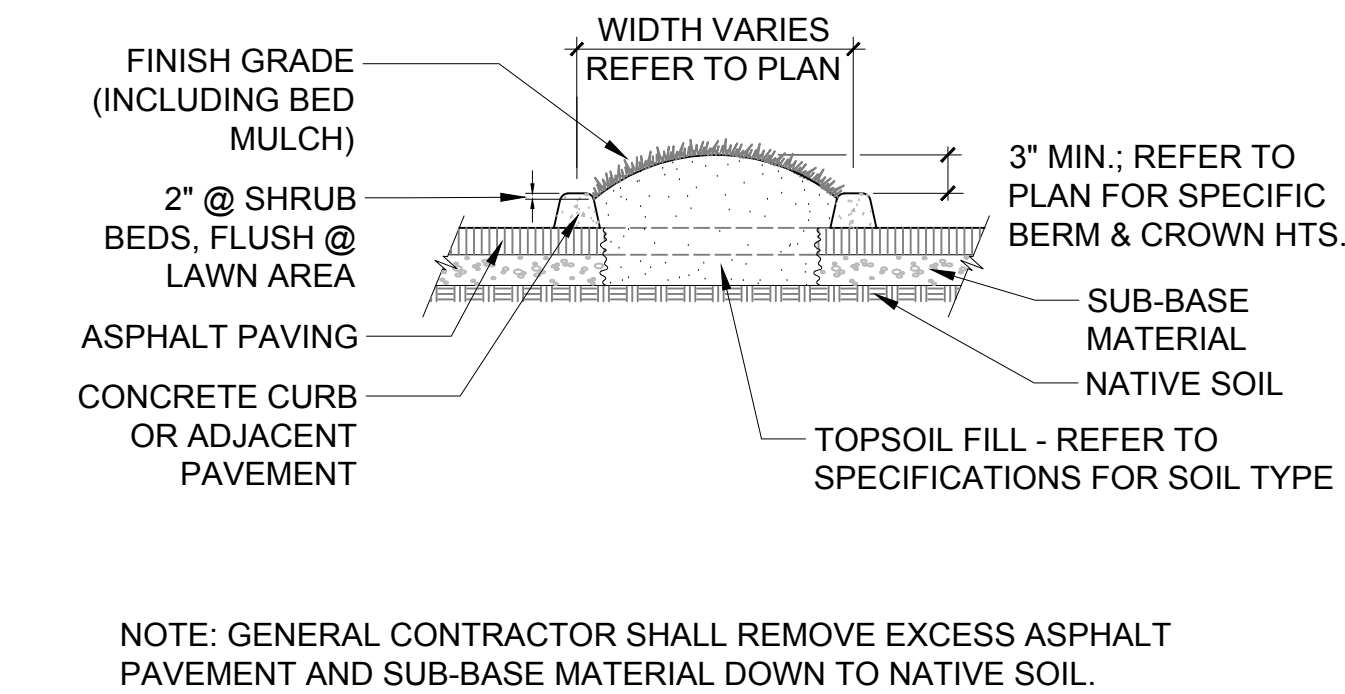
**1 TREE PLANTING & STAKING DETAIL**  
 NTS P-CO-DG-DOLL3-08



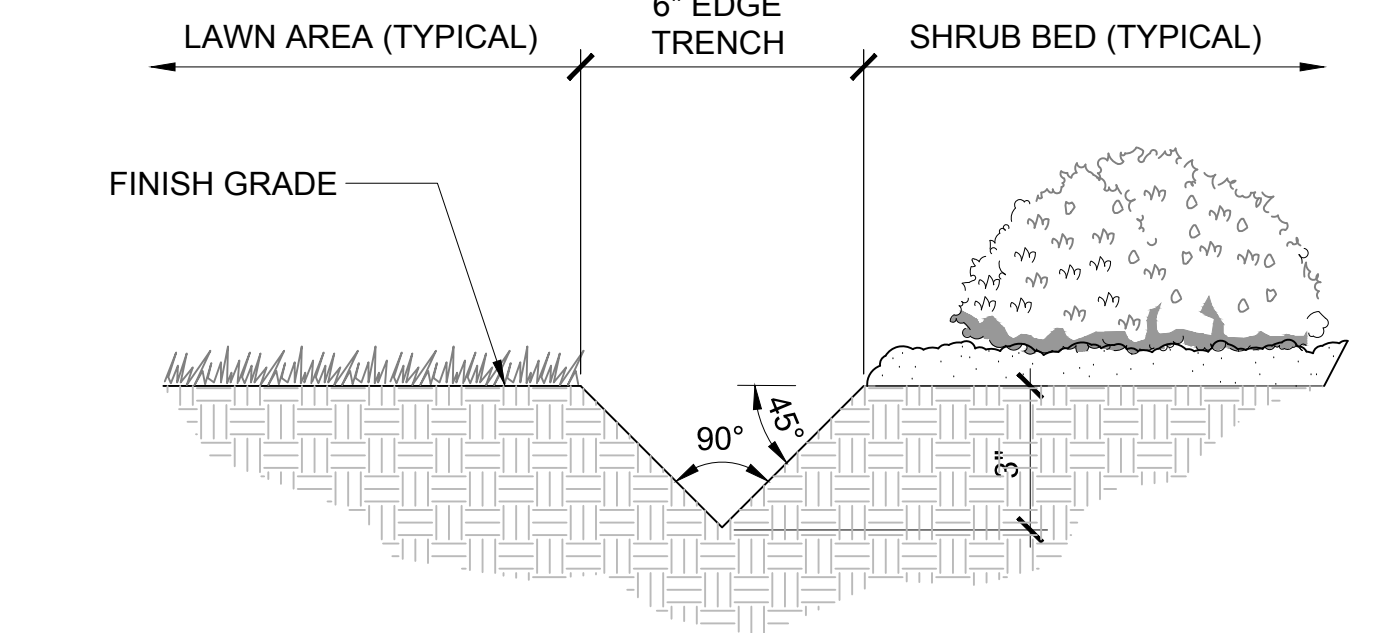
**2 SHRUB PLANTING DETAIL (B&B OR CONT.)**  
 NTS P-CO-DG-DOLL3-04



**3 PLANT SPACING DETAIL**  
 NTS P-CO-DG-DOLL3-01



**4 PARKING ISLAND PLANTER DETAIL**  
 NTS P-CO-DG-DOLL3-02



**5 LAWN EDGE DETAIL**  
 3" = 1'-0" P-CO-DG-DOLL3-15

**LANDSCAPE SPECIFICATIONS**

- Refer to details for additional information.
- Chemically kill and remove from site all existing weeds and vegetation not shown to remain on plans.
- Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas: Any landscape areas occurring within structural fill zones shall have said structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, and replaced with specified topsoil. Dispose of excavated material off site.
- Fine grade all landscape beds prior to planting operations.
- No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner.
- All plants shall conform to the latest edition of the American Standard for Nursery Stock.
- All plant materials and plant locations shall be approved by the Landscape Architect prior to installation.
- Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24" deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 476-9530 or approved equal.
- Soil amendment for soil preparation and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
  - "Rogue Fine" brand compost as available from Rogue Compost, Phoenix, OR (541) 301-1873.
  - "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
  - G&B Organics Purely Compost as available from Grange Co-op Phoenix, OR (541) 772-4730.
- Soil Preparation - (all landscape areas). Spread 9 c.y. of specified soil amendment per 1000 s.f. (approx. 3" depth) of area. Spread 100 lbs./1000 s.f. of dolomite lime (in lawn areas only), 150 lbs./1000 s.f. of Agricultural Gypsum and 15 lbs./1000 s.f. of 16-8-8 commercial fertilizer over soil amendment. Roto-till all of the above to a 6"-8" depth and grade smooth, compacting as required and removing all rocks, clods and debris.
- Lawn areas (seed or sod refer to plans) shall consist of one of the following turf types:
 

60% Turf-Type Perennial Rye Grass Varieties	60% Turf-Type Perennial Rye Grass Varieties
20% Bluegrass	40% Turf-Type Fescue
20% Hard Fescue	
- Seed and sod shall be of a high quality, as available locally. Seed shall be applied at 7 lbs./1000 s.f. and include 10 lbs./1000 s.f. of United Horticulture 15-5-10 fertilizer in all lawn areas.
- All trees in lawn areas shall be planted in a 3' diameter circle of bed mulch.
- Backfill mix for all plants (except Rhododendrons & Azaleas) shall be a blend of 1/3 existing site soil, 1/3 coarse sand, and 1/3 soil amendment specified in No. 9. Backfill mix for Rhododendrons and Azaleas shall consist of 2/3 above specified backfill mix and 1/3 fine grind hem-fir bark mulch.
- Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates:
 

Trees Over 10' Height	2 Cups	Trees Under 10' Height:	1 Cup
All Shrubs Except 1 Gallons:	1/2 Cup	1 Gallon Plants:	1/4 Cup
Ground Covers:	1/4 Cup		
- Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All trees: 4-21 gram tablets, all shrubs (except 1 gallons): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
- All shrub and ground cover beds shall receive a 2" depth (6 c.y. per 1000 s.f.) of "Fine Grind" hem/fir bark mulch as top dressing.
- Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Casaron or Norasac Brands.
- All work shall be performed to the satisfaction of the Landscape Architect/Owner.
- All plants shall be guaranteed for one full year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
- Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plan call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing.
- Final inspection shall occur at the conclusion of a 60-day maintenance & plant establishment period. Maintenance period shall commence upon completion of all landscape installation activities and shall include the following:
  - Mow lawns once per week.
  - Remove all weeds over 1" in height.
  - Replace dead or unhealthy plants.
  - Ensure proper function of irrigation system.
  - Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
  - Fertilize all lawns at conclusion of maintenance and plant establishment period.

BY	
DATE	
REVISIONS	

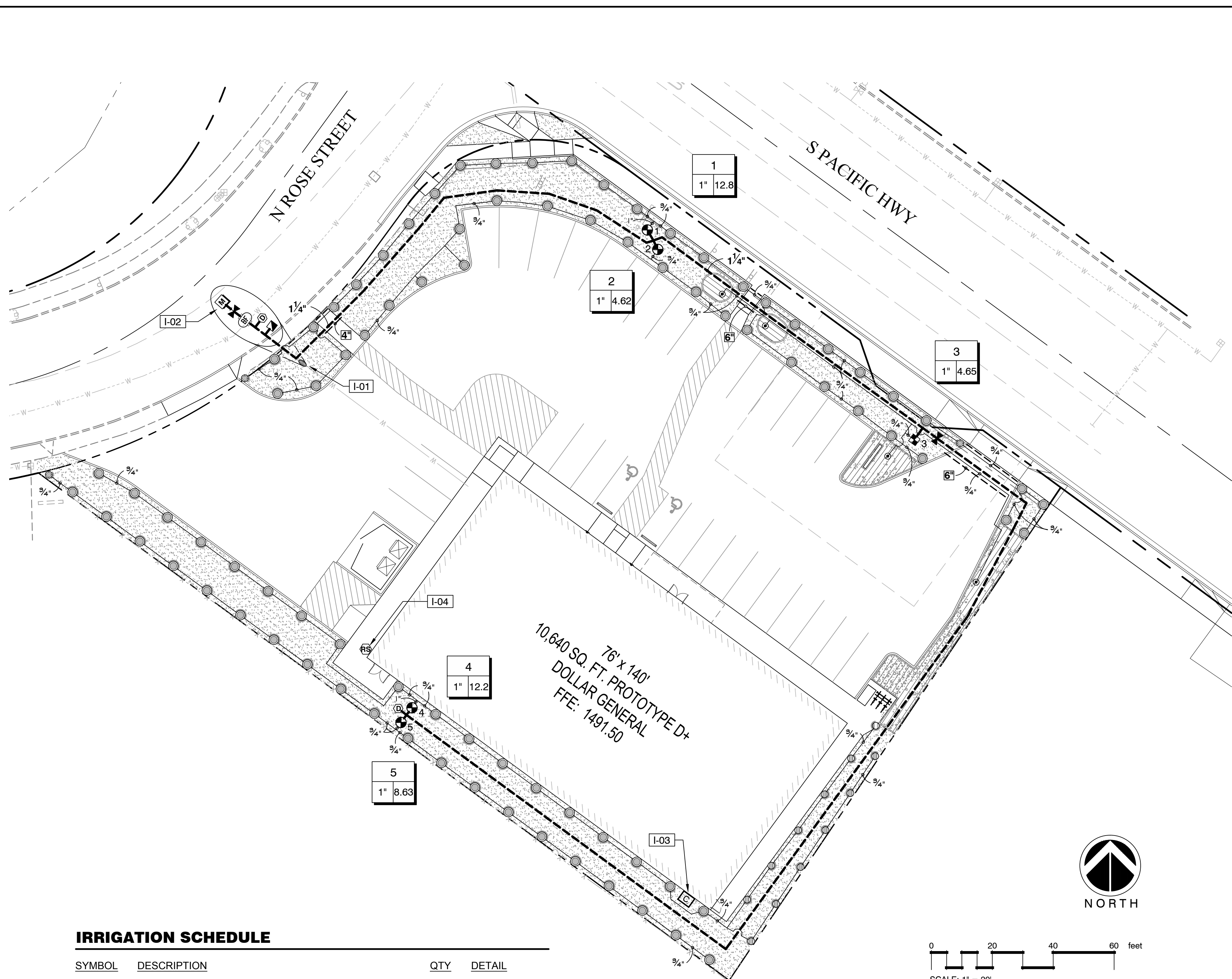
**SCJ ALLIANCE**  
 CONSULTING SERVICES  
 8730 TALLON LANE, NE, SUITE 200, LACEY, WA 98516  
 P: 360.352.1465  
 SCJALLIANCE.COM

LANDSCAPE DETAILS & SPECS  
 DOLLAR GENERAL  
 PHOENIX, OREGON

SHEET TITLE: LANDSCAPE DETAILS & SPECS  
 PROJECT NAME: DOLLAR GENERAL  
 SEAL: REGISTERED LA 634  
 TRENT L. GRANTHAM  
 OREGON 07/19/07  
 LANDSCAPE ARCHITECT  
 EXP. 07/31/24

DESIGNER:	A. VOS
DRAWN BY:	A. VOS
APPROVED BY:	J. GLANDER
DATE:	SEPTEMBER 2023
JOB NO:	23-000440
DRAWING FILE NO:	23-000440 X-LS
DRAWING NO:	LS-02
SHEET NO:	2 OF 4





**IRRIGATION SCHEDULE**

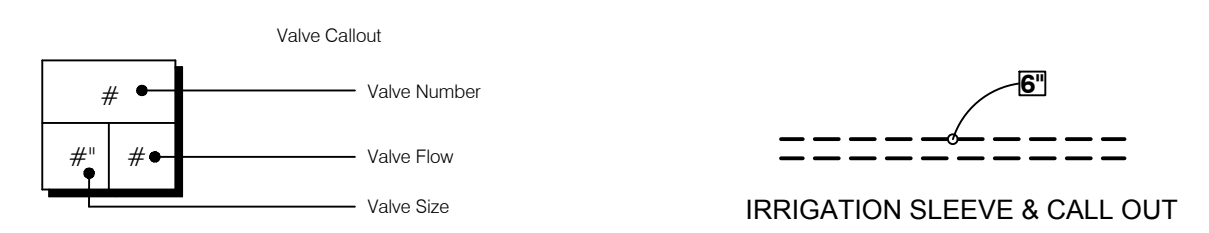
SYMBOL	DESCRIPTION	QTY	DETAIL
I-01	P.O.C. @ NEW 1" METER PER CIVIL PLANS. STATIC PRESSURE = 75-80 PSI PER JSA TECH. MEMO, 4/26/23		
I-02	PLAN IS IAGRAMMATIC. LOCATE ALL EQUIPMENT AND PIPE WITHIN PROJECT LIMITS AND IN LANDSCAPE AREAS WHEREVER POSSIBLE.		
I-03	WALL-MOUNT CONTROLLER ON EXTERIOR WALL. COORDINATE LOCATION AND POWER WITH OWNER/GEN. CONTRACTOR, WHO SHALL PROVIDE POWER AND RUN CONDUIT TO NEAREST LANDSCAPE AREA.	10/IR-02	
I-04	MOUNT RAIN/FREEZE SENSOR ON WINDWARD EAVE PER MANUFACTURER INSTRUCTIONS		

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM
1	RAIN BIRD PEB	1"	TURF ROTARY	12.81
2	RAIN BIRD PEB	1"	TURF ROTARY	4.62
3	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIPLINE	4.65
4	RAIN BIRD PEB	1"	TURF ROTARY	12.17
5	RAIN BIRD PEB	1"	TURF ROTARY	8.63

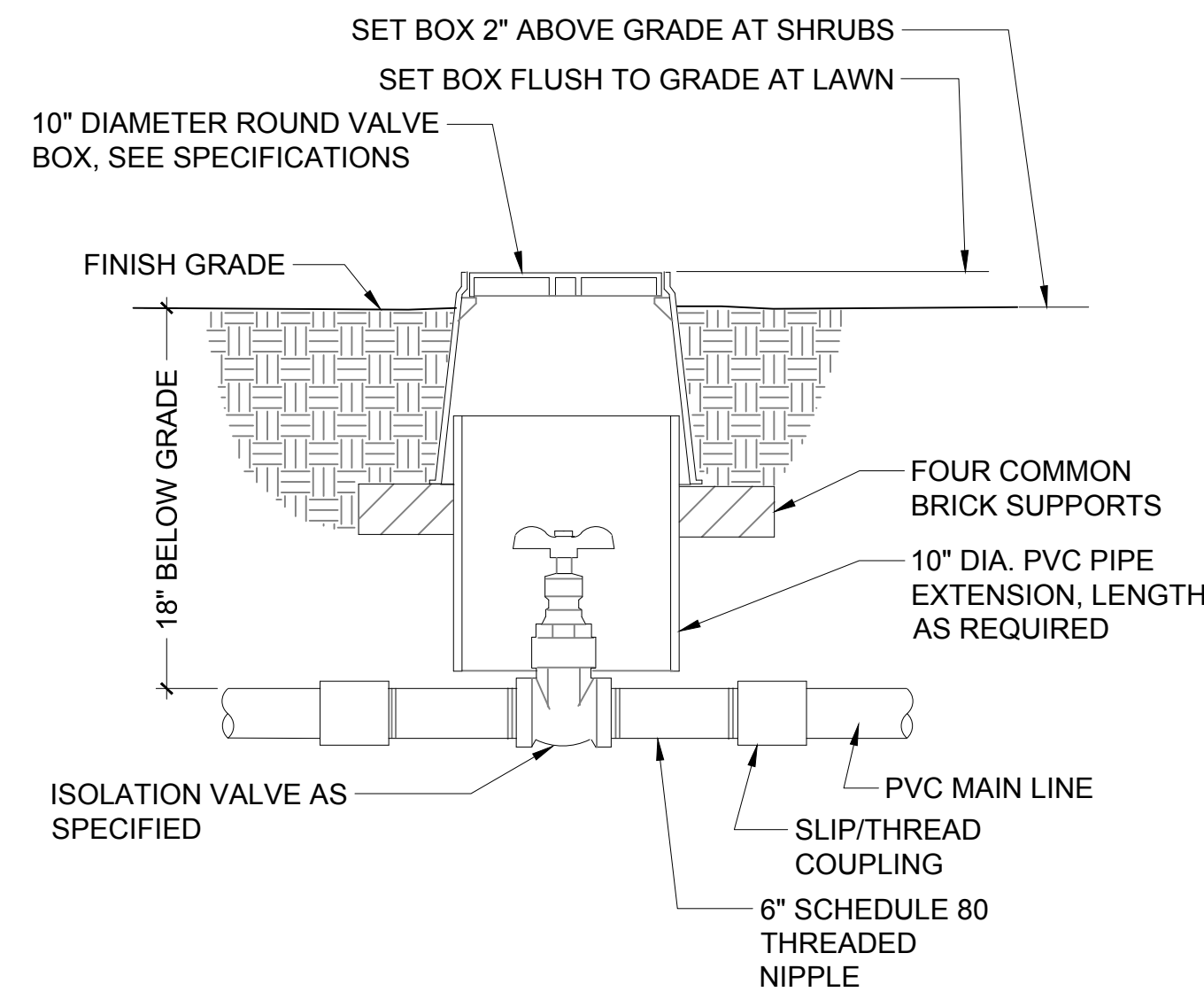
**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
CORNER	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40	6/IR-02
LST SST RST	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40	6/IR-02
1000	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40	6/IR-02
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
■	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.		7/IR-02
○	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING		8/IR-02
▨	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-12 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	25	9/IR-02
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL	
●	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5/IR-02	
■	RAIN BIRD 3-RC 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	3/IR-02	
⊗	SHUT OFF VALVE B & K #107-900 SERIES, BRASS BALL VALVE W/ BRASS UNIONS (MATCH LINE SIZE)	1/IR-02	
⊕	DRAIN VALVE CHAMPION #200-075, ANGLE VALVE FOR MANUAL DRAIN ASSEMBLY WITH KEY EXTENSION.	4/IR-02	
⊖	FEBCO 850 1-1/4" DOUBLE CHECK BACKFLOW PREVENTION, 1/2IN. TO 2IN.	2/IR-02	
C	RAIN BIRD ESP4ME3 WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	10/IR-02	
⊗	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.		
M	WATER METER 1" P.O.C. @ NEW 1" METER PER CIVIL PLANS. STATIC PRESSURE = 75-80 PSI PER JSA TECH. MEMO, 4/26/23		
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21		
---	IRRIGATION MAINLINE: PVC SCHEDULE 40		
---	PIPE SLEEVE: PVC CLASS 200 SDR 21		

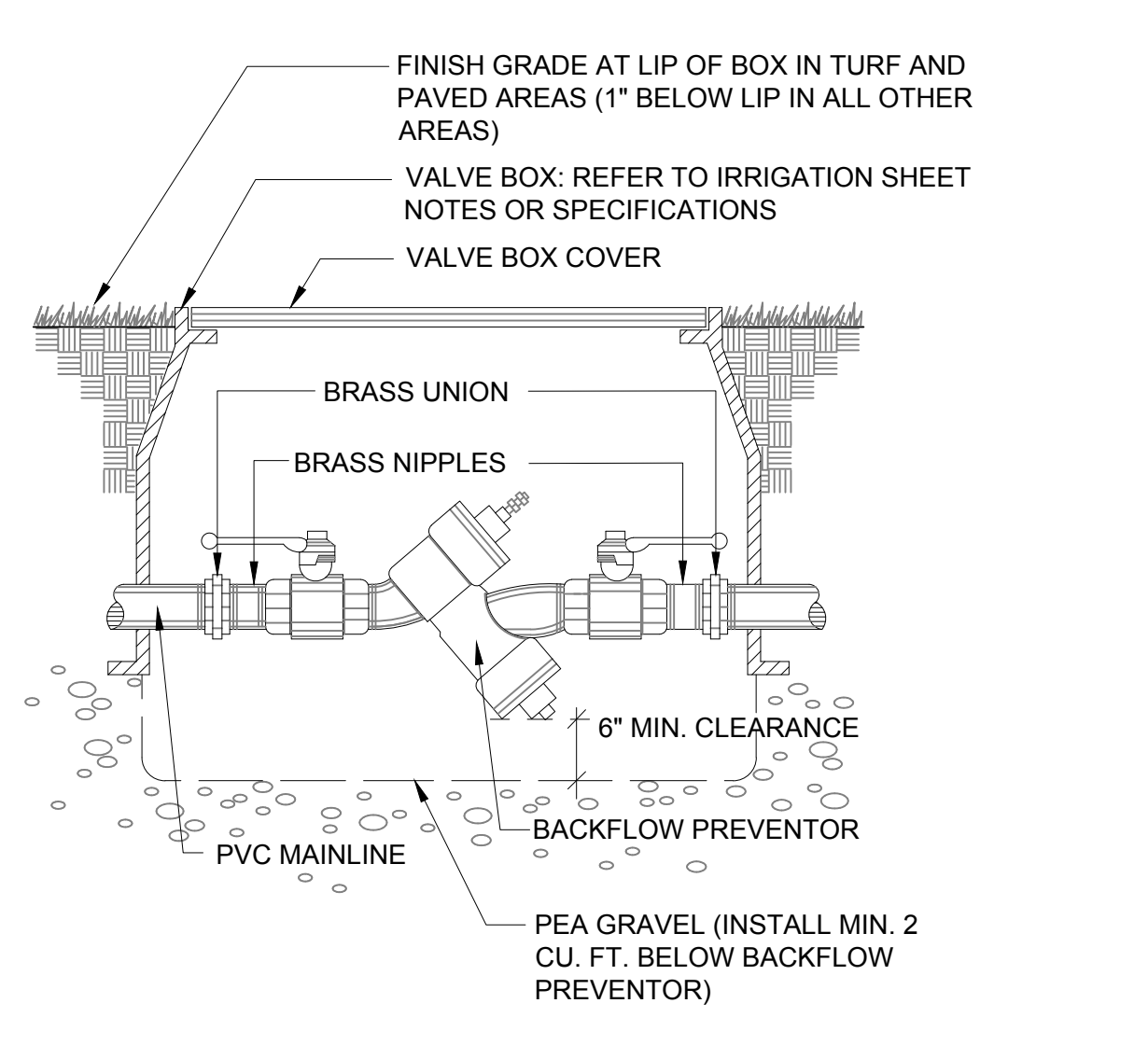


Sep 25, 2023 11:38:31am User: onj@scj.com  
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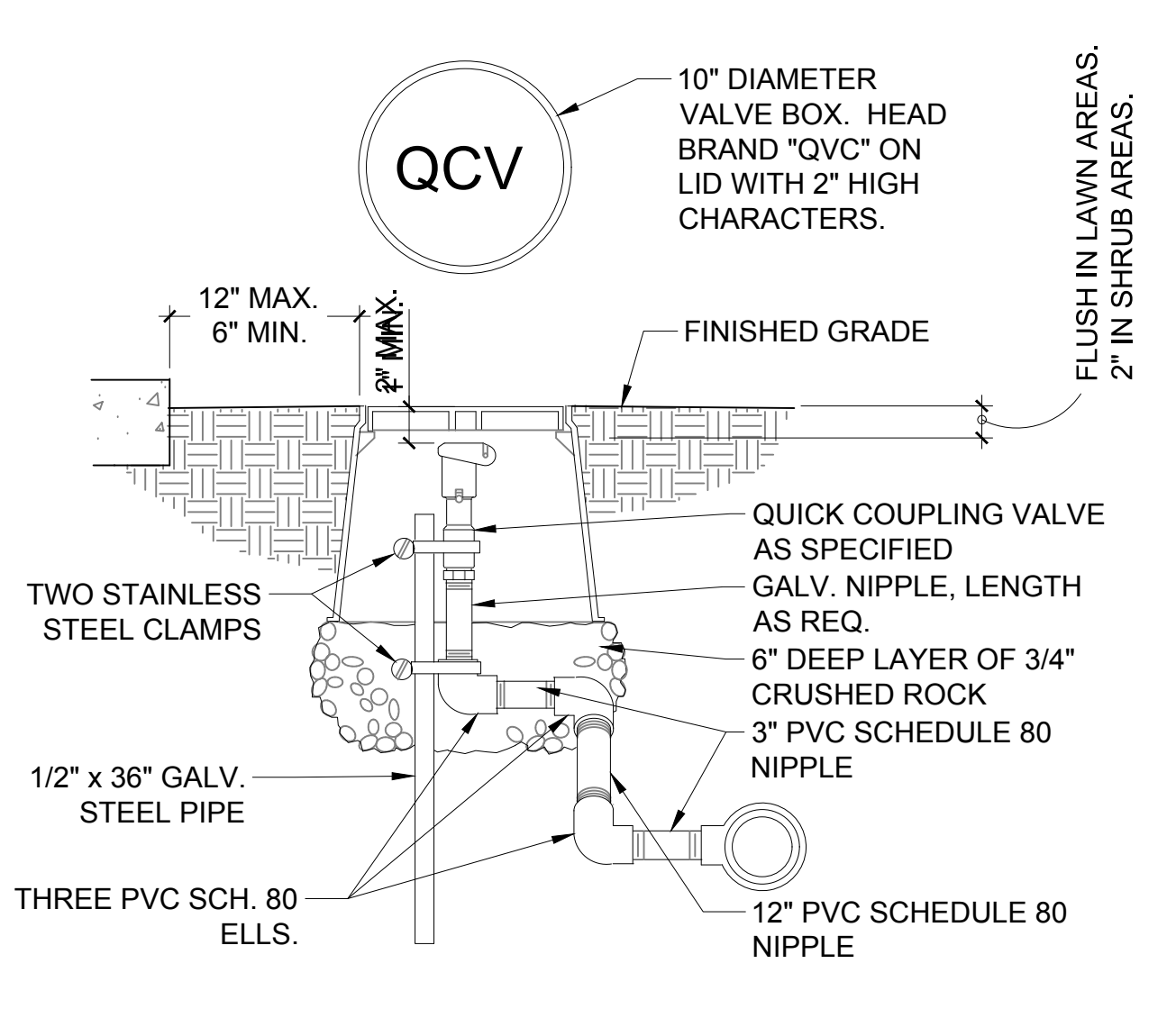
BY	
DATE	
REVISIONS	
 <b>SCJ ALLIANCE</b> CONSULTING SERVICES 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516 P: 360.352.1465 SCJALLIANCE.COM	
SHEET TITLE	IRRIGATION PLAN
PROJECT NAME	DOLLAR GENERAL PHOENIX, OREGON
SEAL	
DESIGNER:	A. VOS
DRAWN BY:	A. VOS
APPROVED BY:	J. GLANDER
DATE:	SEPTEMBER 2023
JOB NO.:	23-000440
DRAWING FILE NO.:	23-000440-X-IR
DRAWING NO.:	IR-01
SHEET NO.:	3 OF 4



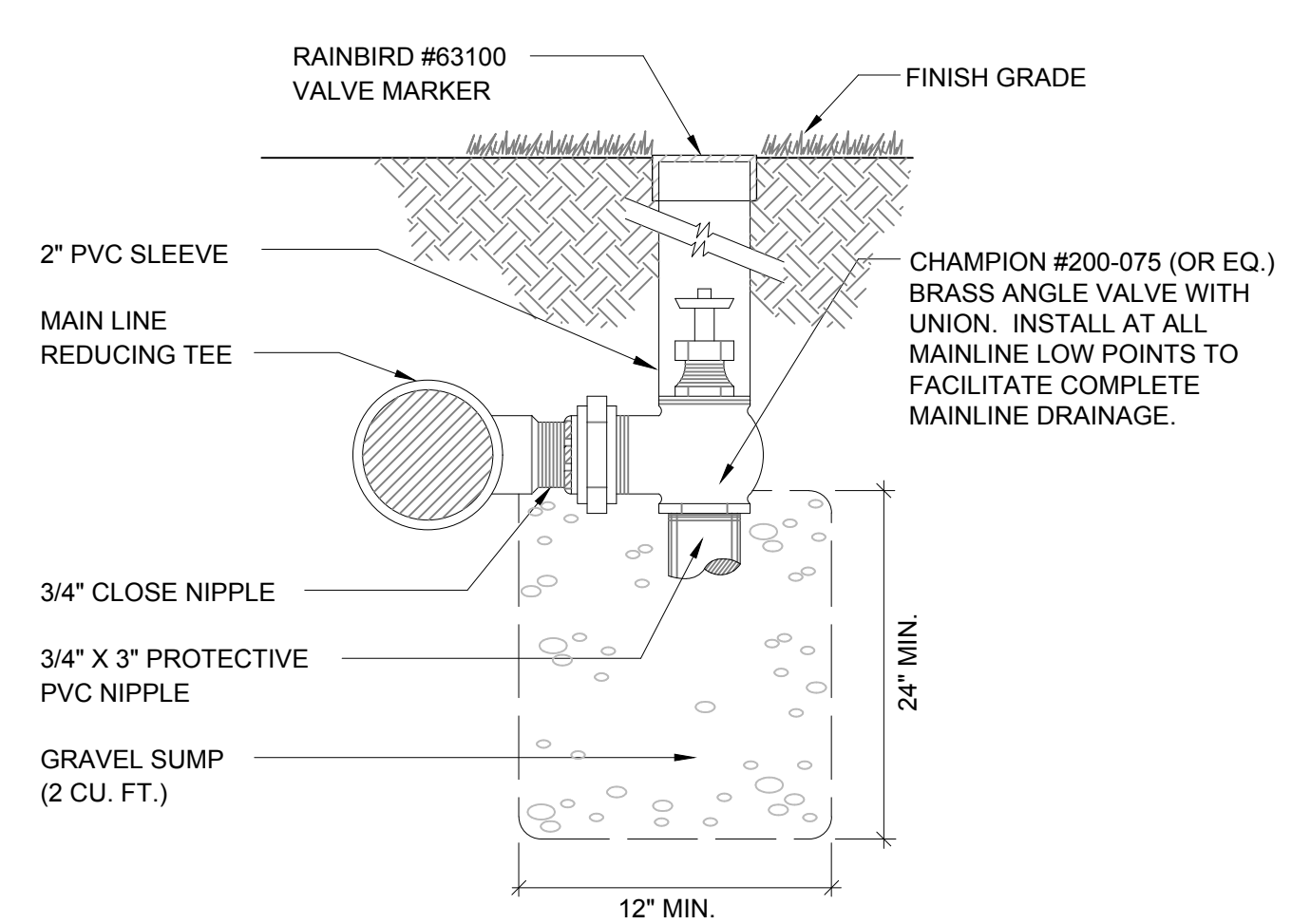
**1 SHUT OFF VALVE**  
 1 1/2" = 1'-0" P-CO-DG-DOLL3-05



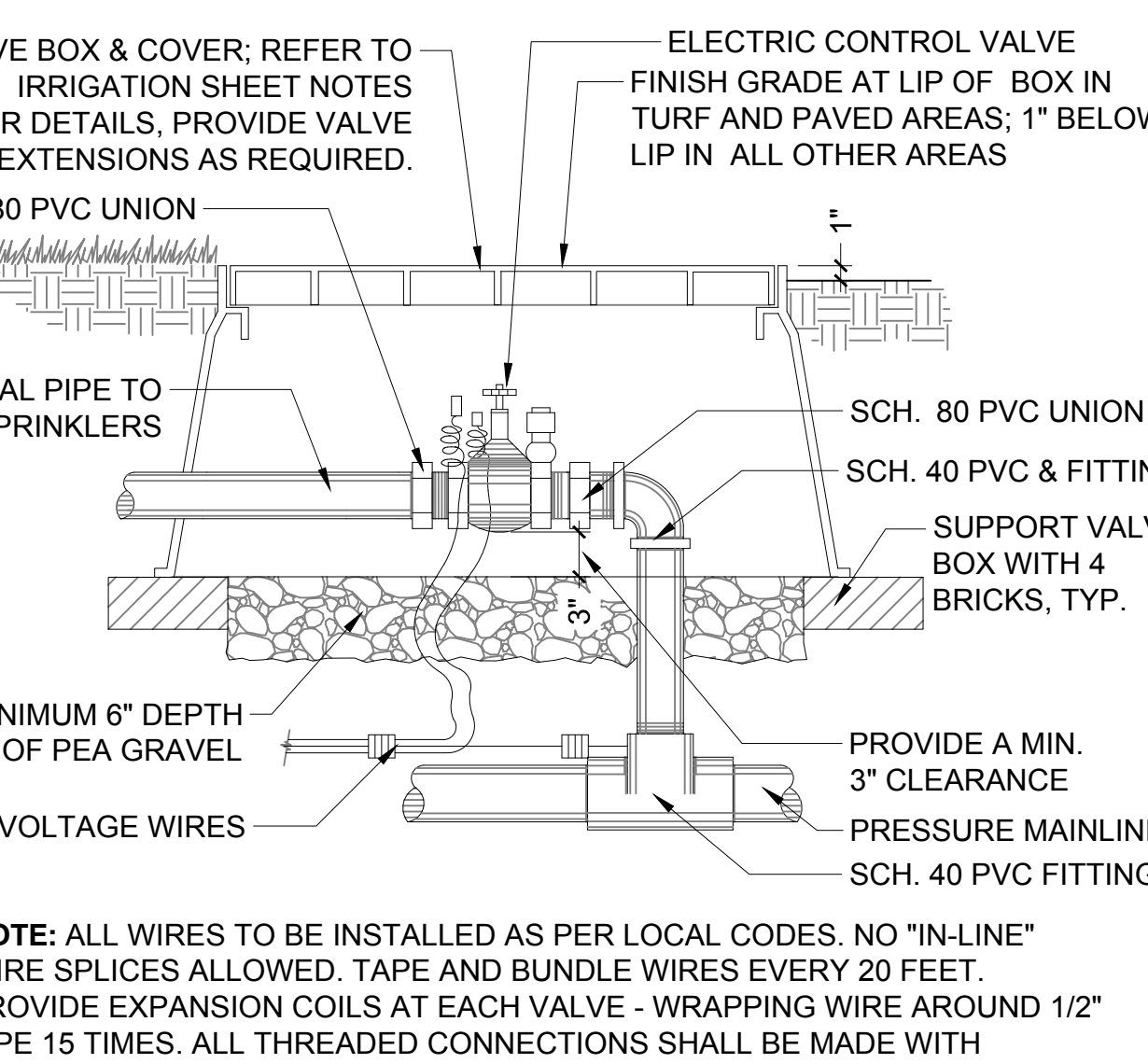
**2 DOUBLE CHECK VALVE (DCVA)**  
 NTS P-CO-OUR-13



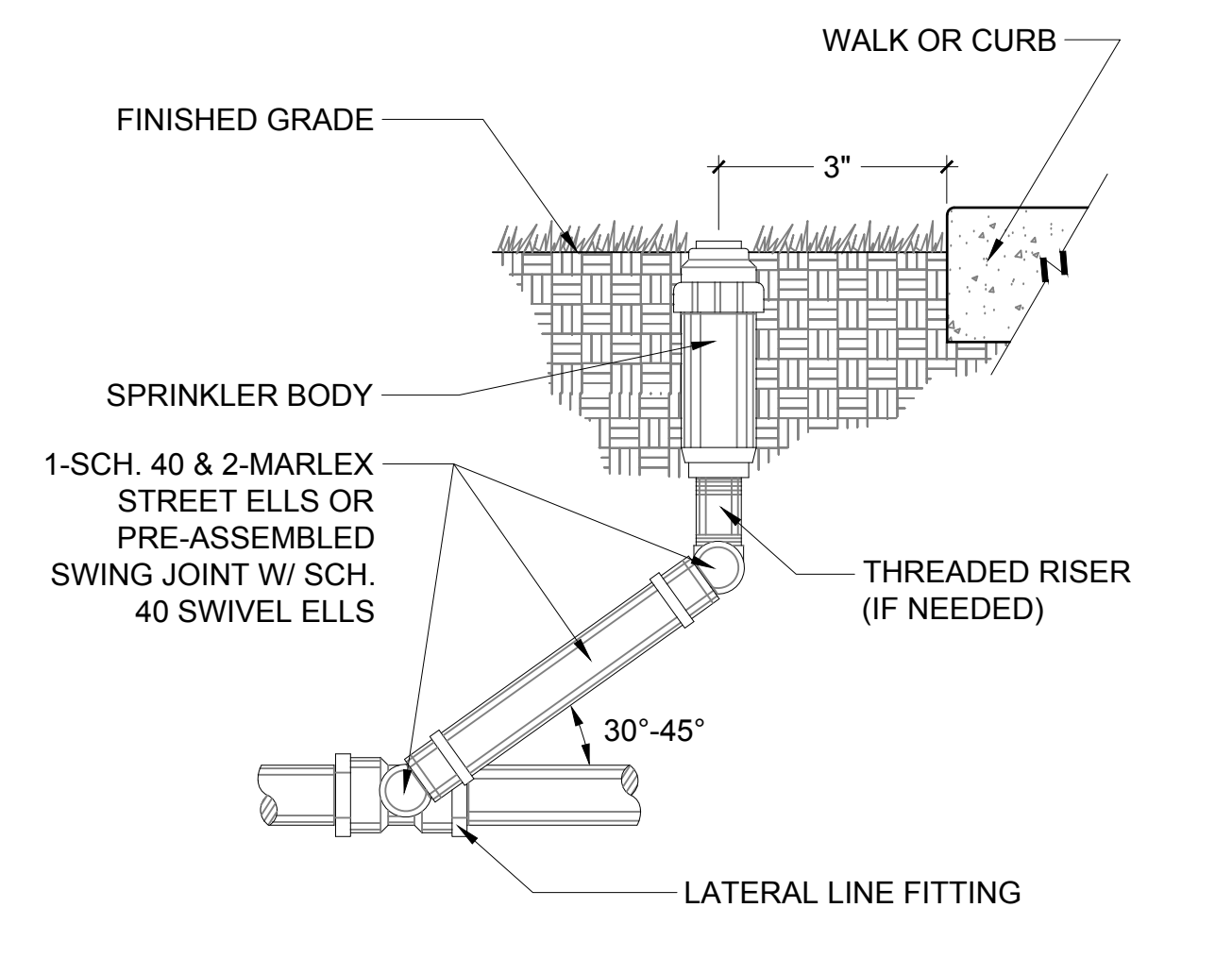
**3 QUICK COUPLING VALVE IN BOX**  
 1 1/2" = 1'-0" P-CO-DG-DOLL3-03



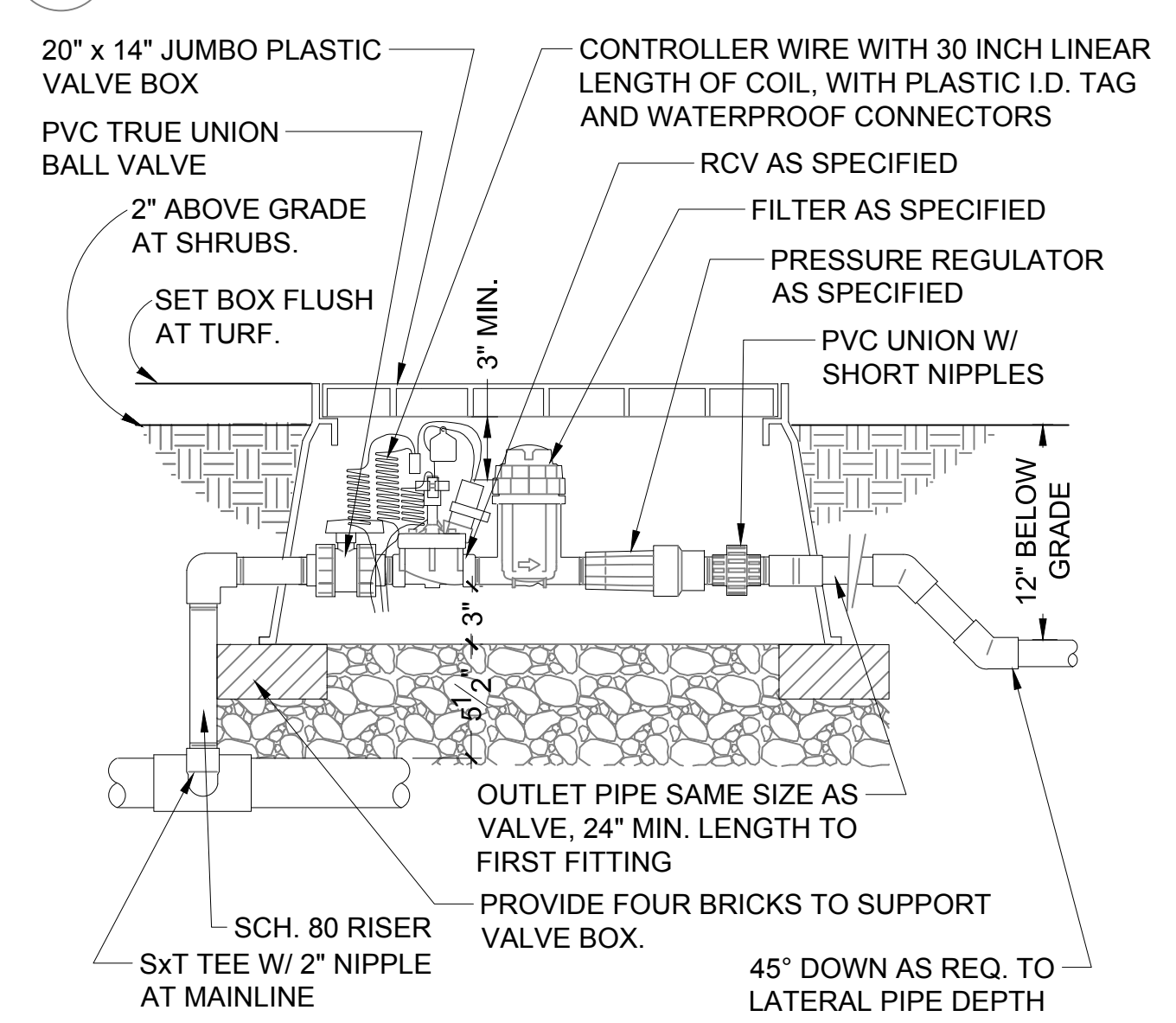
**4 MANUAL DRAIN VALVE DETAIL**  
 NTS P-CO-OUR-19



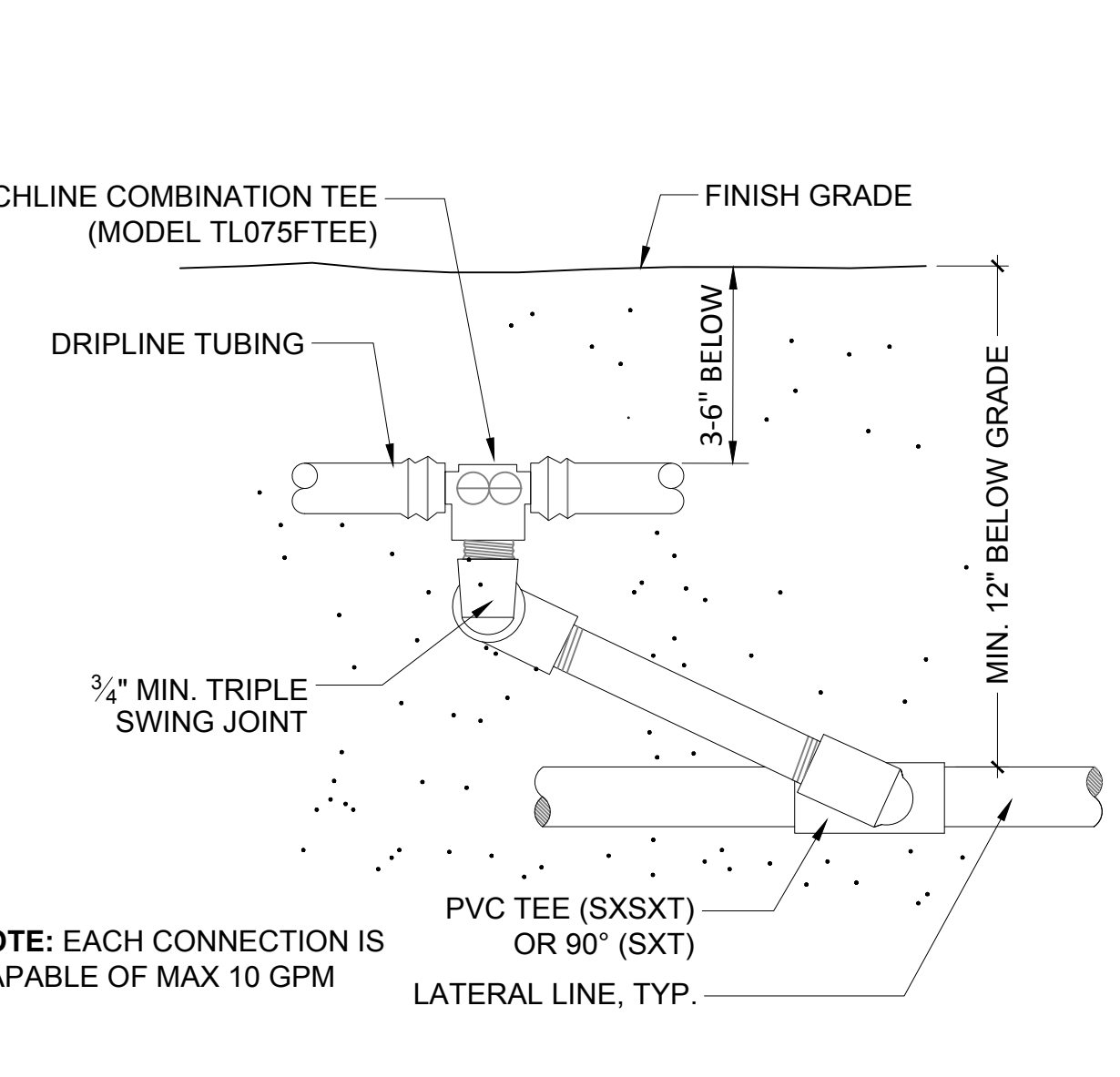
**5 ELECTRONIC CONTROL VALVE**  
 1" = 1'-0" P-CO-DG-DOLL3-12



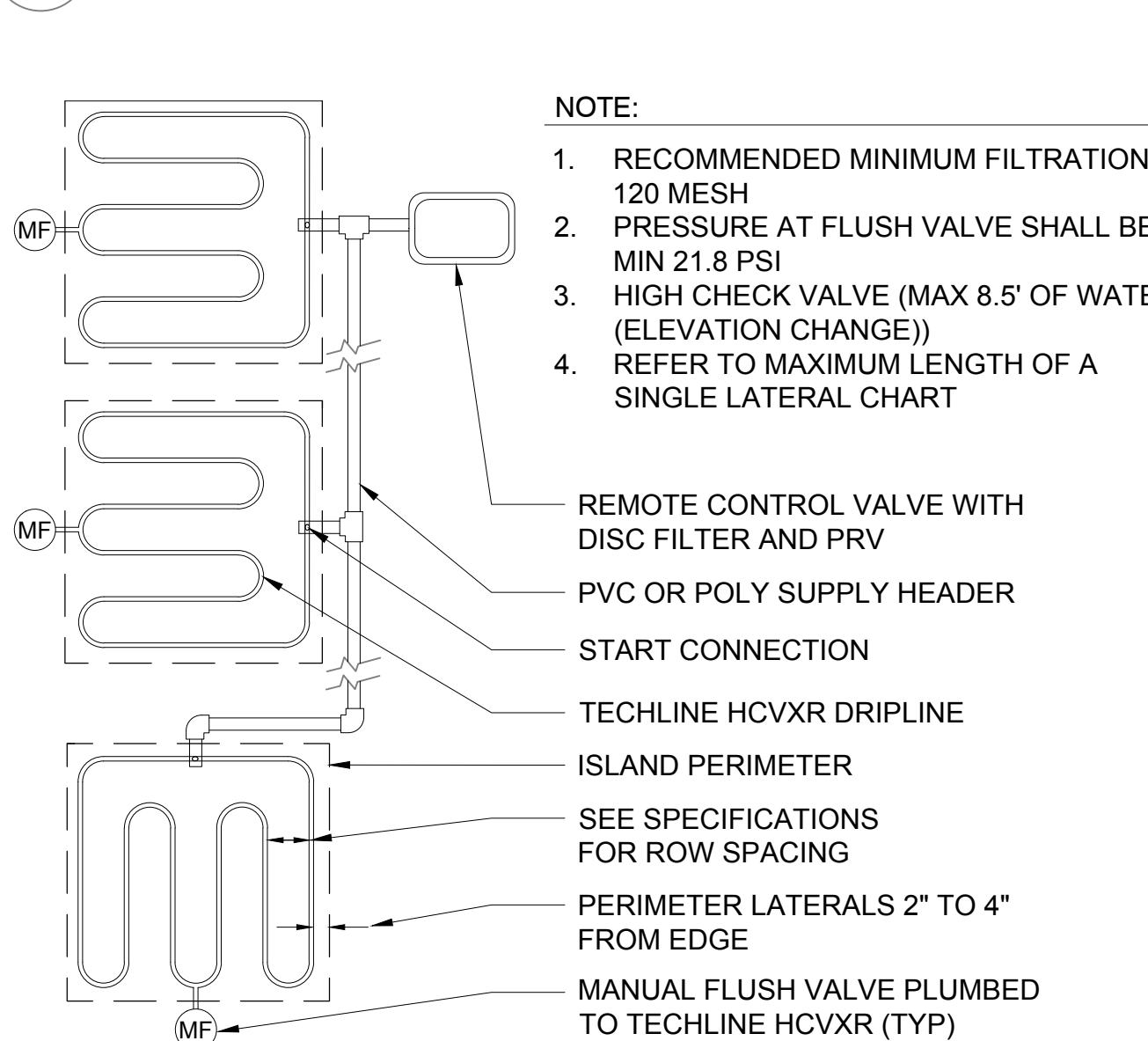
**6 POP-UP SPRINKLER HEAD**  
 N.T.S. P-CO-DG-DOLL3-06



**7 DRIP VALVE W/ BASKET FILTER**  
 1 1/2" = 1'-0" P-CO-DG-DOLL3-07



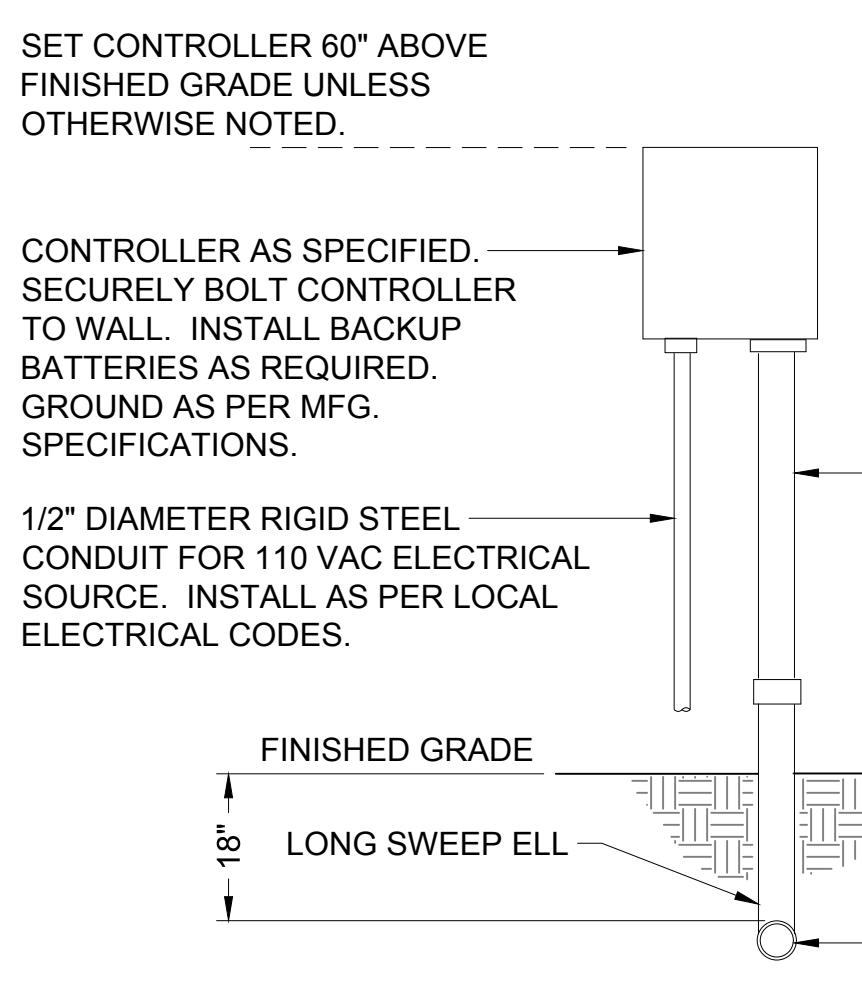
**8 TECHLINE START CONNECTION (SWING JOINT RISER)**  
 N.T.S. P-CO-DG-DOLL3-09



**9 HCVXR LITE ISLAND LAYOUT**  
 N.T.S. P-CO-DG-DOLL3-10

**IRRIGATION SPECIFICATIONS**

- THIS PLAN IS DIAGRAMMATIC; ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN SHRUB BEDS WHERE POSSIBLE AND SHALL FOLLOW THE PLAN AS CLOSE AS IS PRACTICAL.
- LOCATE ALL MAINLINES WITHIN THE PROJECT LIMITS.
- PIPE SIZES ARE CONSTANT BETWEEN PIPE SIZE CALL-OUTS. ALL LATERAL PIPES SHALL BE INSTALLED AT 12" DEPTH AND 24" DEPTH UNDER PAVED AREAS. MAINLINE PIPE SHALL BE INSTALLED AT 18" BELOW GRADE AND 24" BELOW PAVED AREAS.
- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- ALL PIPING AND WIRING UNDER PAVED AREAS SHALL BE HOUSED IN CLASS 200 PVC SLEEVES INSTALLED AT A 24" DEPTH. SIZE SLEEVES AS NEEDED TO ACCOMMODATE PIPE AND WIRES, UNLESS OTHERWISE SPECIFIED ON DRAWING.
- CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE NOZZLE CHANGES AS NEEDED AT NO ADDITIONAL COST. ADJUST HEAD POSITIONS AND ADD OR DELETE HEADS AS NEEDED DEPENDING ON ACTUAL FIELD CONDITIONS.
- ALL MANUAL, GATE AND ELECTRICAL VALVES AND OTHER UNDERGROUND EQUIPMENT SHALL BE HOUSED IN NELSON, AMETEK OR EQUAL RECTANGULAR VALVE BOXES.
- NO IN-LINE WIRE SPLICES ALLOWED. SUPPLY VALVE BOXES AT ALL ELECTRICAL JUNCTIONS. TAPE AND BUNDLE WIRES EVERY 25 LINEAR FEET.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETE SYSTEM DRAINAGE. INSTALL MANUAL DRAINS AT ALL MAINLINE LOW POINT(S) AND WHERE INDICATED ON PLAN. CONTRACTOR SHALL PROVIDE ADJUSTABLE CHECK VALVES ON ANY IRRIGATION HEAD THAT EXPERIENCES LOW HEAD DRAINAGE.
- ALL THREADED PIPE CONNECTIONS SHALL BE MADE USING TEFLON TAPE WRAPPED AT LEAST THREE TIMES AROUND PIPE THREADS.
- ALL GATE AND ELECTRIC VALVES SHALL BE INSTALLED WITH UNIONS ON THE DOWNSTREAM END OF THE VALVE (REFER TO DETAILS).
- ALL PIPE SHALL HAVE A FIRM UNIFORM BEARING FOR THE ENTIRE LENGTH OF EACH LINE. FREE OF ROCKS OR DEBRIS. ALL TRENCHES CONTAINING PIPE AND/OR WIRES SHALL BE BACKFILLED WITH CLEAN TOPSOIL, FREE OF ALL LUMBER, RUBBISH AND ROCKS OVER 1" IN SIZE, OR CLEAN SAND IF CLEAN TOPSOIL IS NOT AVAILABLE.
- CONTRACTOR SHALL PROVIDE OWNER WITH ONE SET OF AS-BUILT RECORD DRAWINGS SHOWING EXACT ACTUAL LOCATIONS OF ALL SPRINKLER EQUIPMENT. CONTRACTOR SHALL ORIENT OWNER WITH COMPLETE SYSTEM AND CONTROLLER OPERATIONS, AND WINTERIZATION PROCEDURES.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT SHOWN ON THE PLANS AND INDICATED IN THE SPECIFICATIONS TO ACHIEVE PROPER OPERATION OF SAID EQUIPMENT. ALL EQUIPMENT INSTALLATIONS, ELECTRICAL AND PLUMBING CONNECTIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES, THESE SPECIFICATIONS, AND THE MANUFACTURERS RECOMMENDATIONS WHETHER INDICATED ON THE DRAWINGS OR NOT.
- CONTRACTOR SHALL INCLUDE IN HIS BID ONE FALL WINTERIZATION AND ONE SPRING ACTIVATION OF IRRIGATION SYSTEM. THESE ACTIVITIES SHALL BE INCLUDED AS PART OF OWNER ORIENTATION PROCEDURES. ANY DAMAGE TO THE IRRIGATION SYSTEM OR THE LANDSCAPE AS A RESULT OF FAILURE TO COMPLY WITH THESE REQUIREMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL GUARANTEE IN WRITING ON HIS COMPANY LETTERHEAD ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE FULL YEAR FOLLOWING ACCEPTANCE OF SYSTEM INSTALLATION.
- BACKFLOW PREVENTOR SHALL BE INSPECTED AND TESTED BY A CERTIFIED BACKFLOW DEVICE INSPECTOR. PROVIDE OWNER WITH ONE COPY OF APPROVAL CERTIFICATE.



**10 WALL MOUNT CONTROLLER**  
 1" = 1'-0" P-CO-DG-DOLL3-11

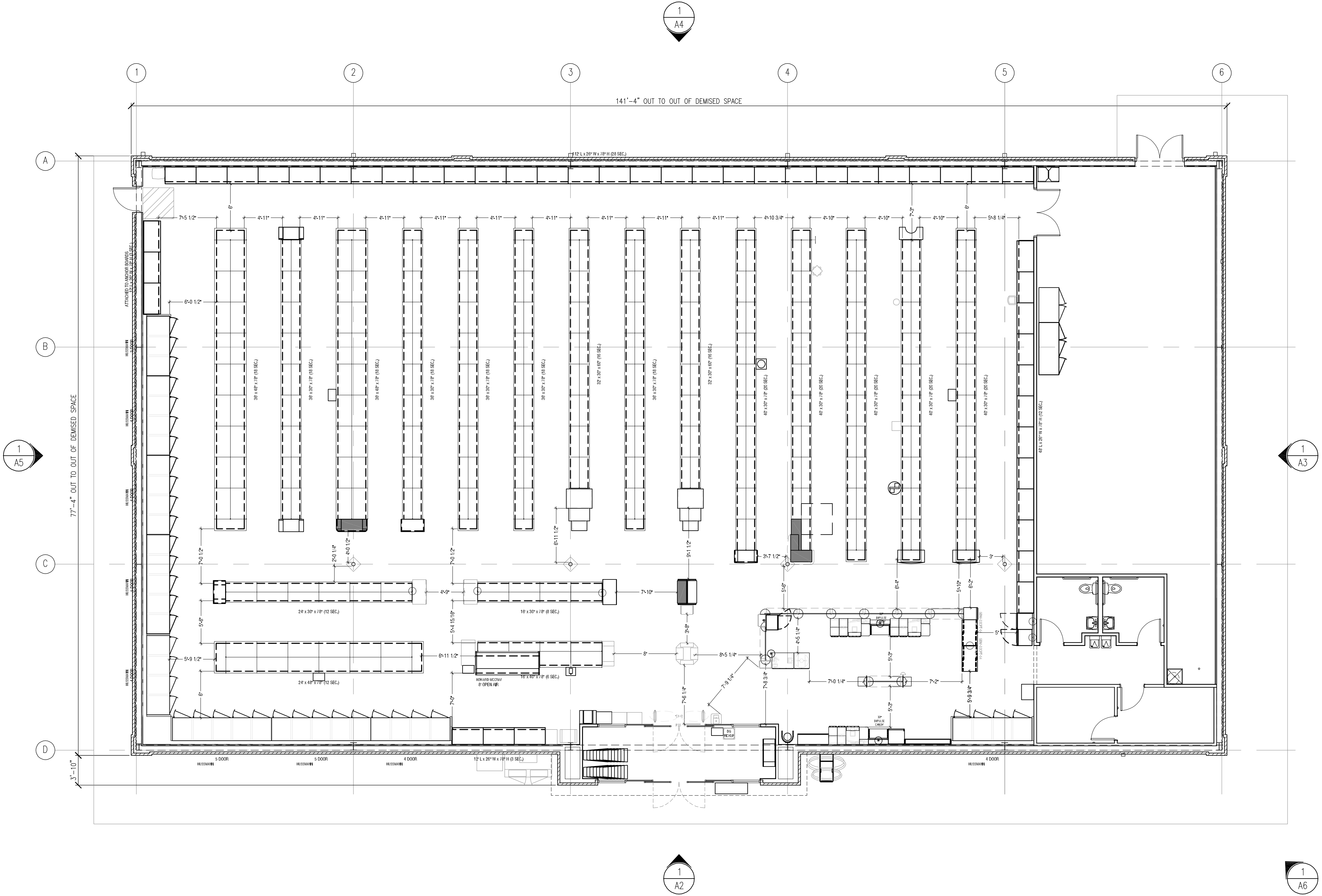
Sep 25, 2023 11:38:31am User: omg\_068  
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BY	
DATE	
REVISIONS	
 <b>SCJ ALLIANCE</b> CONSULTING SERVICES 8730 TALLON LANE, SUITE 200, LACEY, WA 98516 P: 360.352.1465 SCJALLIANCE.COM	
IRRIGATION DETAILS & SPECS DOLLAR GENERAL PHOENIX, OREGON	
SHEET TITLE: IRRIGATION DETAILS & SPECS PROJECT NAME: DOLLAR GENERAL SEAL: DESIGNER: A. VOS DRAWN BY: A. VOS APPROVED BY: J. GLANDER DATE: SEPTEMBER 2023 JOB NO: 23-00440 DRAWING FILE NO: 23-00440 X-IR DRAWING NO: IR-02 SHEET NO: 4 OF 4	



# DOLLAR GENERAL®

S PACIFIC HWY & ROSE STREET  
PHOENIX, OREGON 97501



**FLOOR/FIXTURE PLAN**  
SCALE: NOT TO SCALE

**CG BUCHALTER, LLC**  
361 SUMMIT BLVD., SUITE 110  
BIRMINGHAM, AL 35243  
PHONE: (205) 263-4584

## DOLLAR GENERAL®

**NEW ONE STORY  
RETAIL BUILDING**  
DOLLAR GENERAL 10,640 SF PROTOTYPE 'D - PLUS'  
S PACIFIC HWY & N ROSE STREET  
PHOENIX, OREGON 97501

ISSUE FOR

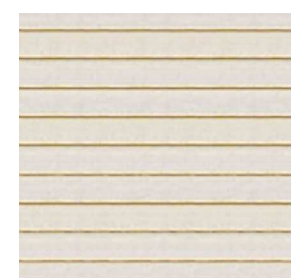

1.	DESIGN APPROVAL	09/27/2023
NO.	DESCRIPTION	DATE

**FLOOR/FIXTURE  
PLAN**

SHEET NO.  
**A1**



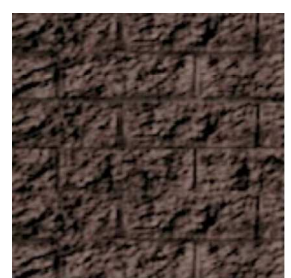
BUILDING FACADE MATERIALS



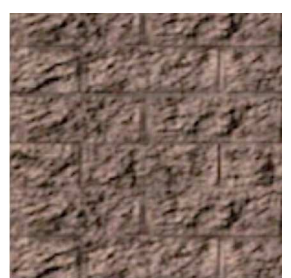
BALANCED BEIGE  
HARDIE BOARD



VAN DYKE BROWN  
HARDIE BOARD



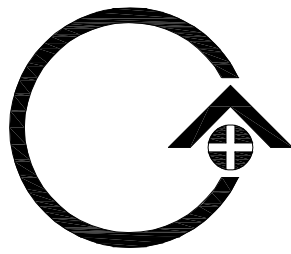
VAN DYKE BROWN  
SMOOTH FACE CMU



WARMSTONE  
SMOOTH FACE CMU



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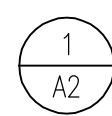
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NORTH

SHEET NO.

**A2**



S PACIFIC HWY - NORTH

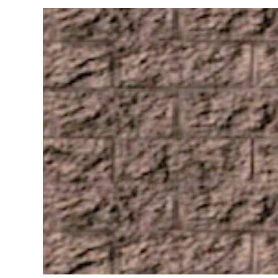
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## BUILDING FACADE MATERIALS



BALANCED BEIGE  
HARDIE BOARD



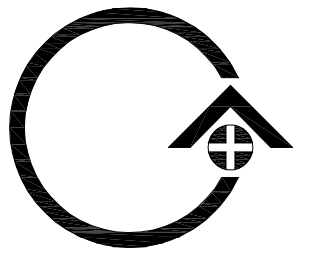
WARMSTONE  
SMOOTH FACE CMU



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ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	09/27/2023

SHEET TITLE

**DELIVERY SIDE -  
WEST**

SHEET NO.

**A3**

C+A JOB NO. 5522-12

1  
A3

**DELIVERY SIDE (ROSE ST) - WEST**

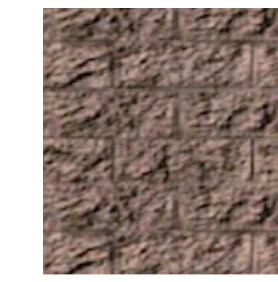
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## BUILDING FACADE MATERIALS



BALANCED BEIGE  
HARDIE BOARD



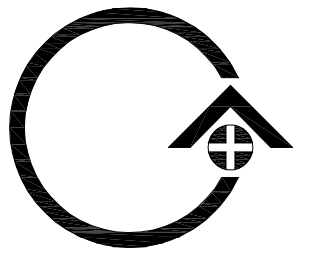
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NO.	DESCRIPTION	DATE
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SHEET TITLE

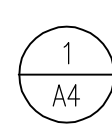
REAR - SOUTH

SHEET NO.

**A4**

C+A JOB NO. 5522-12

**REAR - SOUTH**  
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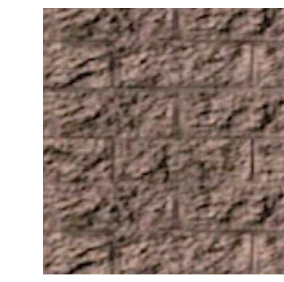




## BUILDING FACADE MATERIALS



BALANCED BEIGE  
HARDIE BOARD



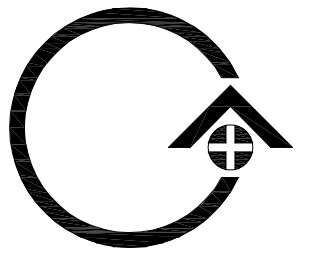
WARMSTONE  
SMOOTH FACE CMU



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361 SUMMIT BLVD., SUITE 110  
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**DOLLAR GENERAL**

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RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'D - PLUS'  
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PHOENIX, OREGON 97501

ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	09/27/2023

SHEET TITLE

LEFT SIDE - EAST

SHEET NO.

**A5**

C+A JOB NO. 5522-12

**LEFT SIDE - EAST**  
SCALE: NOT TO SCALE

1  
A5



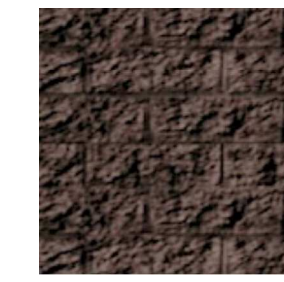
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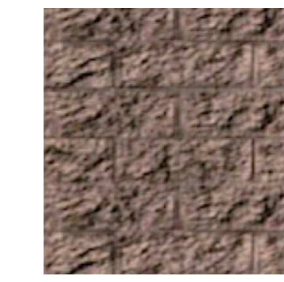
BALANCED BEIGE  
HARDIE BOARD



VAN DYKE BROWN  
HARDIE BOARD



VAN DYKE BROWN  
SMOOTH FACE CMU



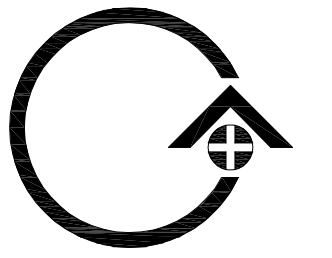
WARMSTONE  
SMOOTH FACE CMU



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361 SUMMIT BLVD., SUITE 110  
BIRMINGHAM, AL 35243  
PHONE: (205) 263-4584

**DOLLAR GENERAL**

NEW ONE STORY  
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'D - PLUS'  
S PACIFIC HWY & N ROSE STREET  
PHOENIX, OREGON 97501

ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	09/27/2023

SHEET TITLE

**PERSPECTIVE VIEW**

SHEET NO.

**A6**

C+A JOB NO. 5522-12

1  
A6

**PERSPECTIVE VIEW**

SCALE: NOT TO SCALE



# DRAINAGE REPORT

## **Phoenix, OR Dollar General**

4000 S PACIFIC HIGHWAY  
PHOENIX, OR 97535

## **PREPARED FOR**

CAPITAL GROWTH BUCHALTER  
361 SUMMIT BOULEVARD, SUITE 110  
BIRMINGHAM, AL 35243

## **PREPARED BY**

**JSA CIVIL**

Engineering | Planning | Management

111 TUMWATER BLVD SE, SUITE C210

TUMWATER, WA 98501

CONTACT: CHARLIE SEVERS, PE

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## PROJECT ENGINEER'S CERTIFICATION

The technical material and data contained in these documents were prepared under the supervision and direction of the undersigned, whose seal, as a professional engineer to practice as such, is affixed below.



09/27/2023

---

Charlie Severs, PE  
Principal

Date



### PREPARED BY:



09/27/2023

---

Ryder Satak  
Design Engineer

Date

## 1. INTRODUCTION

This drainage report was prepared for the proposed Phoenix, OR Dollar General. The Threshold Discharge Area (TDA) is approximately 1.02-acres, located at 4000 S Pacific Highway in the City of Phoenix. The site is zoned (CH) Commercial Highway and the proposed site redevelopment activities include construction of a new commercial-retail building, grading, sewer, water, electrical and gas connections, and associated stormwater conveyance. This drainage report has been prepared to comply with the minimum technical design standards and requirements that are set forth by Rogue Valley Sewer Services.

## 2. EXISTING CONDITIONS

### EXISTING SITE

The project area, within Jackson County tax parcel #381W09A-2400 & 381W09A-2500, is approximately 1.02 acres in size containing silty loam. The proposed improvements will disturb the entire site. The parcel's land topography, generally, slopes from south to north ranging from 2% to 6%. The parcel currently drains to on-site catch basins located within the project limits. There does not appear to be existing water quality or flow control facilities on-site. According to FEMA 41029C11987F, the property is not located within a flood zone.

### SOILS CONDITION

A geotechnical report was prepared for the project by GN Northern, Inc., dated July 26, 2023. According to the engineer's findings, the on-site soil is Silty Loam, which matches the USDS NRCS Web Soil Survey Report. The existing infiltration rate is 2.3 in/hour per the Geotech report. According to the National Wetlands Inventory Mapping System there is a Freshwater Forested/Shrub Wetland habitat approximately 500' southeast of the site. Groundwater was not encountered within 14.5' below existing grade. The geotechnical report is enclosed as Appendix 3.

## 3. PROPOSED IMPROVEMENTS

The proposed improvements associated with the project include permitting and construction of a new commercial retail facility at 4000 S Pacific Highway, Phoenix, OR. The proposed improvements include a new single-story building, on-site parking area, and the associated grading, paving, underground utilities, and stormwater conveyance. One entrance to the site is proposed along S Pacific Highway, and the other along N Rose Street. New stormwater structures will be located throughout the parking lot, which will collect runoff into multiple catch basins. The catch basins will collect and release stormwater into an existing city storm line. Four catch basins are proposed, as shown on the Stormwater & Grading Plan included as Appendix 4.

EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	EXISTING PEAK FLOW RATE	PROPOSED PEAK FLOW RATE	TOTAL SITE AREA
35,123 SF	34,331 SF	0.57 cfs	0.56 cfs	44,272 SF

## **WATER QUALITY**

The Rogue Valley Stormwater Design Manual (RVSDM), Table 2.1 states that BMP 4.5.5, *Proprietary Treatment*, can be used for treatment facilities. With a design flow rate of 0.128 cfs, the structure will need to treat approximately 54 GPM. At 7.5 GPM/Cartridge, 8 cartridges are needed. Using the performance approach, the proposed treatment employs a 96" manhole housing 8-18" ZPG media filled Contech Infiltration Stormfilter cartridges. This satisfies the requirements set forth in section 2.4.1 for *Treatment Storms*. An SSA report is included in Appendix 2.

## **4. PERMANENT STORMWATER CONTROL PLAN**

### **FLOW CONTROL SYSTEMS**

The proposed stormwater facility was designed in accordance with the RVSDM. Stormwater will be conveyed to on-site proposed catch basins.

#### **Post-Developed Conditions:**

The proposed site design includes catch basins located at the low points of the parking lot grading, which will convey stormwater to the City's stormwater system. SSA models are included as Appendix 2 showing the reduction in peak off-site flow. The models are designed to the 10-year 24-hour rainfall event per section 2.5 of the Rogue Valley Stormwater Quality Design Manual. Since we're reducing the amount of runoff, it is requested that no additional flow control infrastructure be required.

### **SUMMARY**

The stormwater structures have been sized adequately for the site improvements proposed, as redevelopment of the site will result in less impervious area than the previous Umpqua Bank facility; therefore, the proposed design complies with the requirements of the Rouge Valley Stormwater Design Manual.

## **5. SPECIAL REPORTS AND STUDIES**

A geotechnical report has been completed by GN Northern, Inc. July 26, 2023, and is included as Appendix 3.

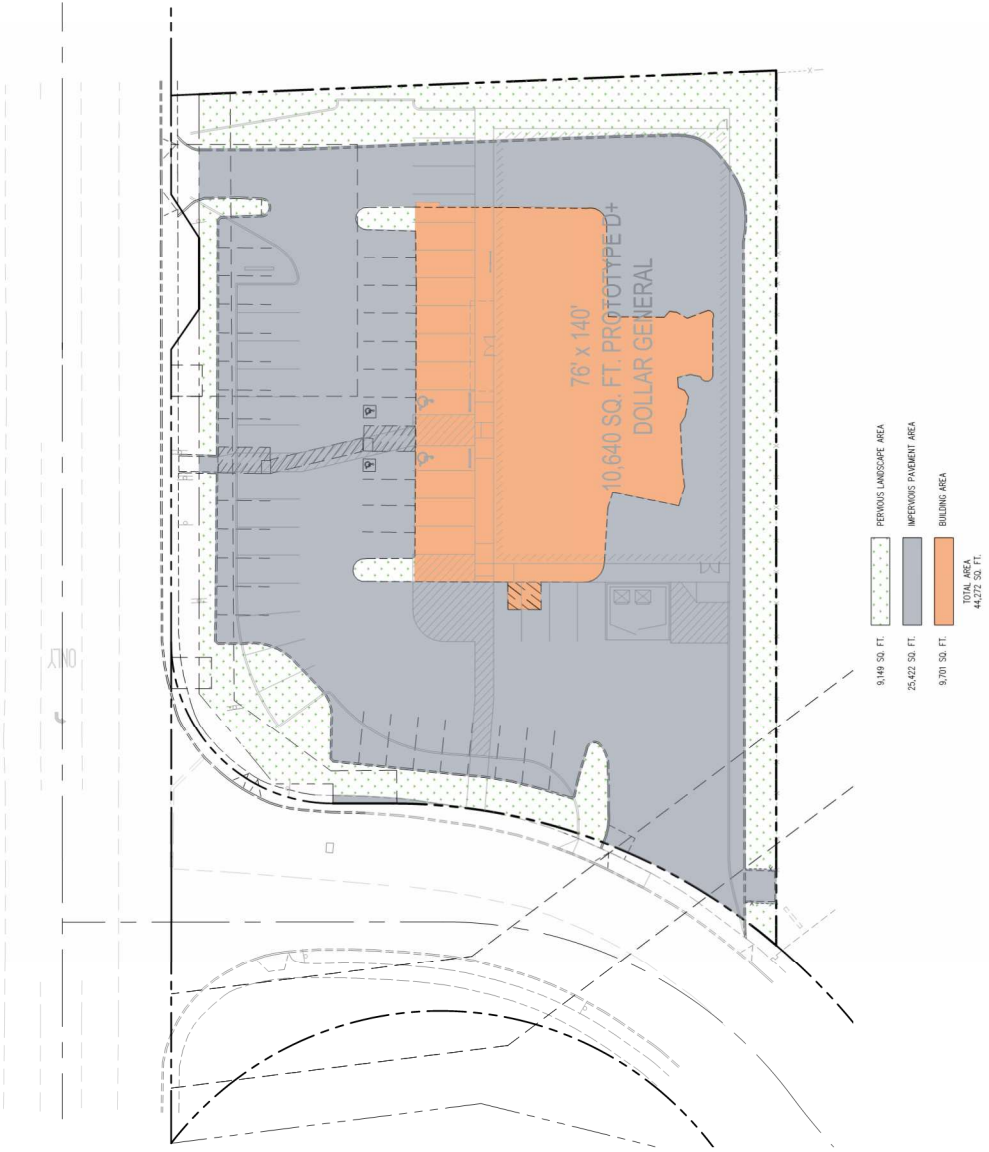
## **END OF STORMWATER REPORT**

# APPENDIX 1 BASIN MAPS

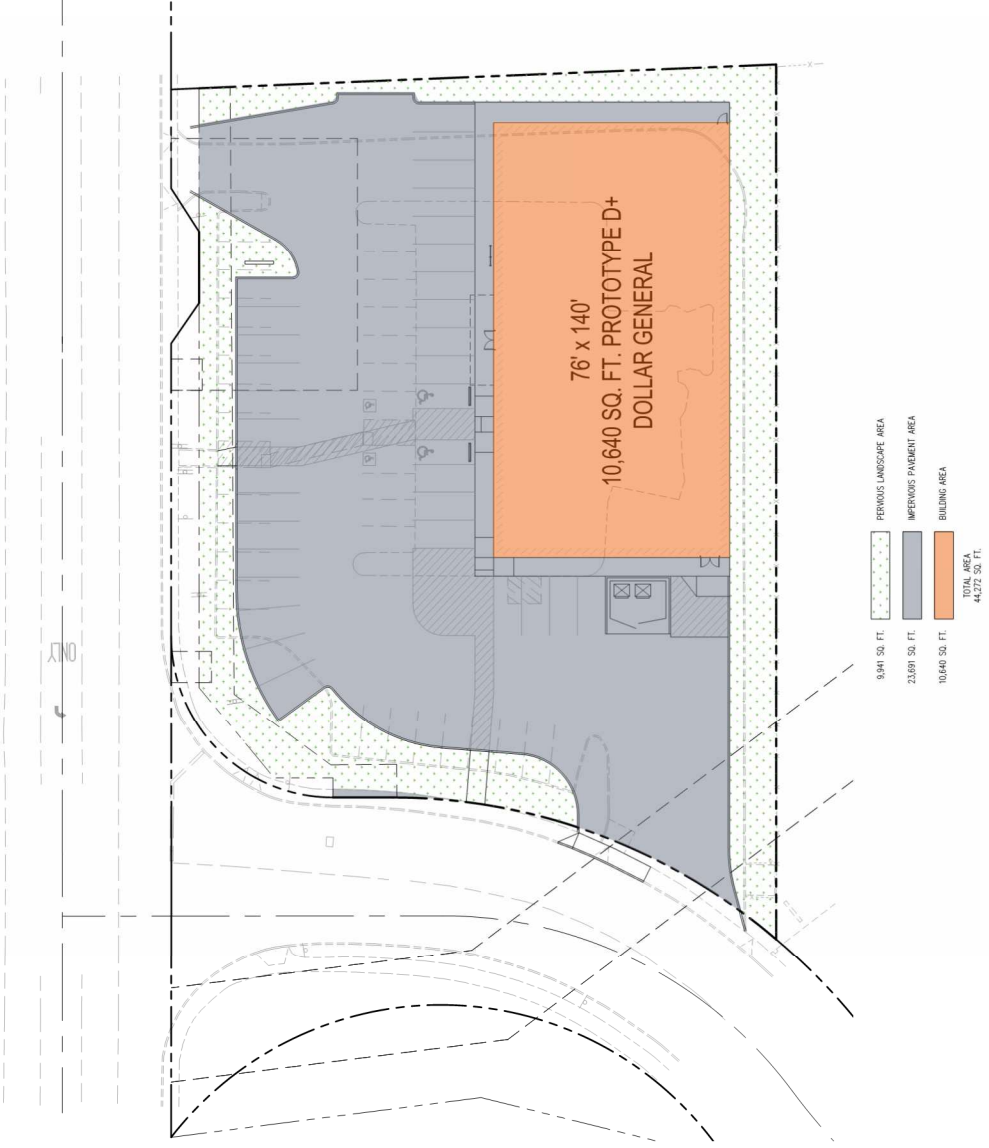
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# EXISTING



# PROPOSED





# APPENDIX 2

# SSA MODELS

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## Project Description

File Name .....2023-0920 Existing Phoenix.SPF

## Project Options

Flow Units .....CFS  
 Elevation Type .....Elevation  
 Hydrology Method .....Santa Barbara UH  
 Time of Concentration (TOC) Method .....SCS TR-55  
 Link Routing Method .....Hydrodynamic  
 Enable Overflow Ponding at Nodes .....YES  
 Skip Steady State Analysis Time Periods .....YES

## Analysis Options

Start Analysis On .....00:00:00 0:00:00  
 End Analysis On .....00:00:00 0:00:00  
 Start Reporting On .....00:00:00 0:00:00  
 Antecedent Dry Days .....0 days  
 Runoff (Dry Weather) Time Step .....0 01:00:00 days hh:mm:ss  
 Runoff (Wet Weather) Time Step .....0 00:05:00 days hh:mm:ss  
 Reporting Time Step .....0 00:05:00 days hh:mm:ss  
 Routing Time Step .....30 seconds

## Number of Elements

Qty  
 Rain Gages .....1  
 Subbasins.....1  
 Nodes.....1  
   *Junctions* .....0  
   *Outfalls* .....1  
   *Flow Diversions* .....0  
   *Inlets* .....0  
   *Storage Nodes* .....0  
 Links.....0  
   *Channels* .....0  
   *Pipes* .....0  
   *Pumps* .....0  
   *Orifices* .....0  
   *Weirs* .....0  
   *Outlets* .....0  
 Pollutants .....0  
 Land Uses .....0

## Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Returr Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage-01	Time Series	TS-01	Cumulativ	inches	Oregon	Jackson	10.00	3.00	SCS Type IA 24-hr

## Subbasin Summary

SN Subbasin ID	Area (ac)	Impervious Area (%)	Impervious Area Curve Number	Pervious Area Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (hh:mm:ss)
1 Sub-01	1.02	79.00	98.00	76.00	2.99	2.39	2.44	0.57	0 00:10:00

## Node Summary

SN ID	Element Type	Invert ound/Rim Elevation (ft)	(Max) Elevation (ft)	Initial Surcharge Water Elevation (ft)	Ponded Area (ft <sup>2</sup> )	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Time of Freeboard Peak Attained Flooding Occurrence (ft) (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Out-01 Outfall	0.00				0.00	0.00				

# Subbasin Hydrology

## Subbasin : Sub-01

### Input Data

Area (ac) .....1  
 Impervious Area (%) .....79  
 Impervious Area Curve Number ..... 98  
 Pervious Area Curve Number ..... 76  
 Rain Gage ID .....Rain Gage-01

### Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Composite Area & Weighted CN	1		93.38

### Time of Concentration

TOC Method : SCS TR-55

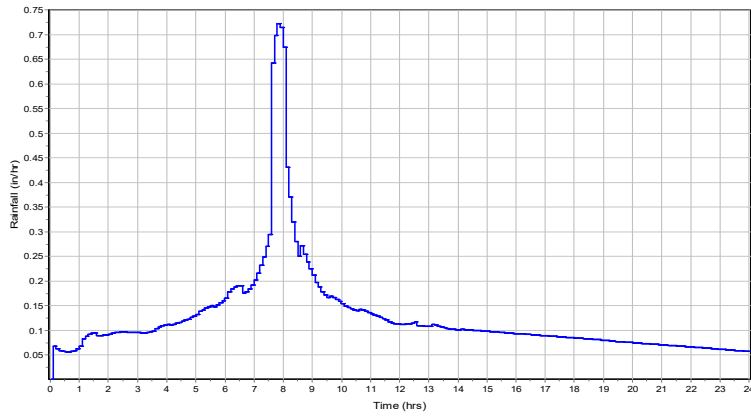
Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where :

Tc = Time of Concentration (hr)  
 n = Manning's roughness  
 Lf = Flow Length (ft)  
 P = 2 yr, 24 hr Rainfall (inches)  
 Sf = Slope (ft/ft)

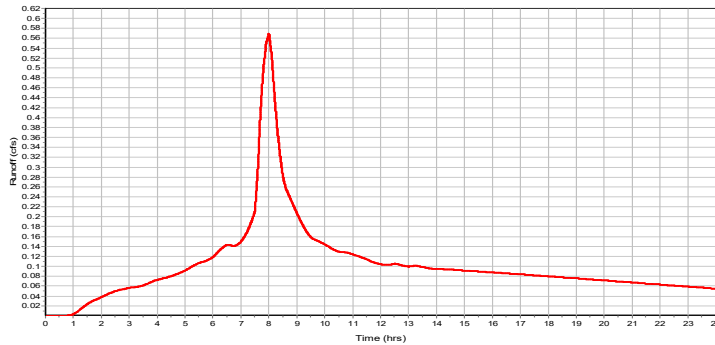
Rainfall Intensity Graph



Shallow Concentrated Flow Equation :

- V = 16.1345 \* (Sf^0.5) (unpaved surface)
- V = 20.3282 \* (Sf^0.5) (paved surface)
- V = 15.0 \* (Sf^0.5) (grassed waterway surface)
- V = 10.0 \* (Sf^0.5) (nearly bare & untilled surface)
- V = 9.0 \* (Sf^0.5) (cultivated straight rows surface)
- V = 7.0 \* (Sf^0.5) (short grass pasture surface)
- V = 5.0 \* (Sf^0.5) (woodland surface)
- V = 2.5 \* (Sf^0.5) (forest w/heavy litter surface)
- Tc = (Lf / V) / (3600 sec/hr)

Runoff Hydrograph



Where:

Tc = Time of Concentration (hr)  
Lf = Flow Length (ft)  
V = Velocity (ft/sec)  
Sf = Slope (ft/ft)

Channel Flow Equation :

$V = (1.49 * (R^{(2/3)}) * (Sf^{0.5})) / n$   
 $R = Aq / Wp$   
 $Tc = (Lf / V) / (3600 \text{ sec/hr})$

Where :

Tc = Time of Concentration (hr)  
Lf = Flow Length (ft)  
R = Hydraulic Radius (ft)  
Aq = Flow Area (ft<sup>2</sup>)  
Wp = Wetted Perimeter (ft)  
V = Velocity (ft/sec)  
Sf = Slope (ft/ft)  
n = Manning's roughness

User-Defined TOC override (minutes): 10

### Subbasin Runoff Results

Total Rainfall (in) .....3  
Total Runoff (in) .....2.4  
Peak Runoff (cfs) .....0.6  
Weighted Curve Number ..... 93  
Time of Concentration (days hh:mm:ss) ..... 0 00:10:00

## Project Description

File Name .....2023-0920 Proposed Phoenix.SPF

## Project Options

Flow Units .....CFS  
 Elevation Type .....Elevation  
 Hydrology Method ..... Santa Barbara UH  
 Time of Concentration (TOC) Method ..... SCS TR-55  
 Link Routing Method ..... Hydrodynamic  
 Enable Overflow Ponding at Nodes ..... YES  
 Skip Steady State Analysis Time Periods .... YES

## Analysis Options

Start Analysis On .....00:00:00 0:00:00  
 End Analysis On ..... 00:00:00 0:00:00  
 Start Reporting On .....00:00:00 0:00:00  
 Antecedent Dry Days .....0 days  
 Runoff (Dry Weather) Time Step ..... 0 01:00:00 days hh:mm:ss  
 Runoff (Wet Weather) Time Step ..... 0 00:05:00 days hh:mm:ss  
 Reporting Time Step .....0 00:05:00 days hh:mm:ss  
 Routing Time Step ..... 30 seconds

## Number of Elements

	Qty
Rain Gages .....	1
Subbasins.....	1
Nodes.....	1
<i>Junctions</i> .....	0
<i>Outfalls</i> .....	1
<i>Flow Diversions</i> .....	0
<i>Inlets</i> .....	0
<i>Storage Nodes</i> .....	0
Links.....	0
<i>Channels</i> .....	0
<i>Pipes</i> .....	0
<i>Pumps</i> .....	0
<i>Orifices</i> .....	0
<i>Weirs</i> .....	0
<i>Outlets</i> .....	0
Pollutants .....	0
Land Uses .....	0

## Rainfall Details

SN	Rain ID	Date	Data Sour	Data Type	Rainfall Type	Rain Units	Sta	Cor	Returr	Rainfall Period	Rainfall Depth	Rainfall Distribution
										(years)	(inches)	
1		Rain	Time	TS-0	Cumulative	inches	Or	Jac	10.00	3.00		SCS Type IA 24-hr

## Subbasin Summary

SN	Sut ID	Area (ac)	pervious Area (%)	Impervious Area Curve Number	Pervious Area Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sut	1.02	77.00	98.00	76.00	2.99	2.35	2.40	0.56	0 00:10:00



## Node Summary

SN ID	Element Type	Invert Elevation (ft)	Ground/Rim Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft <sup>2</sup> )	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Out-01 Outfall	0.00					0.00	0.00					

# Subbasin Hydrology

## Subbasin : Sub-01

### Input Data

Area (ac) .....1.02  
 Impervious Area (%) .....77  
 Impervious Area Curve Number ..... 98  
 Pervious Area Curve Number ..... 76  
 Rain Gage ID .....Rain Gage-01

### Composite Curve Number

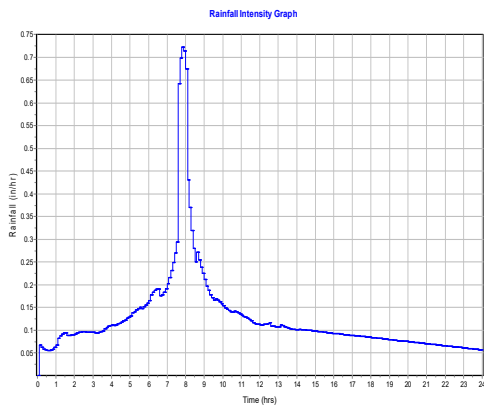
Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Composite Area & Weighted CN	1.02		92.94

### Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$



Where :

$T_c$  = Time of Concentration (hr)  
 $n$  = Manning's roughness  
 $L_f$  = Flow Length (ft)  
 $P$  = 2 yr, 24 hr Rainfall (inches)  
 $S_f$  = Slope (ft/ft)

Shallow Concentrated Flow Equation :

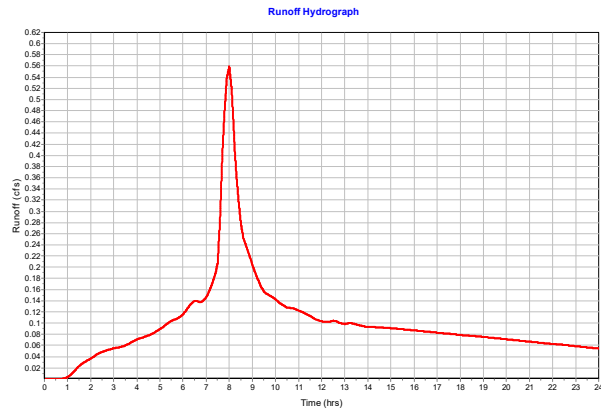
$V = 16.1345 * (S_f^{0.5})$  (unpaved surface)  
 $V = 20.3282 * (S_f^{0.5})$  (paved surface)  
 $V = 15.0 * (S_f^{0.5})$  (grassed waterway surface)  
 $V = 10.0 * (S_f^{0.5})$  (nearly bare & untilled surface)  
 $V = 9.0 * (S_f^{0.5})$  (cultivated straight rows surface)  
 $V = 7.0 * (S_f^{0.5})$  (short grass pasture surface)  
 $V = 5.0 * (S_f^{0.5})$  (woodland surface)  
 $V = 2.5 * (S_f^{0.5})$  (forest w/heavy litter surface)  
 $T_c = (L_f / V) / (3600 \text{ sec/hr})$

Where:

$T_c$  = Time of Concentration (hr)  
 $L_f$  = Flow Length (ft)  
 $V$  = Velocity (ft/sec)  
 $S_f$  = Slope (ft/ft)

Channel Flow Equation :

$V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$   
 $R = A_q / W_p$   
 $T_c = (L_f / V) / (3600 \text{ sec/hr})$



Where :

- Tc = Time of Concentration (hr)
- Lf = Flow Length (ft)
- R = Hydraulic Radius (ft)
- Aq = Flow Area (ft<sup>2</sup>)
- Wp = Wetted Perimeter (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)
- n = Manning's roughness

User-Defined TOC override (minutes): 10

**Subbasin Runoff Results**

Total Rainfall (in) ..... 2.99  
 Total Runoff (in) ..... 2.35  
 Peak Runoff (cfs) ..... 0.56  
 Weighted Curve Number ..... 92.94  
 Time of Concentration (days hh:mm:ss) ..... 0 00:10:00

## Project Description

File Name ..... 2023-0927 Treatment Storm Phoenix.SPF

## Project Options

Flow Units ..... CFS  
 Elevation Type ..... Elevation  
 Hydrology Method ..... Santa Barbara UH  
 Time of Concentration (TOC) Method ..... SCS TR-55  
 Link Routing Method ..... Hydrodynamic  
 Enable Overflow Ponding at Nodes ..... YES  
 Skip Steady State Analysis Time Periods ..... YES

## Analysis Options

Start Analysis On ..... 00:00:00      0:00:00  
 End Analysis On ..... 00:00:00      0:00:00  
 Start Reporting On ..... 00:00:00      0:00:00  
 Antecedent Dry Days ..... 0      days  
 Runoff (Dry Weather) Time Step ..... 0 01:00:00      days hh:mm:ss  
 Runoff (Wet Weather) Time Step ..... 0 00:05:00      days hh:mm:ss  
 Reporting Time Step ..... 0 00:05:00      days hh:mm:ss  
 Routing Time Step ..... 30      seconds

## Number of Elements

	Qty
Rain Gages .....	1
Subbasins.....	1
Nodes.....	1
<i>Junctions</i> .....	0
<i>Outfalls</i> .....	1
<i>Flow Diversions</i> .....	0
<i>Inlets</i> .....	0
<i>Storage Nodes</i> .....	0
Links.....	0
<i>Channels</i> .....	0
<i>Pipes</i> .....	0
<i>Pumps</i> .....	0
<i>Orifices</i> .....	0
<i>Weirs</i> .....	0
<i>Outlets</i> .....	0
Pollutants .....	0
Land Uses .....	0

## Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage-01	Time Series	TREATMENT STORM	Cumulative	inches	Oregon	Jackson	1.00	0.84	SCS Type IA 24-hr

# Subbasin Summary

SN	Subbasin ID	Area	Impervious Area	Impervious Area Curve Number	Pervious Area Curve Number	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)	(%)			(in)	(in)	(ac-in)	(cfs)	(days hh:mm:ss)
1	Sub-01	1.02	77.00	98.00	76.00	0.84	0.49	0.50	0.13	0 00:05:00

## Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft <sup>2</sup> )	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Out-01	Outfall	0.00					0.00	0.00					

# Subbasin Hydrology

## Subbasin : Sub-01

### Input Data

Area (ac) ..... 1.02  
 Impervious Area (%) ..... 77  
 Impervious Area Curve Number ..... 98  
 Pervious Area Curve Number ..... 76  
 Rain Gage ID ..... Rain Gage-01

### Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
32			
Composite Area & Weighted CN	1.02		92.94

### Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where :

Tc = Time of Concentration (hr)  
 n = Manning's roughness  
 Lf = Flow Length (ft)  
 P = 2 yr, 24 hr Rainfall (inches)  
 Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 \* (Sf<sup>0.5</sup>) (unpaved surface)  
 V = 20.3282 \* (Sf<sup>0.5</sup>) (paved surface)  
 V = 15.0 \* (Sf<sup>0.5</sup>) (grassed waterway surface)  
 V = 10.0 \* (Sf<sup>0.5</sup>) (nearly bare & untilled surface)  
 V = 9.0 \* (Sf<sup>0.5</sup>) (cultivated straight rows surface)  
 V = 7.0 \* (Sf<sup>0.5</sup>) (short grass pasture surface)  
 V = 5.0 \* (Sf<sup>0.5</sup>) (woodland surface)  
 V = 2.5 \* (Sf<sup>0.5</sup>) (forest w/heavy litter surface)  
 Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)  
 Lf = Flow Length (ft)  
 V = Velocity (ft/sec)  
 Sf = Slope (ft/ft)

Channel Flow Equation :

$$V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$$

$$R = A_q / W_p$$

$$T_c = (L_f / V) / (3600 \text{ sec/hr})$$

Where :

Tc = Time of Concentration (hr)  
 Lf = Flow Length (ft)  
 R = Hydraulic Radius (ft)  
 Aq = Flow Area (ft<sup>2</sup>)  
 Wp = Wetted Perimeter (ft)  
 V = Velocity (ft/sec)  
 Sf = Slope (ft/ft)  
 n = Manning's roughness

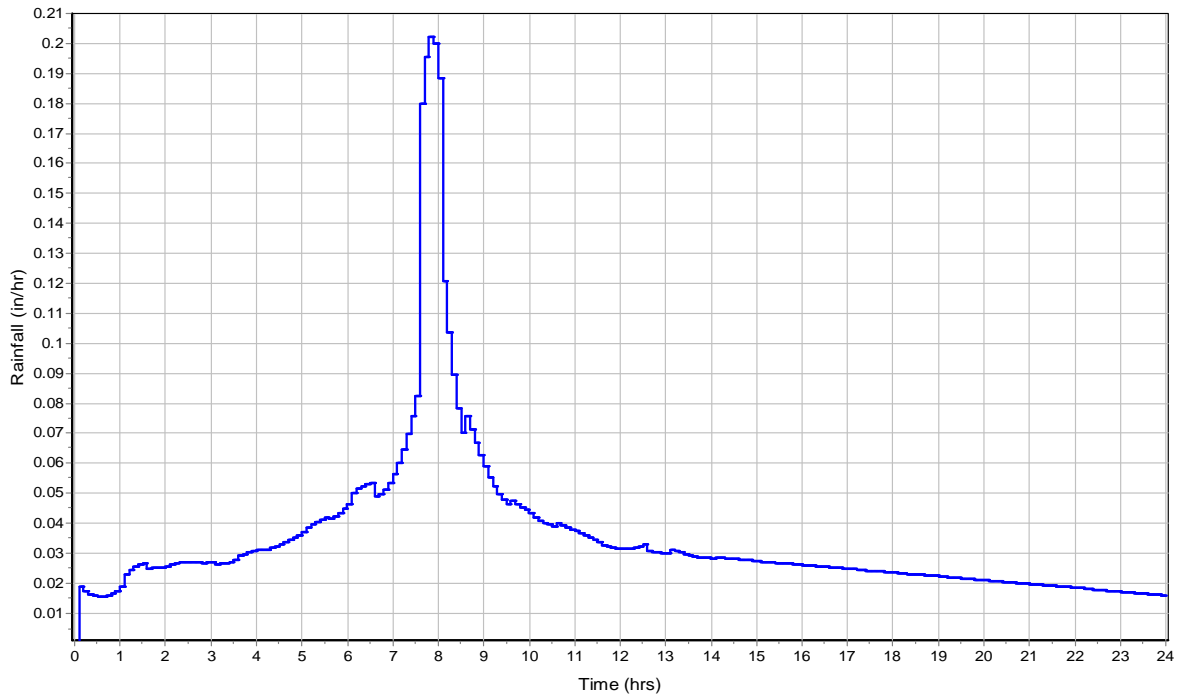
User-Defined TOC override (minutes): 5.00

### Subbasin Runoff Results

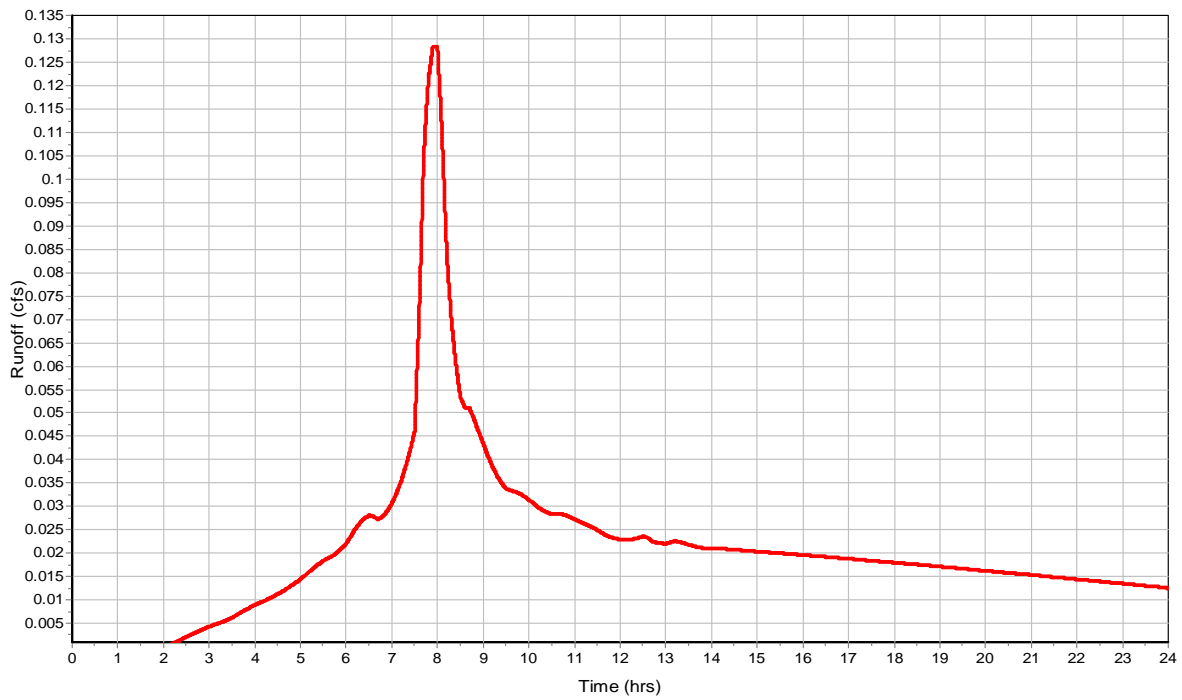
Total Rainfall (in) ..... 0.84  
 Total Runoff (in) ..... 0.49  
 Peak Runoff (cfs) ..... 0.13  
 Weighted Curve Number ..... 92.94  
 Time of Concentration (days hh:mm:ss) ..... 0 00:05:00

Subbasin : Sub-01

Rainfall Intensity Graph



Runoff Hydrograph





# APPENDIX 3 GEOTECH REPORT

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## **GEOTECHNICAL SITE INVESTIGATION REPORT**

**NEW DOLLAR GENERAL STORE  
TAX LOTS 2400 & 2500 OF TAX MAP 381W09A  
4000 S. PACIFIC HIGHWAY  
PHOENIX, JACKSON COUNTY, OREGON**

**GNN PROJECT NO. 223-1667**

**JULY 2023**

*Prepared for*

**CAPITAL GROWTH BUCHALTER, INC.  
361 SUMMIT BLVD, SUITE 110  
BIRMINGHAM, AL 95243**



**DOLLAR GENERAL®**

*Prepared by*

**GN NORTHERN, INC.  
CONSULTING GEOTECHNICAL ENGINEERS  
YAKIMA, WASHINGTON  
(509) 248-9798**

*Common Sense Approach to Earth and Engineering  
Since 1995*



*At GN Northern our mission is to serve our clients in the most efficient, cost-effective way using the best resources and tools available while maintaining professionalism on every level. Our philosophy is to satisfy our clients through hard work, dedication, and extraordinary efforts from all of our valued employees working as an extension of the design and construction team.*

July 26, 2023

Capital Growth Buchalter, Inc.  
361 Summit Blvd., Suite 110  
Birmingham, AL 35243

Attn: Mark Bush

**Subject: Geotechnical Site Investigation Report**  
New Dollar General Store  
Tax Lots 2400 & 2500 of Tax Map 381W09A  
4000 S. Pacific Highway  
Phoenix, Jackson County, OR

**GNN Project No. 223-1667**

Dear Mr. Bush,

As requested, GN Northern (GNN) has completed a geotechnical site investigation for the proposed new Dollar General to be constructed on an approximately 1.1-acre site located at 4000 S. Pacific Highway, in the City of Phoenix, in Jackson County Oregon.

Based on the findings of our subsurface study, we conclude that the site is suitable for the proposed construction provided that our geotechnical recommendations presented in this report are followed during the design and construction phases of the project.

This report describes in detail the results of our investigation, summarizes our findings, and presents our recommendations concerning earthwork and the design and construction of foundations for the proposed project. *It is important that GN Northern provide consultation during the design phase, as well as field compaction testing and geotechnical monitoring services during the construction phase, to review and monitor the implementation of the geotechnical recommendations.*

If you have any questions regarding this report, please contact us at 509-248-9798.

Respectfully submitted,

**GN Northern, Inc.**



Aaron B. Cleveland, GIT  
Staff Geologist



Karl A. Harmon, PE, CEG  
Senior Geologist/Engineer



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- APPENDIX I – VICINITY MAP (FIGURE 1), SITE EXPLORATION MAP (FIGURE 2)
- APPENDIX II – EXPLORATORY TEST-PIT LOGS, KEY CHART (FOR SOIL CLASSIFICATION)
- APPENDIX III – LABORATORY TESTING RESULTS
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- APPENDIX V – NRCS SOIL SURVEY
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## 1.0 PURPOSE AND SCOPE OF SERVICES

This report has been prepared for the proposed new Dollar General to be constructed on an approximately 1.1-acre site located at 4000 S. Pacific Highway, in the City of Phoenix, Oregon; site location is shown on the *Vicinity Map* (Figure 1, Appendix I). Our investigation was conducted to collect information regarding subsurface conditions and present recommendations for suitability of the subsurface materials to support the planned site development and allowable bearing capacity for the proposed construction.

GN Northern, Inc. has prepared this report for use by the client and their design consultants in the design of the proposed development. Do not use or rely upon this report for other locations or purposes without the written consent of GN Northern, Inc.

Our study was conducted in general accordance with our *Proposal for Geotechnical Investigation* dated June 14, 2023; notice to proceed was provided on June 21<sup>st</sup> in the form of a signed copy of the proposal.

You provided a *Preliminary Site Plan* (dated 4/26/2023) showing the proposed building and site layout. Field exploration, consisting of nine (9) exploratory test-pits and one (1) infiltration test was completed on June 28, 2023. Test-pit and the infiltration test locations are shown on the *Site Exploration Map* (Figure 2, Appendix I). Detailed test-pit logs are presented in Appendix II, and the results of our laboratory testing are presented in Appendix III.

This report has been prepared to summarize the data obtained during this study and to present our recommendations based on the proposed construction and the subsurface conditions encountered at the site. Results of the field exploration and laboratory testing were analyzed to develop recommendations for site development, earthwork, foundation bearing capacity and pavements. Design parameters and a discussion of the geotechnical engineering considerations related to construction are included in this report.

## 2.0 PROPOSED CONSTRUCTION

Based on the information provided, we understand that site development will include a 10,640 SF single-story building with planned dimensions of 76' x 140'. The new building will likely be a pre-engineered metal structure with concrete slab on-grade. Asphalt paved drive-lanes and 33 parking spaces are planned along the south and west sides of the new store building, with access into the site from S. Pacific Highway to the northeast and N. Rose Street to the northwest. We understand that stormwater will be disposed on-site via a bio-retention swale west of the proposed building.

Structural loading information was not available at the time of this report. Based on our experience with similar projects, we anticipate maximum wall loads to be on the order of 3.0 klf and column loads to be less than 40 kips. It shall be noted that assumed loading is based on information provided at the time of this report. If loading conditions differ from those described herein, GNN should be given an opportunity to perform re-analysis. Settlement tolerances for the structures are assumed to be limited to 1 inch, with differential settlement limited to ½ inch.

## 3.0 FIELD EXPLORATION

Our field exploration was completed on June 28, 2023. A local public utility clearance was obtained prior to the field exploration. Nine (9) exploratory test-pits and one (1) infiltration test were completed at locations shown on the *Site Exploration Map* (Figure 2, Appendix I). Test-pits were excavated by May Rock and Excavating using a Deere 75G excavator to depths ranging from approximately 10 to 17.5 feet below existing ground surface (BGS). Infiltration testing was performed within test-pit TP-3 at approximately 3 feet BGS, and then further excavated to a total depth of 10 feet BGS. The test-pits were logged by a GNN geologist. Upon completion, the test-pits were loosely backfilled with the excavated spoils.

The soils observed during our field exploration were classified according to the Unified Soil Classification System (USCS), utilizing the field classification procedures as outlined in ASTM D2488. A copy of the USCS Classification Chart is included in Appendix II. Photographs of the site and exploration are presented in Appendix IV. Depths referred to in this report are relative to the existing ground surface elevation at the time of our investigation. The surface and subsurface conditions described in this report are as observed at the time of our field investigation.

## 4.0 LABORATORY TESTING

Representative samples of the exposed soils obtained from the test-pits were selected for testing to determine the index properties of the subsurface soils in general accordance with ASTM procedures. The following laboratory tests were performed:

**Table 1: Laboratory Tests Performed**

Test	To determine
Particle Size Distribution (ASTM D6913)	Soil classification based on proportion of sand, silt, and clay-sized particles
Natural Moisture Content (ASTM D2216)	Soil moisture content indicative of in-situ condition at the time samples were taken

Results of the laboratory test are included on the test-pit logs and are also presented in graphic form in Appendix III attached to the end of the report.

## 5.0 SITE CONDITIONS

The approximately 1.1-acre irregular-shaped site is located at 4000 South Pacific Highway, in the City of Phoenix, Oregon. The site is generally situated in the SW ¼ of the NE ¼ of Section 9, Township 38 South & Range 1 West, Willamette Meridian. The site is bound by the South Pacific Highway to the northeast, N. Rose Street to the northwest, an apartment complex to the southwest, and a newly rebuilt RV campground to the southeast. The majority of the project site is currently vacant and undeveloped, with the exception of a paved parking area and drive lanes surrounding the footprint of the preexisting bank building that was previously on the site before it was destroyed by fire. The site is relatively flat and generally level with adjacent properties. Based on Google Earth topography, surface elevations across the site range from a low of approximately 1489' along the northern portion of the site to maximum of ~1504' MSL near the southern portion of the site.

### 5.1 Regional Geology

The project site is situated in the Bear Creek Valley in the Klamath Mountains. Based on the map of the *Preliminary Geologic Map of the Medford 1° x 2° Quadrangle, Oregon and California*, (Smith et. al, 1982), the project area is mapped as Quaternary-age Alluvium deposits (Qaf). This unit is described as stratified gravel, sand, silt.



## 5.2 Seismic Considerations

As per the 2018 International Building Code (IBC), a Site Class ‘D’ may be used for seismic design purposes. Site Class ‘D’ corresponds to ‘stiff soil’. The following site-specific design values may be used:

**Table 2: IBC 2018 Design Response Spectra Parameters**

Seismic Design Parameter	Value (unit)	Definition
$S_S$	0.616 (g)	MCE spectral response acceleration at short periods
$S_1$	0.354 (g)	MCE spectral response acceleration at 1-second period
$F_a$	1.307 (unitless)	Site coefficient for short periods
$F_v$	N/A	Site coefficient for 1-second period
$S_{MS}$	0.805 (g)	MCE spectral response acceleration at short periods as adjusted for site effects
$S_{M1}$	N/A	MCE spectral response acceleration at 1-second period as adjusted for site effects
$S_{DS}$	0.537 (g)	Design spectral response acceleration at short periods
$S_{D1}$	N/A	Design spectral response acceleration at 1-second period

## 6.0 SUBSURFACE CONDITIONS

Based on the findings of our field exploration, the native subsurface soils encountered within the test-pits generally consisted of Sandy Silt (ML) over Silty Sand (SM) overlying Poorly Graded Sand with Silt (SP-SM). The sandy silt extended to depths ranging between approximately 2.5 to 5.5 feet BGS and were generally observed to have a relative in-place density of ‘medium dense’. These silts were observed to be ‘moist’. The silty sands and sands with silt underlying the silt were generally observed to have a relative in-place density of ‘medium dense’ to ‘dense’ and were typically observed to be ‘moist’ to ‘wet’. Some of the sandy silt encountered in test-pits TP-2, TP-3, TP-6, and TP-8 were observed to be slightly clayey. Unique to test-pit TP-1, TP-6, and TP-8 gravelly layers were encountered at depths ranging from 1-foot BGS to as much as 14 feet BGS. These gravel layers ranged from approx. 1.5 feet to 4.5 feet thick and were generally observed to be ‘dense’ and ‘moist.’ Within test-pits TP-1, TP-6, TP-7 and TP-9, undocumented fill was encountered to depths ranging from approximately 1 to 2 feet BGS. Groundwater was encountered in test-pits TP-1, and TP-6 through TP-8 at depths ranging from approximately 14.5 to 16 feet BGS at the time of excavation. Test-pit logs in Appendix II show detailed descriptions and stratification of the soils encountered.

### **6.1 NRCS Soil Survey**

The soil survey map of the site prepared by the Natural Resources Conservation Service (NRCS) identifies the native site soils as *Ruch silt loam, 2 to 7 percent slopes*, with parent material described as *alluvium derived from metavolcanics and metasedimentary rock*. The typical soil profile for these units is described as *silt loam* overlying *loam*. According to the NRCS map (Appendix V), these units consist of *well drained* material, with the capacity of the most limiting layer to transmit water (*Ksat*) as *moderately high* (0.20 to 0.57 in/hr).

### **6.2 Groundwater**

Groundwater was encountered in test-pits TP-1, and TP-6 through TP-9 at depths ranging from approximately 14.5 to 16 feet BGS at the time of our exploration. To further assist in our evaluation, we reviewed the Oregon Department of Water Resources database of nearby well logs (see Appendix VI) to estimate groundwater levels in the vicinity of the site. Based on our review of these well logs, the groundwater table in the site vicinity has been noted at depths of 16 and 20 feet BGS. Groundwater levels will fluctuate with precipitation, irrigation, drainage, and regional pumping from wells.

## **7.0 SOIL INFILTRATION TESTING**

Infiltration testing was performed in test-pit TP-3 / IT-1 at approximately 3 feet BGS. The infiltration test was conducted using a single ring infiltrometer consisting of a 2-foot section of a 10-inch diameter steel pipe driven into the ground 12 inches at the test depth of approximately 3 feet below ground surface (BGS). After an initial pre-soak period, a constant water level was maintained in the ring with the use of a float valve, and timed intervals of the water demand volumes were recorded. Continuous readings of the water volumes required to maintain the constant head were recorded until a relatively constant rate was achieved.

The test results are indicative of the infiltration characteristics of the subsurface soils encountered at the test location/depth using the specific test method. The location of the infiltration test is shown on Site Exploration Map (Figure 2, Appendix I). The field infiltration rate is presented in the following table:

**Table 3: Infiltration Test Results**

Test ID	Test Depth	Soil Type / USCS Classification	Fines Content	Infiltration Rate
TP-3 / IT-1	3 feet BGS	Silty Sand (SM)	48%	<b>2.3 in/hour</b>

The infiltration rate presented herein represents the un-factored field soil infiltration rate. An appropriate factor of safety should be applied to the field infiltration rate to determine long-term design infiltration rate. Determination of safety factors for long-term design infiltration should consider the following: pretreatment, potential for biofouling, system maintainability, horizontal and vertical variability of soils, and type of infiltration testing. Typical factors of safety for these soils generally range from 2.5 to 3.

## **8.0 GEOTECHNICAL RECOMMENDATIONS**

The following geotechnical recommendations are based on our current understanding of the proposed project as described in Section 2.0 of this report. The report is prepared to comply with the 2018 International Building Code Section 1803, Geotechnical Investigations, and as required by Subsection 1803.2, Investigations Required. Please note that Soil Design Parameters and Recommendations presented in this report are predicated upon appropriate geotechnical monitoring and testing of the site preparation and foundation and building pad construction by a representative of GNN's **Geotechnical-Engineer-of-Record (GER)**. Any deviation and nonconformity from this requirement may invalidate, partially or in whole, the following recommendations. We recommend that we be engaged to review grading and foundation plans in order to provide revised, augmented, and/or additional geotechnical recommendations as required.

### **8.1 Earthwork and Site Grading**

Site grading shall incorporate the requirements of IBC 2018 Appendix J. Do not commence site clearing and grading operations until temporary erosion and sedimentation control measures are in place. The project GER or a representative of the GER should observe site clearing, grading, and the bottoms of excavations before placing fills. Local variations in soil conditions may warrant increasing the depth of over-excavation and recompaction. Do not place backfill or fill soil material on surfaces that are saturated, muddy, frozen, or contain frost, snow, or ice. To prevent potential pumping and unstable ground conditions and improve compaction efforts, we strongly

recommend performing site grading during dryer periods of the year. Site grading and excavations should be avoided during winter and wet weather periods of the year.

Surficial fill materials were found in some test pits at the site. The thickness of fill material was generally observed to range from ~0.5 to ~2 feet. We recommend removing and replacing the fill material with suitable onsite soils or imported fill material placed as engineered structural fill.

Footing excavations should provide allowance for the foundations to bear on a minimum 12-inch-thick layer of imported 1½” or 1¼” minus crushed rock overlying the re-compacted native soils.

Soil conditions shall be evaluated by in-place density testing, visual evaluation, probing, and proof-rolling of the imported fill and re-compacted on-site soil as it is prepared to check for compliance with recommendations of this report. A moisture-density curve shall be established in accordance with ASTM D1557 method (Laboratory Compaction Characteristics of Soil Using Modified Effort) for all onsite soils and imported fill materials used as structural fill.

Each test pit was loosely backfilled during our site investigation. During site development, the earthwork contractor is required to re-excavate the test pits and backfill the excavations with suitable fill material and compact as appropriate for the location within the building pad, pavements and hardscape and/or landscape areas.

### ***8.1.1 Clearing and Grubbing***

At the start of site grading, existing vegetation, roots, undocumented fills, any trash/debris, and any abandoned underground utilities shall be **fully removed** from proposed building, structural and pavement areas. The surface shall be stripped of all topsoil and/or organic growth (vegetation); the topsoil and organic rich soils shall either be stockpiled on-site separately for future use or be removed from the construction area. Depth of stripping can be minimized with real-time onsite observation of sufficient removals. Areas disturbed during clearing shall be properly backfilled and compacted as described below.

As part of the erosion and sediment control plan, the contractor should implement necessary BMP measures and protect the subgrade from exposure to moisture.

### ***8.1.2 Suitability of the Onsite Soils as Engineered Fill***

The onsite sandy and gravelly soils, free of organics or deleterious materials including trash and debris, is generally suitable for use as engineered structural fill, general fill and utility trench backfill. Engineered fill should be placed in maximum 8-inch-thick loose lifts and each lift compacted to at least 95% of the Modified Proctor maximum dry density, as determined by ASTM D1557 (Laboratory Compaction Characteristics of Soil Using Modified Effort) near optimum moisture content.

### ***8.1.3 Imported Granular Fill***

Imported granular material should be crushed gravel and sand mixture and should meet the specifications provided in *2018 Oregon Standard Specifications for Construction* Section 00330.14 – Selected Granular Backfill, and *Standard Specifications* Section 00330.15 – Selected Stone Backfill. The imported granular material should be fairly well graded between coarse and fine material and have less than 5% by weight passing the U.S. Standard No. 200 Sieve. The imported fill should be placed in lifts no greater than 8 inches in loose thickness and compacted to at least 95% of the Modified Proctor maximum dry density, as determined by ASTM D1557 near optimum moisture content. During the wet season or when wet subgrade conditions exist, the initial lift should be approximately 12 inches in non-compacted thickness and should be compacted with a smooth drum roller without using vibratory action.

### ***8.1.4 Subgrade Inspection and Compaction Verification***

A representative of our Geotechnical engineer (soils inspector) shall be onsite during earthwork to inspect and test subgrade and each fill layer. Proceed with subsequent earthmoving only after inspections confirm previously completed work complies with requirements of this report.

Inspections and tests include:

1. Determine prior to placement of fill that subgrade has been prepared in compliance with requirements of this Geotechnical Report.
2. Determine that fill material and maximum lift thickness and moisture comply with requirements of this Geotechnical Report.
3. Determine, during placement and compaction, that in-place density of compacted fill complies with requirements of this Geotechnical Report.

When the soils inspector indicates that subgrades, and fills have not achieved subgrade acceptance criteria or degree of compaction specified, scarify and moisten or aerate, or remove and replace soil materials to depth required; recompact and retest until specified compaction is obtained.

### ***8.2 Temporary Excavations***

It shall be the responsibility of the contractor to maintain safe temporary slope configurations since the contractor is at the job site, able to observe the nature and conditions of the slopes, and able to monitor the encountered subsurface conditions. Unsupported vertical cuts deeper than 4 feet are not recommended if worker access is necessary. The cuts shall be adequately sloped, shored or supported to prevent injury to personnel from caving and sloughing. The contractor and subcontractors shall be aware of, and familiar with, applicable local, state and federal safety regulations including the current OSHA Excavation and Trench Safety Standards, and OSHA Health and Safety Standards for Excavations, 29 CFR Part 1929, or successor regulations.

It is our opinion that the soil encountered at the site is classified as Type C soils. For excavation planning purposes, we recommend that temporary, unsupported, open cut slopes shall be no steeper than 1.5 feet horizontal to 1.0 feet vertical (1.5H:1V) in Type C soils. No heavy equipment should be allowed near the top of temporary cut slopes unless the cut slopes are adequately braced. Final (permanent) fill slopes should be graded to an angle of 2H:1V or flatter. We recommend that permanent slopes be hydroseeded and/or planted with vegetation after construction. Where unstable soils are encountered, flatter slopes may be required. We recommend protecting slopes with waterproof covering during periods of wet weather to reduce sloughing and erosion.

### ***8.3 Utility Excavation, Pipe Bedding and Trench Backfill***

To provide appropriate support and bedding for the pipe, we recommend the utilities be founded on suitable bedding material consisting of clean sand and/or sand & gravel mixture. Pipe bedding should provide a firm uniform cradle for support of the pipes. A minimum 4-inch thickness of bedding material beneath the pipe should be provided. Prior to installation of the pipe, the pipe bedding should be shaped to fit the lower part of the pipe exterior with reasonable closeness to provide uniform support along the pipe. Pipe bedding material should be used as pipe zone backfill and placed in layers and tamped around the pipes to obtain complete contact. To protect the pipe, bedding material should extend at least 6 inches above the top of the pipe, however initial lift

thickness could be increased to levels recommended by the manufacturer to protect utilities from damage by compacting equipment.

Placement of bedding material is particularly critical where maintenance of precise grades is essential. Backfill placed within the first 12 inches above utility lines should be compacted to at least 90% of the maximum dry density (ASTM D1557), such that the utility lines are not damaged during backfill placement and compaction. In addition, rock fragments greater than 1 inch in maximum dimension should be excluded from this first lift. The remainder of the utility excavations should be backfilled and compacted to 95% of the maximum dry density as determined by ASTM D1557.

Suitable backfill for the pipe bedding, pipe zone material and trench backfill shall meet the specifications of *2018 Oregon Standard Specification for Construction* sections 00405.12, 00405.13 and 00405.14, respectively. Onsite soils may be considered suitable for utility trench backfill provided they are free of significant organic matter and oversize material, and can be adequately compacted. All excavations should be wide enough to allow for compaction around the haunches of pipes. We recommend that utility trenching, installation, and backfilling conform to all applicable federal, state, and local regulations such as OSHA for open excavations.

Compaction of backfill material should be accomplished with soils within  $\pm 2\%$  of their optimum moisture content in order to achieve the minimum specified compaction levels recommended in this report. Backfill operations shall be observed and tested to monitor compliance with these recommendations.

#### ***8.4 Imported Crushed Rock Structural Fill***

Imported crushed rock structural fill shall consist of well-graded, crushed aggregate material meeting the grading and quality requirements of *2018 Oregon Standard Specifications for Construction* Section 02630.10 (Dense-Graded Aggregate, 1½ inch minus) presented in the table below:

**Table 4: ODOT Standard Spec. Table 02630-1**

Sieve Size	Percent Passing (by Weight)
2 Inch Square	100
1½ Inch Square	95 – 100
¾ Inch Square	55 – 75
¼ Inch Square	35 – 50
U.S. No. 10	*

\* Of the fraction passing the ¼ inch sieve, 40-60% shall pass the No. 10 sieve

A fifty (50) pound sample of each imported fill material shall be collected by GNN prior to placement to ensure proper gradation and establish a moisture-density relationship (proctor curve).

### ***8.5 Compaction Requirements for Structural/ Engineered Fill***

All fill or backfill shall be approved by a representative of our Geotechnical engineer (GER), placed in uniform lifts, and compacted to a minimum 95% of the maximum dry density as determined by ASTM D1557. The compaction effort must be verified in the field using a nuclear density gauge in accordance with ASTM D6938. The thickness of the loose, non-compacted, lift of structural fill shall not exceed 8 inches for heavy-duty compactors or 4 inches for hand operated compactors.

### ***8.6 Foundation Bearing Support & Allowable Bearing Capacity***

In our opinion, the proposed building structure may be supported on conventional shallow foundations bearing on a layer of imported crushed rock placed atop a recompacted native subgrade. The minimum footing depth shall be 24 inches below adjacent exterior finished grades for frost protection and bearing capacity considerations. Foundations shall not be designed or constructed to straddle a cut-to-fill transition condition.

All foundations shall bear on a minimum of 12 inches of 1½ or 1¼” inch minus imported crushed rock structural fill meeting the grading requirements of Section 8.4 above. The crushed rock shall be moisture conditioned and compacted to minimum 95% of the maximum dry density as determined by the Modified Proctor (ASTM D1557). Prior to placing the crushed rock, the subgrade soils within the footing excavations shall be scarified to a minimum depth of 12 inches, moisture-conditioned, then recompacted to a minimum 95% of the maximum dry density as determined by ASTM D1557 and to a dense and non-yielding surface. Any soft spots or pumping area(s) observed during subgrade re-compaction shall be overexcavated an additional 12 inches and



replaced with compacted granular structural fill. The crushed rock and recompaction of the native subgrade soils shall extend minimum 12 inches beyond all sides of the foundations.

Footings constructed in accordance with the above recommendations may be designed for an allowable **2,000 pounds per square foot (psf)** bearing pressure. This is a net bearing pressure. The weight of the footing and overlying backfill can be disregarded in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead plus long-term-live loads, and may be increased by 1/3 (33%) for short-term, transient loading conditions such as those resulting from wind or seismic forces. Provided footing subgrades are prepared in accordance with the recommendations presented in this report, based on theory of elasticity we estimate total foundation settlements to be approximately 1-inch, with differential settlement less than half that magnitude.

Lateral forces on foundations from short term wind and seismic loading would be resisted by friction at the base of foundations and passive earth pressure against the buried portions. A passive earth pressure of **300 pounds per cubic foot (pcf)** may be used for footings confined by native soils at depths greater than 2 feet below adjacent grades. Adjacent floor slabs, pavements, or upper 24-inch depth of adjacent, unpaved areas should not be considered when calculating passive resistance. We recommend a coefficient of friction of **0.45** be used between cast-in-place concrete and imported crushed rock. These values do not include a factor of safety. We recommend a minimum factor of safety of 1.5 be applied to these values.

The footings should be founded below an imaginary line projecting at a 1-horizontal to 1-vertical (1H:1V) slope from the base of any adjacent parallel utility trenches. The footings must be embedded to a sufficient depth so there is a minimum of 10 feet of horizontal distance (offset) between the base of the footings and any adjacent slope.

A representative of our Geotechnical Engineer should confirm suitable bearing conditions and evaluate footing subgrades. Observations should also confirm loose soils, organics, and unsuitable fill materials were removed.

### **8.7 Slab-on-Grade Floors**

We recommend placing a minimum 6-inch layer of  $\frac{3}{4}$ " minus crushed aggregate fill beneath the slabs. Material shall meet the *Oregon Standard Specification for Construction*, specification section 02630-1, provided it contains less than 5% passing the No. 200 sieve (fines). The crushed rock material shall be compacted to at least 95% of the maximum dry density as determined by ASTM D1557 method. Prior to placing the crushed aggregate fill, the subgrade soils shall be scarified and moisture conditions to a minimum depth of 12 inches and then proof-rolled with a minimum 20-ton (40,000 lbs) smooth vibratory drum roller to a dense and non-yielding surface and to at least 95% of the maximum dry density as determined by ASTM D1557 method.

We recommend a modulus of subgrade reaction equal to **120 pounds per cubic inch (pci)** based on a value for gravel presented in the Portland Cement Association publication No. EB075.01D. Slab thickness, reinforcement and joint spacing shall be determined by a licensed engineer based on the intended use and loading.

An appropriate vapor retarder (15-mil polyethylene liner) shall be used (ASTM E1745/E1643) beneath areas receiving moisture sensitive resilient flooring/VCT where prevention of moisture migration through slab is essential. The slab designer should refer to ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor retarder. The architect shall determine the need and use of a vapor retarder.

### **8.8 Lateral Earth Pressure**

We recommend the following lateral earth pressures, in terms of equivalent fluid pressure, for design of retaining walls or below-grade structures, these pressure values assume drained condition:

$$\begin{aligned} \text{At-Rest} &= 60 \text{ psf/ft of embedment} \\ \text{Active} &= 40 \text{ psf/ft of embedment} \end{aligned}$$

We assume that the structural wall backfill is adequately drained to avoid saturation and introduction of hydrostatic pressures. For calculation of active pressures, we assume that the wall can deflect in order to develop an active condition. Use at-rest pressures for restrained or braced walls. The horizontal resultant force (pressure x H/2 where H is height of buried wall) should be applied at an H/3 distance from the base of the wall.

If any surface, surcharge loads are closer than one-half of the wall height (horizontal distance) to the edge of the below-grade and/or retaining wall, increase the design wall pressure by  $q/2$  over the whole area of the retaining wall. In this expression,  $q$  is the surface surcharge load in psf. GNN should review anticipated surcharge loading to confirm that the appropriate design values are considered. The horizontal surcharge resultant force (pressure x H where H is height of buried wall) should be applied at an H/2 distance from the base of the wall.

### 8.9 Flexible Pavement

Pavement subgrade soils are generally expected to consist of the native sandy gravelly soil. A California Bearing Ratio (CBR) value of 6 has been estimated for the onsite soils for use in the pavement analysis. Using an empirical relationship, this CBR value corresponds to a resilient modulus value of approximately 9,000 psi. Pavement analyses are based on *1993 AASHTO Guide for Design of Pavement Structures*. The table below presents recommended flexible (AC) pavement sections for this project:

**Table 5: Recommended Asphalt Concrete Paving Sections**

Traffic Application	Asphalt (AC) Thickness (inches)	Crushed Aggregate Base (inches)	Subgrade Preparation
Heavy Duty <sup>†</sup>	3.5	12*	upper min. 12 inches scarified, moisture conditioned and re-compacted to at least 95% of the maximum dry density as determined by ASTM D1557
Standard Duty <sup>††</sup>	2.5	8*	

<sup>†</sup>Heavy duty applies to pavements section for entrance drives, and trash enclosure drive lanes

<sup>††</sup>Standard duty applies to general parking areas

\*The upper 2” of crushed rock should be top course rock placed over the base course layer

Pavement design recommendations assume proper and positive drainage and construction monitoring and are based on AASHTO Design parameters for a 20-year design period. Asphalt pavements tend to develop thermal and fatigue cracking over time from environmental factors and traffic loads. Asphalt, being a viscoelastic material, weakens from temperature influx. Timely preventative measures for continual flexible maintenance such as crack filling and seal coating at 8-10 year intervals to control the progression of surface cracking and distress to prevent water from infiltrating into the base course and subgrade shall be considered. Performing this intermediate level of maintenance will net at least a 20-year service life/performance life

Soils containing trash and debris or organic materials shall be completely removed from the proposed paved areas prior to subgrade construction. The upper 12 inches of subgrade soils beneath the pavement section shall be scarified, moisture conditioned and re-compacted to at least 95% of the maximum dry density as determined by ASTM D1557. All fills used to raise low areas must be compacted onsite soils or structural gravel fill and shall be placed under engineering control conditions. The finished surface shall be smooth, uniform and free of localized weak/soft spots. All subgrade deficiency corrections and drainage provisions shall be made prior to placing the aggregate base course. All underground utilities shall be protected prior to grading.

The HMAC utilized for the project should be designed and produced in accordance with Section 00744 Asphalt Concrete Pavement of the *2018 Oregon Standard Specifications for Construction* (ODOT Specifications). Aggregate Base material shall comply with Section 02630.10 (Dense-Graded Aggregate, 1½ inch minus) of the ODOT Specifications. Aggregate base or pavement materials should not be placed when the surface is wet.

#### ***8.10 Subgrade Protection***

The degree to which construction grading problems develop is expected to be dependent, in part, on the time of year that construction proceeds and the precautions which are taken by the contract to protect the subgrade. We recommend that the site shall be graded to prevent water from ponding within construction areas and/or flowing into excavations. Accumulated water must be removed immediately along with any unstable soil. Foundation concrete should be placed, and excavations backfilled as soon as possible to protect the bearing grade.

#### ***8.11 Wet Weather/Wet Soil Conditions***

The onsite surficial soils may be susceptible to pumping during wet weather when excessively wet and disturbed by construction traffic. Soil disturbance will negatively impact the soil's performance below slabs, pavement, and hardscape. Fine silty and sandy soils are susceptible to erosion in the presence of moving water. During or subsequent to wet weather, compacting the on-site fine grained soils may be difficult. If earthwork takes place in wet weather or wet conditions, the following recommendations should be followed:

1. Accomplish earthwork in small sections and carry such work through to completion to reduce exposure to wet weather. Soils that become too wet for compaction are to be

removed and replaced with clean, imported granular material. Where imported granular material is placed over wet or soft soil subgrades, we recommend a geotextile be placed as a barrier between the subgrade and imported granular material. The geotextile should meet *Oregon Standard Specifications for Construction* Section 2320.20 for soil separation and/or stabilization.

2. Carefully stage equipment and/or stockpiles, route construction equipment away from subgrades, and implement aggressive site drainage procedures to help reduce saturating subgrades.
3. Cover work areas and stockpiles with plastic. Use straw bales, straw wattles, geotextile silt fences, and/or other measures as appropriate to control soil erosion.
4. Equipment with large tracks, lugs, or having toothed buckets has a significant potential to disturb the site soil prior to or following compaction. Rubber-tired vehicles should not access prepared subgrades unless the subgrade is sufficiently stiff to allow construction traffic without disturbance.
5. Maintain the subgrade in a compacted condition and protect subgrades from construction traffic disturbance after they have been prepared and meet compaction requirements. Consequently, do not operate construction equipment or vehicles on prepared subgrade areas during wet weather conditions. After inclement weather, inspect all subgrade areas prepared before the inclement weather conditions.
6. Prior to rain and other events that may cause fine sandy or silty soils to exceed optimum moisture content, stabilize such soils to minimize potential for erosion into adjacent excavations.
7. If necessary for continuing operations after wet weather, provide a layer of gravel or quarry spalls course for access or haul roads, underlying with geotextile fabric.

### ***8.12 Surface Drainage***

With respect to surface water drainage, we recommend that the ground surface be sloped to drain away from the structure. Final exterior site grades shall promote free and positive drainage from the building areas. Water shall not be allowed to pond or to collect adjacent to foundations or within the immediate building area. We recommend that a gradient of at least 5% for a minimum

distance of 10 feet from the building perimeter be provided, except in paved locations. In paved areas, a minimum gradient of 1% should be provided unless provisions are included for collection/disposal of surface water adjacent to the structure. Catch basins, drainage swales, or other drainage facilities should be aptly located. All surface water such as that coming from roof downspouts and catch basins be collected in tight drain lines and carried to a suitable discharge point, such as a storm drain system. Surface water and downspout water should not discharge into a perforated or slotted subdrain, nor should such water discharge onto the ground surface adjacent to the building. Cleanouts should be provided at convenient locations along all drain lines.

## 9.0 CONTINUING GEOTECHNICAL SERVICES

GNN recommends that the Client should maintain an adequate program of geotechnical consultation, construction monitoring, and soils testing during the final design and construction phases to monitor compliance with GNN's geotechnical recommendations. **Maintaining GNN as the geotechnical consultant from beginning to end of the project will provide continuity of services.** If GN Northern, Inc. is not retained by the owner/developer and/or the contractor to provide the recommended geotechnical inspections/observations and testing services, the geotechnical engineering firm or testing/inspection firm providing tests and observations shall assume the role and responsibilities of Geotechnical Engineer-of-Record.

GNN can provide construction monitoring and testing as additional services. The costs of these services are not included in our present fee arrangement but can be obtained from our office. The recommended construction monitoring and testing includes, but is not necessarily limited to, the following:

- Consultation during the design stages of the project.
- Review of the grading and drainage plans to monitor compliance and proper implementation of the recommendations in GNN's Report.
- Observation and quality control testing during site preparation, grading, and placement of engineered fill as required by the local building ordinances.
- Geotechnical engineering consultation as needed during construction.

Construction observation allows the Geotechnical engineer to observe the actual soil conditions exposed during construction, determine if the proposed design is compatible with the design recommendations, and if the conditions encountered at the site are consistent with those observed during site investigation. Construction observation is conducted to reduce the potential for problems arising during and after construction. However, in all cases, the Contractor is responsible for the quality and completeness of their work and for adhering to the plans, specifications, and recommendations on which their work is based.

## **10.0 LIMITATIONS OF THE GEOTECHNICAL SITE INVESTIGATION REPORT**

This GEOTECHNICAL SITE INVESTIGATION REPORT (“Report”) was prepared for the exclusive use of the Client. GN Northern, Inc.’s (GNN) findings, conclusions and recommendations in this Report are based on selected points of field exploration, laboratory testing, and GNN’s understanding of the proposed project at the time the Report is prepared. Furthermore, GNN’s findings and recommendations are based on the assumption that soil, rock and/or groundwater conditions do not vary significantly from those found at specific exploratory locations. Variations in soil, bedrock and/or groundwater conditions could exist between and beyond the exploration points. The nature and extent of these variations may not become evident until during or after construction. Variations in soil, bedrock and groundwater may require additional studies, consultation, and revisions to GNN’s recommendations in the Report.

In many cases the scope of geotechnical exploration and the test locations are selected by others without consultation from the geotechnical engineer/consultant. GNN assumes no responsibility and, by preparing this Report, does not impliedly or expressly validate the scope of exploration and the test locations selected by others.

This Report’s findings are valid as of the issued date of this Report. However, changes in conditions of the subject property or adjoining properties can occur due to passage of time, natural processes, or works of man. In addition, applicable building standards/codes may change over time. Accordingly, the findings, conclusions, and recommendations of this Report may be invalidated, wholly or partially, by changes outside of GNN’s control. Provided that the site conditions are not disturbed or altered after the planned grading is completed, the report will be valid for a period of **3 years** from the issued date of the Report.

In the event that any changes in the nature, design, or location of structures are planned, the findings, conclusions and recommendations contained in this Report shall not be considered valid unless the changes are reviewed by GNN and the findings, conclusions, and recommendations of this Report are modified or verified in writing.

This Report is issued with the understanding that the owner or the owner’s representative has the responsibility to bring the findings, conclusions, and recommendations contained herein to the attention of the architect and design professional(s) for the project so that they are incorporated



into the plans and construction specifications, and any follow-up addendum for the project. The owner or the owner's representative also has the responsibility to verify that the general contractor and all subcontractors follow such recommendations during construction. It is further understood that the owner or the owner's representative is responsible for submittal of this Report to the appropriate governing agencies. The foregoing notwithstanding, no party other than the Client shall have any right to rely on this Report and GNN shall have no liability to any third party who claims injury due to reliance upon this Report, which is prepared exclusively for Client's use and reliance.

GNN has provided geotechnical services in accordance with generally accepted geotechnical engineering practices in this locality at this time. GNN expressly disclaims all warranties and guarantees, express or implied.

Client shall provide GNN an opportunity to review the final design and specifications so that earthwork, drainage, and foundation recommendations may be properly interpreted and implemented in the design and specifications. If GNN is not accorded the review opportunity, GNN shall have no responsibility for misinterpretation of GNN's recommendations.

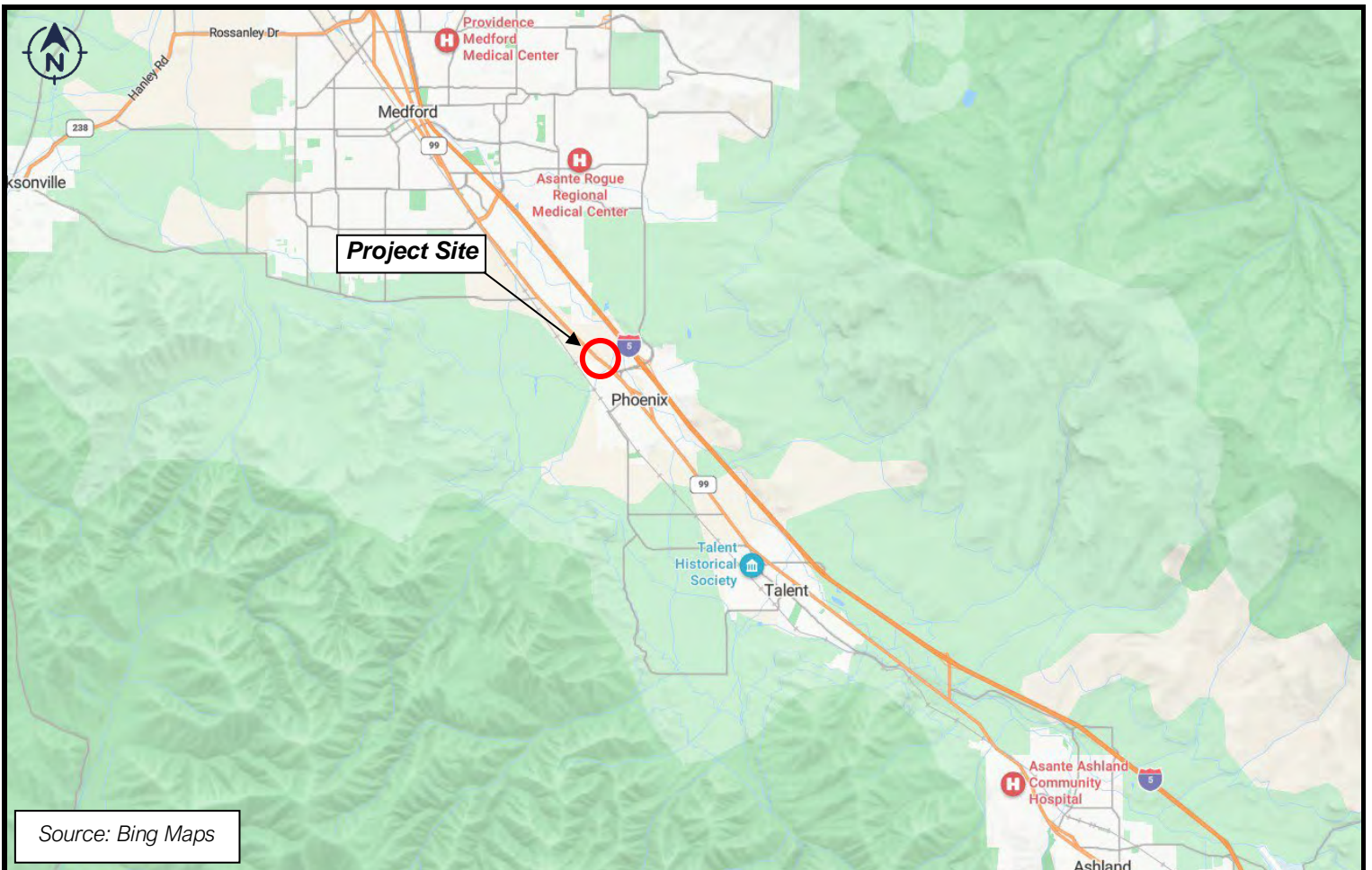
## ***APPENDICES***

## ***Appendix I***

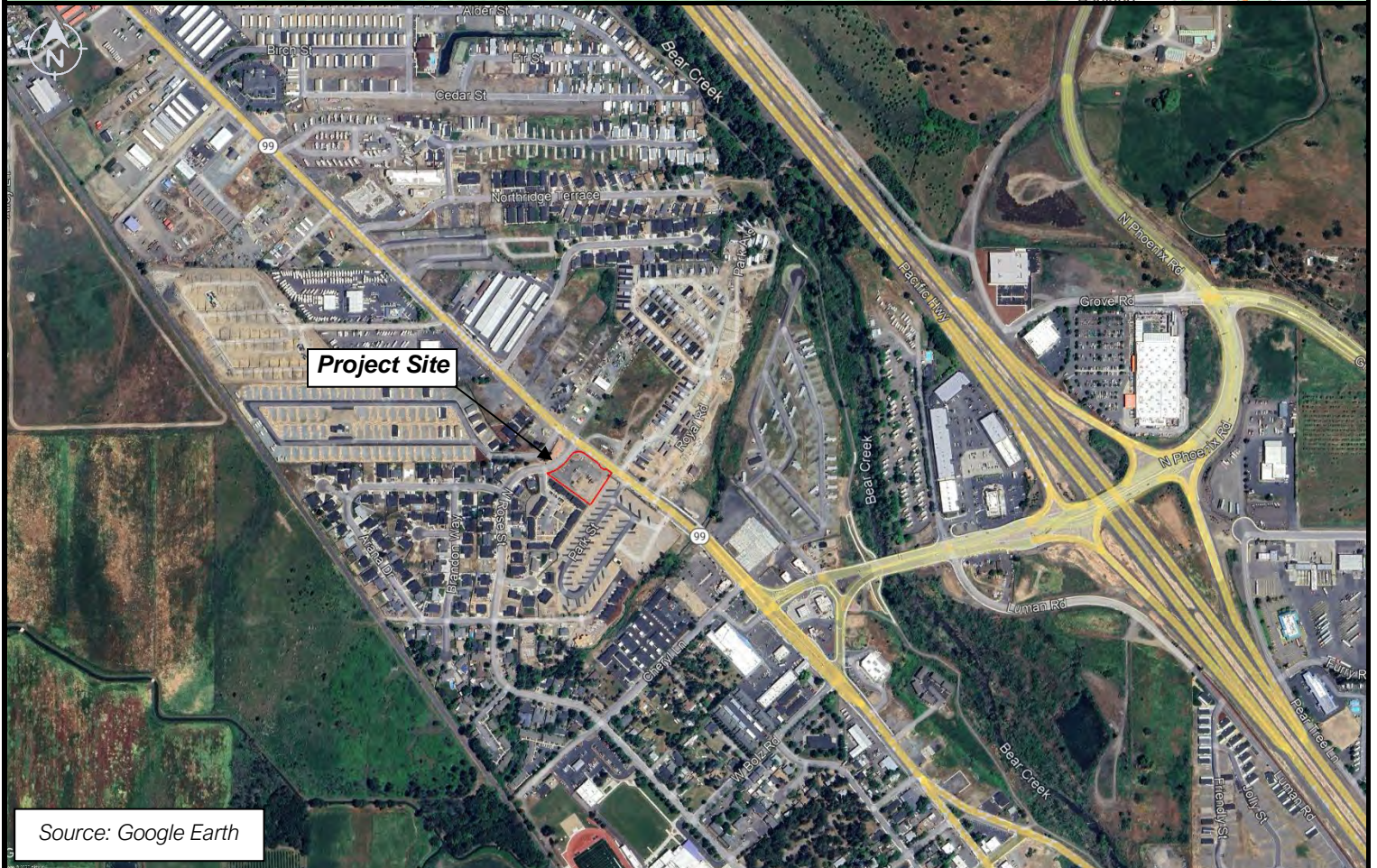
***Vicinity Map (Figure 1)***

***Site Exploration Map (Figure 2)***





Source: Bing Maps



Source: Google Earth

FIGURE 1: VICINITY MAP



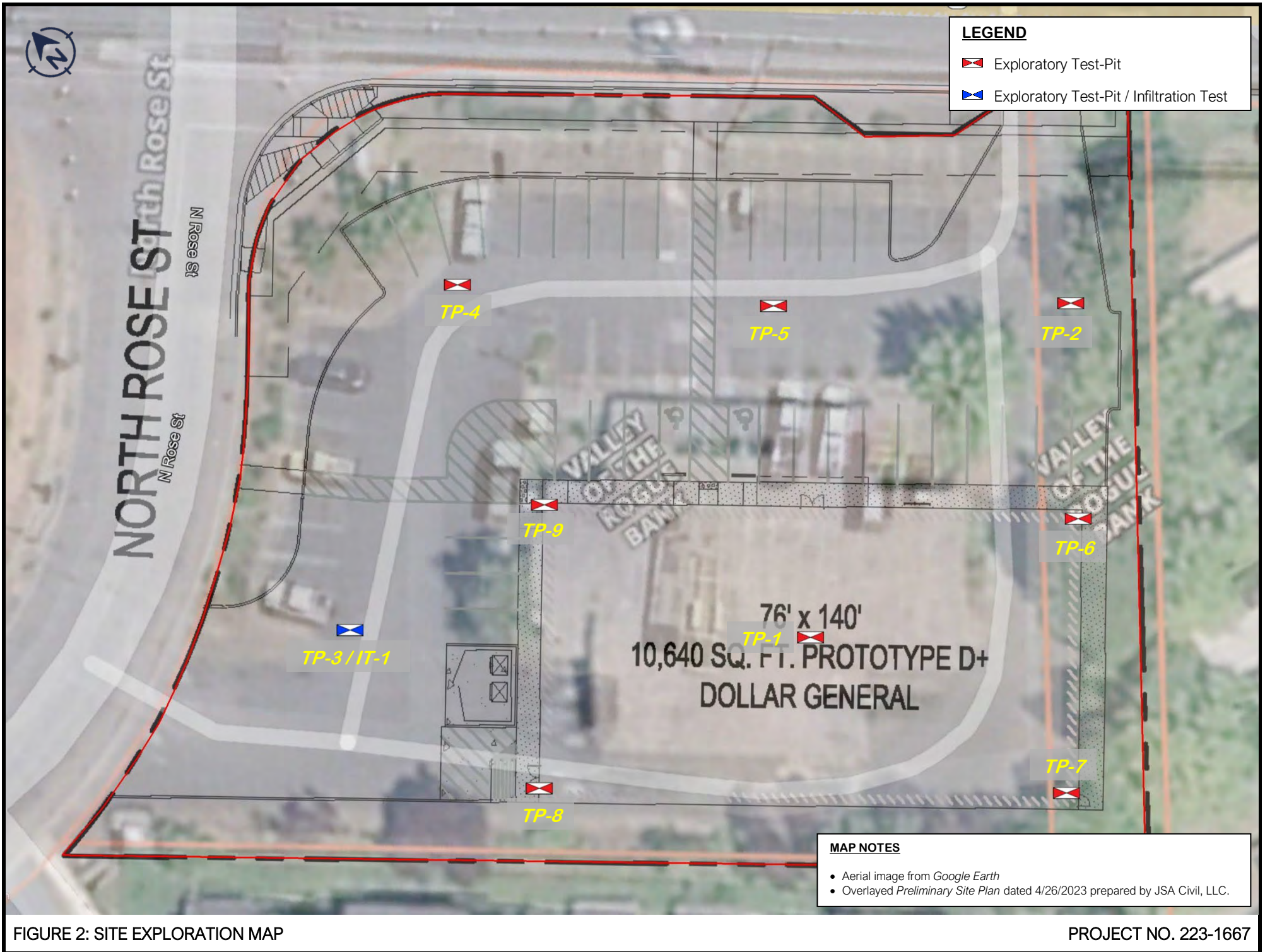


FIGURE 2: SITE EXPLORATION MAP

## ***Appendix II***

### ***Exploratory Test-Pit Logs* ***Key Chart (for Soil Classification)*****



GN Northern, Inc  
 722 N. 16th Ave Suite 31  
 Yakima, WA 99802  
 Telephone: (509) 248-9798

# TEST PIT NUMBER TP-1

**CLIENT** Capital Growth Buchalter, Inc.  
**PROJECT NUMBER** 223-1667  
**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23  
**EXCAVATION CONTRACTOR** May Rock & Excavating  
**EXCAVATION METHOD** Deere 75G Excavator  
**LOGGED BY** KAH **CHECKED BY** IM  
**NOTES** Approx. GPS Coords.: 42.281522,-122.825509

**PROJECT NAME** New Dollar General  
**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR  
**GROUND ELEVATION** 1503 ft **TEST PIT SIZE** 30 x 72 inches  
**GROUND WATER LEVELS:**  
 ▽ **AT TIME OF EXCAVATION** 14.50 ft / Elev 1488.50 ft  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION
0						
			SM		FILL: SILTY SAND, (SM) brown, fine to medium grained, damp, appears dense	1502.5
			ML		SANDY SILT, (ML) gray brown, damp to moist, appears dense, trace gravel	1502.0
			ML		SANDY SILT, (ML) brown, moist, appears dense to very dense, trace gravel	
5						1498.0
			GM		SILTY GRAVEL, (GM) brown, moist, appears dense	
						1496.5
			SM		SILTY SAND WITH GRAVEL, (SM) brown, fine to coarse grained, moist, appears medium dense, trace gravel	
						1494.0
10	GB	MC = 22% Fines = 2%	SP		POORLY GRADED SAND WITH GRAVEL, (SP) brown, damp to moist, appears medium dense	
						1492.0
			SM		SILTY SAND, (SM) brown, fine grained, damp to moist, appears medium dense, trace medium grained sand, trace gravel	
						1490.8
			SW-SM		WELL GRADED SAND WITH SILT, (SW-SM) brown, fine to coarse grained, damp, appears medium dense, trace gravel	
						1489.0
15			GP		POORLY GRADED GRAVEL WITH SAND, (GP) gray, wet, appears very dense, some cobbles	
						1487.5

- Test-pit terminated at ~15.5' BGS due to bucket refusal on dense gravels  
 - Groundwater encountered at ~14.5' BGS at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 15.5 feet.



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# TEST PIT NUMBER TP-2

**CLIENT** Capital Growth Buchalter, Inc.  
**PROJECT NUMBER** 223-1667  
**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23  
**EXCAVATION CONTRACTOR** May Rock & Excavating  
**EXCAVATION METHOD** Deere 75G Excavator  
**LOGGED BY** KAH **CHECKED BY** IM  
**NOTES** Approx. GPS Coords.: 42.281612,-122.825110

**PROJECT NAME** New Dollar General  
**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR  
**GROUND ELEVATION** 1497 ft **TEST PIT SIZE** 30 x 72 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					
5			ML		SANDY SILT, (ML) brown, moist, appears medium dense to dense, some Silty Sand (SM)
5.5					1491.5
10	GB	MC = 22% Fines = 48%	SM		SILTY SAND, (SM) brown, fine to medium grained, moist, appears dense, trace gravel, slightly clayey, some Sandy Silt (ML)
10					1487.0

- Groundwater not encountered at time of excavation
  - Referenced elevations are approximate and based on Google Earth topography
- Bottom of test pit at 10.0 feet.





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# TEST PIT NUMBER TP-3 / IT-1

**CLIENT** Capital Growth Buchalter, Inc.  
**PROJECT NUMBER** 223-1667  
**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23  
**EXCAVATION CONTRACTOR** May Rock & Excavating  
**EXCAVATION METHOD** Deere 75G Excavator  
**LOGGED BY** KAH **CHECKED BY** IM  
**NOTES** Approx. GPS Coords.: 42.281719, -122.825876

**PROJECT NAME** New Dollar General  
**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR  
**GROUND ELEVATION** 1491 ft **TEST PIT SIZE** 30 x 72 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft)
0					
				~3" OF ASPHALTIC CONCRETE	1490.8
				~6" OF CRUSHED ROCK BASE COURSE	1490.3
		ML		SANDY SILT, (ML) brown, moist, appears loose, slightly clayey, trace gravel	
					2.5
		SM		SILTY SAND, (SM) brown, fine grained, moist, appears loose to medium dense, slightly clayey, trace gravel, interbedded with Sandy Silt (ML)	1488.5
5					
					9.0
		SP-SM		POORLY GRADED SAND WITH SILT AND GRAVEL, (SP-SM) brown, fine to coarse grained, moist, appears dense	1482.0
10					10.0
					1481.0

- Infiltration test performed at ~3' BGS
  - Groundwater not encountered at time of excavation
  - Referenced elevations are approximate and based on Google Earth topography
- Bottom of test pit at 10.0 feet.



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# TEST PIT NUMBER TP-4

**CLIENT** Capital Growth Buchalter, Inc.  
**PROJECT NUMBER** 223-1667  
**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23  
**EXCAVATION CONTRACTOR** May Rock & Excavating  
**EXCAVATION METHOD** Deere 75G Excavator  
**LOGGED BY** KAH **CHECKED BY** IM  
**NOTES** Approx. GPS Coords.: 42.281880, -122.825594

**PROJECT NAME** New Dollar General  
**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR  
**GROUND ELEVATION** 1491 ft **TEST PIT SIZE** 30 x 72 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION
0					
0.3				~3" OF ASPHALTIC CONCRETE	1490.8
0.8				~6" OF CRUSHED ROCK BASE COURSE	1490.3
		ML		SANDY SILT, (ML) brown, moist, appears medium dense, trace gravel, some Silty Sand (SM)	
3.5					1487.5
		SM		SILTY SAND, (SM) brown, fine grained, moist, appears medium dense, trace gravel, some Sandy Silt (ML)	
9.0					1482.0
		SP-SM		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine grained, moist, appears medium dense, trace gravel	
10.5					1480.5

- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 10.5 feet.



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# TEST PIT NUMBER TP-5

**CLIENT** Capital Growth Buchalter, Inc.

**PROJECT NAME** New Dollar General

**PROJECT NUMBER** 223-1667

**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR

**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23

**GROUND ELEVATION** 1491 ft **TEST PIT SIZE** 30 x 72 inches

**EXCAVATION CONTRACTOR** May Rock & Excavating

**GROUND WATER LEVELS:**

**EXCAVATION METHOD** Deere 75G Excavator

**AT TIME OF EXCAVATION** ---

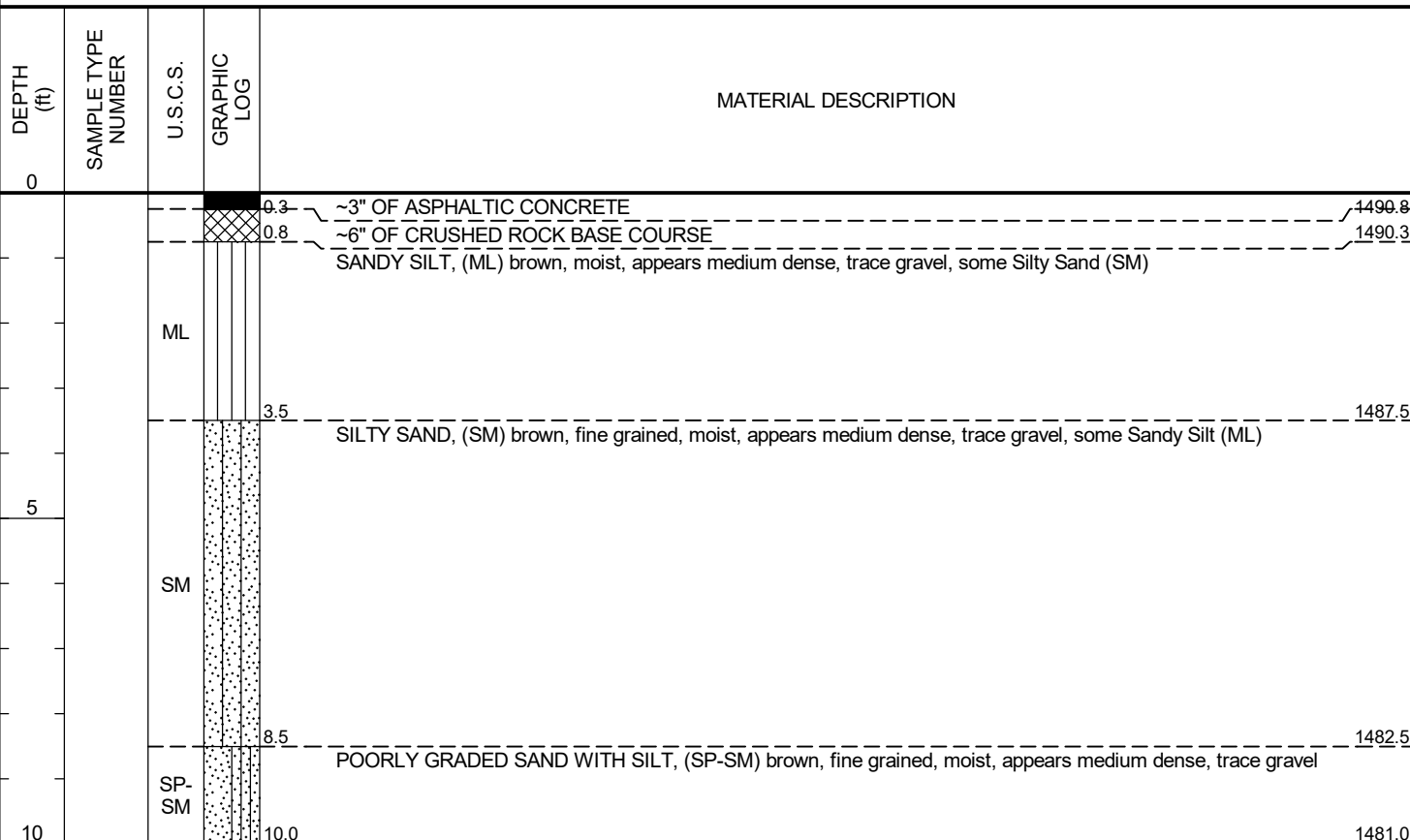
**LOGGED BY** KAH **CHECKED BY** IM

**AT END OF EXCAVATION** ---

**NOTES** Approx. GPS Coords.: 42.281735, -122.825351

**AFTER EXCAVATION** ---

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- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 10.0 feet.



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 Yakima, WA 99802  
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# TEST PIT NUMBER TP-6

**CLIENT** Capital Growth Buchalter, Inc.  
**PROJECT NUMBER** 223-1667  
**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23  
**EXCAVATION CONTRACTOR** May Rock & Excavating  
**EXCAVATION METHOD** Deere 75G Excavator  
**LOGGED BY** KAH **CHECKED BY** IM  
**NOTES** Approx. GPS Coords.: 42.281480,-122.825226

**PROJECT NAME** New Dollar General  
**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR  
**GROUND ELEVATION** 1501 ft **TEST PIT SIZE** 30 x 72 inches  
**GROUND WATER LEVELS:**  
 ∇ **AT TIME OF EXCAVATION** 15.00 ft / Elev 1486.00 ft  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION
0					
		ML		FILL: SANDY SILT, (ML) gray brown, damp to moist, appears dense, with PVC irrigation pipe	
		SM		SILTY SAND (SM) / SANDY SILT, (SM) brown, fine grained, damp to moist, appears medium dense, slightly clayey, trace roots/rootlets	1499.5
		SM		SILTY SAND, (SM) brown, fine grained, damp to moist, appears medium dense to dense, trace gravel	1497.0
		SM		SILTY SAND (SM) / POORLY GRADED SAND WITH SILT, (SM) brown, fine grained, damp, appears dense, trace gravel	1494.0
		SP-SM		POORLY GRADED SAND WITH SILT AND GRAVEL, (SP-SM) brown, fine to medium grained, damp, appears dense, trace coarse grained sand	1491.0
		GP-GM		POORLY GRADED GRAVEL WITH SILT AND SAND, (GP-GM) brown, moist, appears dense	1489.0
		GP		POORLY GRADED GRAVEL WITH SAND, (GP) gray, wet to saturated, appears very dense, with cobbles	1487.5
15				∇	1485.5

- Groundwater encountered at ~15' BGS at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 15.5 feet.



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# TEST PIT NUMBER TP-7

**CLIENT** Capital Growth Buchalter, Inc.  
**PROJECT NUMBER** 223-1667  
**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23  
**EXCAVATION CONTRACTOR** May Rock & Excavating  
**EXCAVATION METHOD** Deere 75G Excavator  
**LOGGED BY** KAH **CHECKED BY** IM  
**NOTES** Approx. GPS Coords.: 42.281322,-122.825391

**PROJECT NAME** New Dollar General  
**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR  
**GROUND ELEVATION** 1503 ft **TEST PIT SIZE** 30 x 72 inches  
**GROUND WATER LEVELS:**  
 ▽ **AT TIME OF EXCAVATION** 16.00 ft / Elev 1487.00 ft  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION
0					
		ML		FILL: SANDY SILT, (ML) gray brown, damp, appears dense, with PVC irrigation pipe	1502.0
1.0					
		SM		SILTY SAND, (SM) brown, fine grained, damp to moist, appears medium dense, some gravel, some roots/rootlets	1498.5
4.5					
5		SM		SILTY SAND (SM) / SANDY SILT, (SM) reddish brown, fine grained, damp to moist, appears dense to very dense, trace gravel, some slightly cemented layers	1496.0
7.0					
		SM		SILTY SAND (SM) / POORLY GRADED SAND WITH SILT, (SM) brown, fine grained, damp, appears dense, trace gravel	1492.5
10.5					
		SP-SM		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, damp to moist, appears dense, with gravel, some interbedded Silty Sand (SM)	1485.5
15					
				some lenses and layers of Sandy Silt (ML)	
17.5					

▽ Groundwater encountered at ~16' BGS at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 17.5 feet.



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# TEST PIT NUMBER TP-8

**CLIENT** Capital Growth Buchalter, Inc.  
**PROJECT NUMBER** 223-1667  
**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23  
**EXCAVATION CONTRACTOR** May Rock & Excavating  
**EXCAVATION METHOD** Deere 75G Excavator  
**LOGGED BY** KAH **CHECKED BY** IM  
**NOTES** Approx. GPS Coords.: 42.281546,-122.825813

**PROJECT NAME** New Dollar General  
**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR  
**GROUND ELEVATION** 1498 ft **TEST PIT SIZE** 30 x 72 inches  
**GROUND WATER LEVELS:**  
 ▽ **AT TIME OF EXCAVATION** 15.00 ft / Elev 1483.00 ft  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

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DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION
0					
0.3				~3" OF ASPHALTIC CONCRETE	1497.8
0.8				~6" OF CRUSHED ROCK BASE COURSE	1497.3
		GP-GM		POORLY GRADED GRAVEL WITH SILT AND SAND, (GP-GM) brown, moist, appears medium dense to dense	
5.0		SM		SILTY SAND (SM) / SANDY SILT, (SM) brown, fine grained, moist, appears medium dense, slightly clayey, trace gravel	1493.0
8.0		SP-SM		POORLY GRADED SAND WITH SILT (SP-SM) / SILTY SAND, (SP-SM) brown, fine grained, moist, appears dense, with gravel	1490.0
10.0		GM		SILTY GRAVEL WITH SAND, (GM) brown, moist, appears dense	1488.0
12.0		SM		SILTY SAND, (SM) brown, fine grained, moist, appears dense, trace gravel	1486.0
13.5		SP-SM		POORLY GRADED SAND WITH SILT (SP-SM) / SILTY SAND, (SP-SM) brown, fine grained, moist, appears dense, trace gravel	1484.5
15.0		GP-GM		POORLY GRADED GRAVEL WITH SILT AND SAND, (GP-GM) gray brown, appears dense	1483.0
16.0					1482.0

- Groundwater encountered at ~15' BGS at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 16.0 feet.



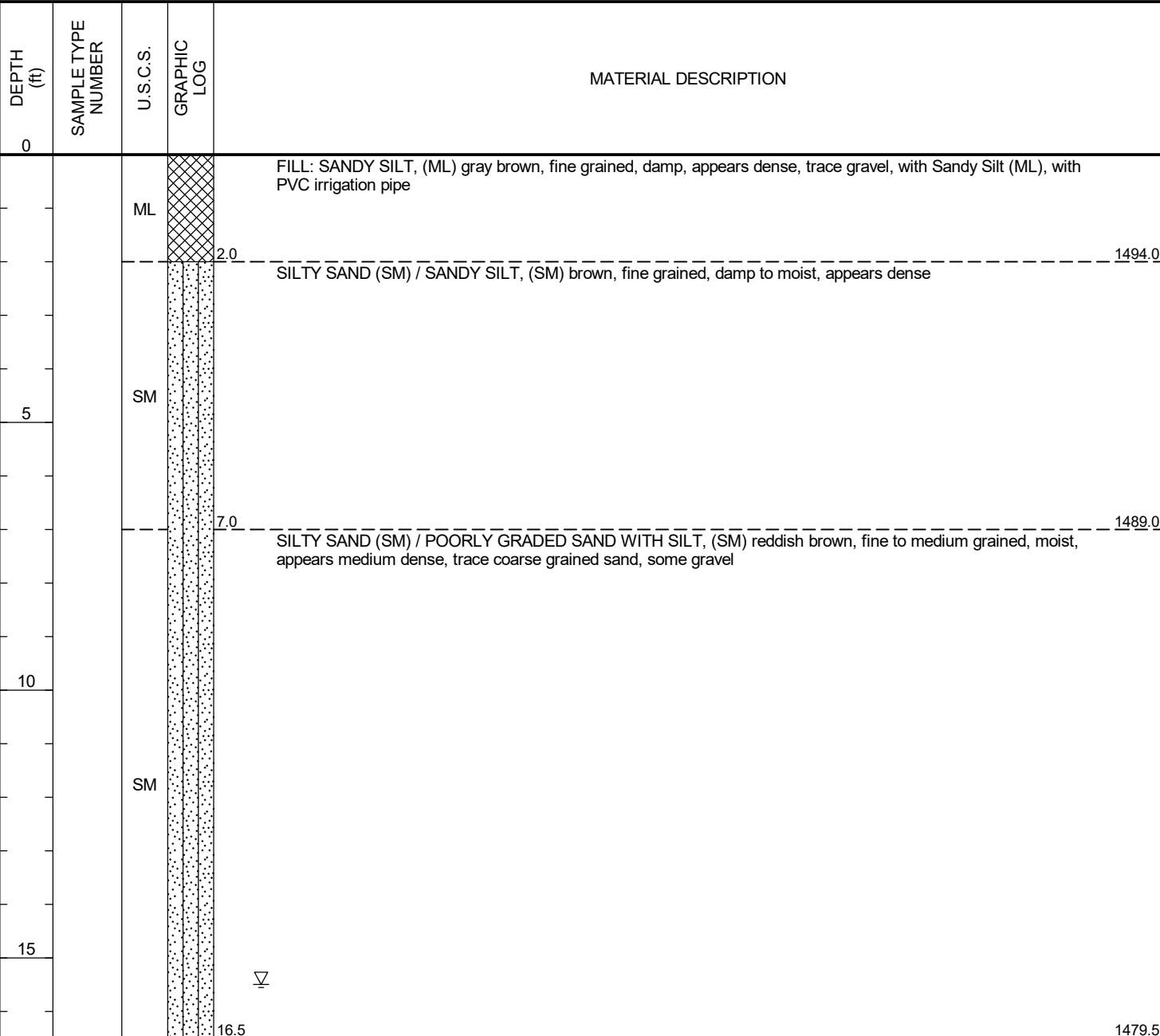
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 722 N. 16th Ave Suite 31  
 Yakima, WA 99802  
 Telephone: (509) 248-9798

# TEST PIT NUMBER TP-9

**CLIENT** Capital Growth Buchalter, Inc.  
**PROJECT NUMBER** 223-1667  
**DATE STARTED** 6/28/23 **COMPLETED** 6/28/23  
**EXCAVATION CONTRACTOR** May Rock & Excavating  
**EXCAVATION METHOD** Deere 75G Excavator  
**LOGGED BY** KAH **CHECKED BY** IM  
**NOTES** Approx. GPS Coords.: 42.281712,-122.825648

**PROJECT NAME** New Dollar General  
**PROJECT LOCATION** 4000 S Pacific HWY, Phoenix, OR  
**GROUND ELEVATION** 1496 ft **TEST PIT SIZE** 30 x 72 inches  
**GROUND WATER LEVELS:**  
 ▽ **AT TIME OF EXCAVATION** 15.50 ft / Elev 1480.50 ft  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

















GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 7/17/23 16:34 - C:\USERS\KHARMONEDRIVE\PUBLIC\ACTIVE PROJECTS\1 - CURRENT PROJECTS\223-1667 DOLLAR GENERAL, PHOENIX-MEDFORD, OR\223-1667 LOGS.GPJ














- Groundwater encountered at ~15.5' BGS at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 16.5 feet.

# KEY CHART

RELATIVE DENSITY OR CONSISTENCY VERSUS SPT N-VALUE					
COARSE-GRAINED SOILS			FINE-GRAINED SOILS		
DENSITY	N (BLOWS/FT)	FIELD TEST	CONSISTENCY	N (BLOWS/FT)	FIELD TEST
Very Loose	0 – 4	Easily penetrated with ½-inch reinforcing rod pushed by hand	Very Soft	0 – 2	Easily penetrated several inches by thumb
Loose	4 – 10	Difficult to penetrate with ½-inch reinforcing rod pushed by hand	Soft	2 – 4	Easily penetrated one inch by thumb
Medium -Dense	10 – 30	Easily penetrated with ½-inch rod driven with a 5-lb hammer	Medium-Stiff	4 – 8	Penetrated over ½-inch by thumb with moderate effort
Dense	30 – 50	Difficult to penetrate with ½-inch rod driven with a 5-lb hammer	Stiff	8 – 15	Indented about ½-inch by thumb but penetrated with great effort
Very Dense	> 50	penetrated only a few inches with ½-inch rod driven with a 5-lb hammer	Very Stiff	15 – 30	Readily indented by thumb
			Hard	> 30	Indented with difficulty by thumbnail

USCS SOIL CLASSIFICATION					
MAJOR DIVISIONS			GROUP DESCRIPTION		
Coarse-Grained Soils  <50% passes #200 sieve	Gravel and Gravelly Soils <50% coarse fraction passes #4 sieve	Gravel (with little or no fines)		GW	Well-graded Gravel
		Gravel (with >12% fines)		GP	Poorly Graded Gravel
				GM	Silty Gravel
			GC	Clayey Gravel	
	Sand and Sandy Soils >50% coarse fraction passes #4 sieve	Sand (with little or no fines)		SW	Well-graded Sand
				SP	Poorly graded Sand
Sand (with >12% fines)			SM	Silty Sand	
		SC	Clayey Sand		
Fine-Grained Soils  >50% passes #200 sieve	Silt and Clay Liquid Limit < 50			ML	Silt
	Silt and Clay Liquid Limit > 50			CL	Lean Clay
				OL	Organic Silt and Clay (low plasticity)
				MH	Inorganic Silt
		CH	Inorganic Clay		
	OH	Organic Clay and Silt (med. to high plasticity)			
Highly Organic Soils			PT	Peat	 Top Soil

LOG SYMBOLS		
	2S	2" OD Split Spoon (SPT)
	3S	3" OD Split Spoon
	NS	Non-Standard Split Spoon
	ST	Shelby Tube
	CR	Core Run
	BG	Bag Sample
	TV	Torvane Reading
	PP	Penetrometer Reading
	NR	No Recovery
	GW	Groundwater Table
		

MODIFIERS	
DESCRIPTION	RANGE
Trace	<5%
Little	5% – 12%
Some	>12%

MOISTURE CONTENT	
DESCRIPTION	FIELD OBSERVATION
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but not visible water
Wet	Visible free water

## SOIL CLASSIFICATION INCLUDES

1. Group Name
2. Group Symbol
3. Color
4. Moisture content
5. Density / consistency
6. Cementation
7. Particle size (if applicable)
8. Odor (if present)
9. Comments

MAJOR DIVISIONS WITH GRAIN SIZE							
SIEVE SIZE							
12"	3"	3/4"	4	10	40	200	
GRAIN SIZE (INCHES)							
12	3	0.75	0.19	0.079	0.0171	0.0029	
Boulders	Cobbles	Gravel		Sand			Silt and Clay
		Coarse	Fine	Coarse	Medium	Fine	

Conditions shown on boring and testpit logs represent our observations at the time and location of the fieldwork, modifications based on lab test, analysis, and geological and engineering judgment. These conditions may not exist at other times and locations, even in close proximity thereof. This information was gathered as part of our investigation, and we are not responsible for any use or interpretation of the information by others.



***Appendix III***

***Laboratory Testing Results***



GN Northern, Inc  
 722 N. 16th Ave Suite 31  
 Yakima, WA 99802  
 Telephone: (509) 248-9798

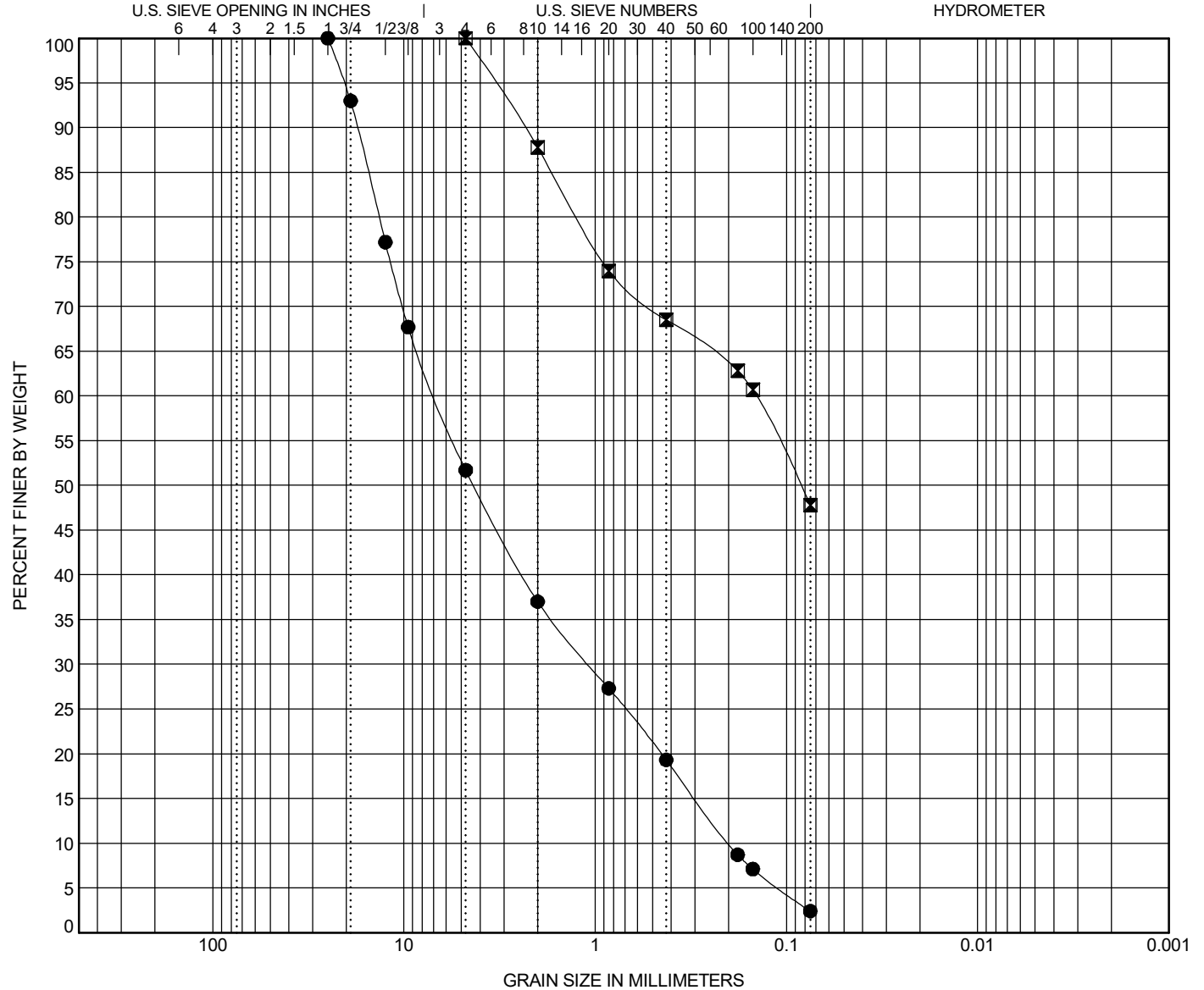
# GRAIN SIZE DISTRIBUTION

CLIENT Capital Growth Buchalter, Inc.

PROJECT NAME New Dollar General

PROJECT NUMBER 223-1667

PROJECT LOCATION 4000 S Pacific HWY, Phoenix, OR



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

LOCATION	DEPTH	Classification					LL	PL	PI	Cc	Cu
● TP-1	9.5	<b>POORLY GRADED SAND WITH GRAVEL (SP)</b>								<b>0.85</b>	<b>34.03</b>
☒ TP-2	9.0	<b>SILTY SAND (SM)</b>									
LOCATION	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay		
● TP-1	9.5	25	6.805	1.079	0.2	48.3	49.3	2.4			
☒ TP-2	9.0	4.75	0.144			0.0	52.2	47.8			

GRAIN SIZE - TEMPLATE - JESSE.GDT - 7/17/23 16:20 - C:\USERS\KHARMON\DRIVE\PUBLIC\ACTIVE PROJECTS\1 - CURRENT PROJECTS\223-1667 DOLLAR GENERAL, PHOENIX-MEDFORD, OR\223-1667 LOGS.GPJ

## ***Appendix IV***

### ***Site & Exploration Photographs***





*View of site conditions near test-pit TP-1*



*View of site conditions near test-pit TP-2*



*Subsurface soil profile within test-pit TP-2*



*Subsurface soil profile within test-pit TP-3 / IT-1*



*Infiltration test performed within test-pit TP-1 / IT-1*



*View of site conditions near test-pit TP-4*





*Subsurface soil profile within test-pit TP-6*



*View of site conditions site conditions near test-pit TP-7*



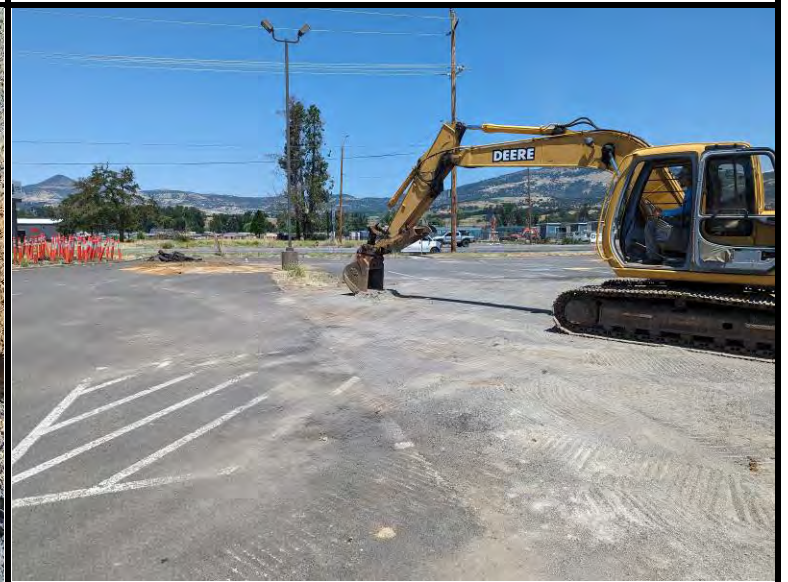
*Subsurface soil profile within test-pit TP-7*



*View of site conditions near test-pit TP-8*



*Subsurface soil profile within test-pit TP-8*



*View of site conditions near test-pit TP-9*



## ***Appendix V***

### **NRCS Soil Survey**



United States  
Department of  
Agriculture

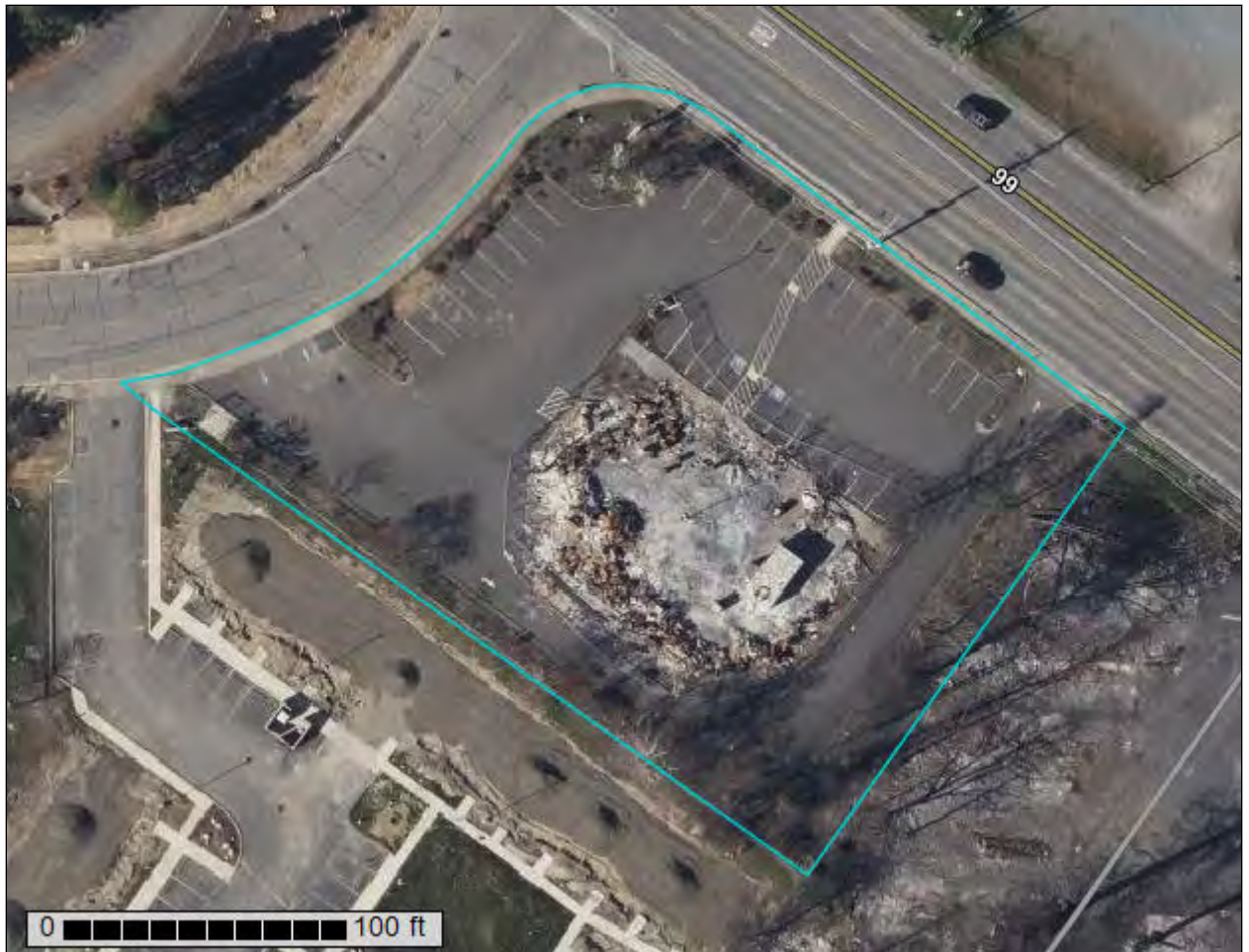
**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Jackson County Area, Oregon, Parts of Jackson and Klamath Counties

**New Dollar General  
4000 S. Pacific Highway  
Phoenix, OR**



# Custom Soil Resource Report Soil Map



Map Scale: 1:718 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



## Jackson County Area, Oregon, Parts of Jackson and Klamath Counties

### 157B—Ruch silt loam, 2 to 7 percent slopes

#### Map Unit Setting

*National map unit symbol:* hrpd  
*Elevation:* 1,000 to 3,000 feet  
*Mean annual precipitation:* 18 to 35 inches  
*Mean annual air temperature:* 50 to 54 degrees F  
*Frost-free period:* 140 to 180 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Ruch and similar soils:* 80 percent  
*Minor components:* 3 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Ruch

##### Setting

*Landform:* Alluvial fans  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from metavolcanics and metasedimentary rock

##### Typical profile

*A - 0 to 7 inches:* silt loam  
*Bt - 7 to 70 inches:* loam

##### Properties and qualities

*Slope:* 2 to 7 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 8.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2e  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* C  
*Ecological site:* F005XZ003CA - Terraces  
*Forage suitability group:* Well Drained < 15% Slopes (G005XY004OR)  
*Other vegetative classification:* DOUGLAS FIR-MIXED PINE-FESCUE FOREST (null\_8), Well Drained < 15% Slopes (G005XY004OR)  
*Hydric soil rating:* No

#### Minor Components

##### Gregory

*Percent of map unit:* 2 percent  
*Landform:* Stream terraces

## Custom Soil Resource Report

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Ecological site:* R005XY016OR - POORLY DRAINED BOTTOM

*Other vegetative classification:* Poorly Drained (G005XY009OR)

*Hydric soil rating:* Yes

### **Aquolls**

*Percent of map unit:* 1 percent

*Landform:* Alluvial fans

*Hydric soil rating:* Yes

## ***Appendix VI***

### **Oregon Water Resources Department Well Logs**

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

JACK 14607

RECEIVED WATER WELL REPORT

STATE OF OREGON

(Please type or print)

(Write above this line)

STATE ENGINEER, SALEM, OREGON 97310

within 30 days from the date of well completion.

State Well No. 38/1W-9

State Permit No.

(1) OWNER:

Name DUNCAN BROS. CONST. CO. (C.G. Duncan)

Address Hwy. 975, Bend, Oregon

(2) TYPE OF WORK (check):

New Well [x] Deepening [ ] Reconditioning [ ] Abandon [ ]

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary [x] Driven [ ] Cable [ ] Jetted [ ] Dug [ ] Bored [ ]

(4) PROPOSED USE (check):

Domestic [x] Industrial [ ] Municipal [ ] Irrigation [ ] Test Well [ ] Other [ ]

(5) CASING INSTALLED:

Threaded [ ] Welded [x]

6" Diam. from +6 ft. to 36 ft. Gage 1250

" Diam. from ft. to ft. Gage

" Diam. from ft. to ft. Gage

PERFORATIONS:

Perforated? [ ] Yes [x] No

Type of perforator used

Size of perforations in. by in.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

(7) SCREENS:

Well screen installed? [ ] Yes [x] No

Manufacturer's Name

Type Model No.

Diam. Slot size Set from ft. to ft.

Diam. Slot size Set from ft. to ft.

(8) WATER LEVEL: Completed well.

Static level 16 ft. below land surface Date 6-29-67

Barometric pressure lbs. per square inch Date

(9) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? [ ] Yes [x] No If yes, by whom?

Flow: gal./min. with ft. drawdown after hrs.

" " " "

" " " "

Bailer test 28 gal./min. with 108 ft. drawdown after 1 1/2 hrs.

Artesian flow g.p.m. Date

Temperature of water Was a chemical analysis made? [ ] Yes [x] No

(10) CONSTRUCTION:

Well seal—Material used Bentonite

Depth of seal 30 ft.

Diameter of well bore to bottom of seal 10 in.

Were any loose strata cemented off? [ ] Yes [x] No Depth

Was a drive shoe used? [x] Yes [ ] No

Did any strata contain unusable water? [ ] Yes [x] No

Type of water? depth of strata

Method of sealing strata off

Was well gravel packed? [ ] Yes [x] No Size of gravel:

Gravel placed from ft. to ft.

(11) LOCATION OF WELL:

County Jackson Driller's well number 1 of 2

1/4 1/4 Section 9 T. 38 R. 1W W.M.

Bearing and distance from section or subdivision corner

20ft south 55ft east from the northwest corner Phoenix Interchange Fern Valley Rd.

(12) WELL LOG:

Diameter of well below casing 6

Depth drilled 129 ft. Depth of completed well 129 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level as drilling proceeds. Note drilling rates.

Table with columns: MATERIAL, From, To, SWL. Rows include soil-sandy-brown, clay-black, gravel-medium, clay-black, claystone-black, basalt-grey, chert-black, basalt-grey.

Work started 6-29 1967 Completed 6-29 1967

Date well drilling machine moved off of well 6-29 1967

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Charles Whitwood Date 6-29 1967 (Drilling Machine Operator)

Drilling Machine Operator's License No. 344

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME CRATER WELL DRILLING, INC. (Person, firm or corporation) (Type or print)

Address 3061 Crater Lake Ave., Medford, Ore

[Signed] P. A. Whitwood (Water Well Contractor)

Contractor's License No. 83 Date 7-5 1967

WATER SUPPLY WELL REPORT

(as required by ORS 537.765 & OAR 690-205-0210)

6/7/2018

START CARD # 1038994

ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D. First Name Last Name Company O W & L LLC Address 10190 WAGNER CREEK RD City TALENT State OR Zip 97540

(2) TYPE OF WORK New Well Deepening Conversion Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION Casing: Dia + From To Gauge Stl Plstc Wld Thrld Seal: Material From To Amt sacks/lbs

(3) DRILL METHOD Rotary Air Rotary Mud Cable Auger Cable Mud Reverse Rotary Other

(4) PROPOSED USE Domestic Irrigation Community Industrial/ Commercial Livestock Dewatering Thermal Injection Other

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy) Depth of Completed Well ft. BORE HOLE Dia From To Material SEAL From To Amt sacks/lbs

How was seal placed: Method A B C D E Other Backfill placed from ft. to ft. Material Filter pack from ft. to ft. Material Size Explosives used: Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE Proposed Amount 500.00 Pounds Actual Amount 480.00 Pounds

(6) CASING/LINER Casing Liner Dia + From To Gauge Stl Plstc Wld Thrld Shoe Inside Outside Other Location of shoe(s) Temp casing Yes Dia From + To

(7) PERFORATIONS/SCREENS Perforations Method Screens Type Material Perf/ Casing/ Screen Screen Liner Dia From To Scrn/slot width Slot length # of slots Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour Pump Bailer Air Flowing Artesian Yield gal/min Drawdown Drill stem/Pump depth Duration (hr) Temperature 55 F Lab analysis Yes By Water quality concerns? Yes (describe below) TDS amount 100 ppm From To Description Amount Units

(9) LOCATION OF WELL (legal description) County JACKSON Twp 38.00 S N/S Range 1.00 W E/W WM Sec 9 1/4 of the 1/4 Tax Lot 1100 Tax Map Number Lot Lat 42.28204800 DMS or DD Long -122.82496000 DMS or DD Street address of well Nearest address 4017 SOUTH PACIFIC HWY MEDFORD OREGON 97501

(10) STATIC WATER LEVEL Date SWL(psi) + SWL(ft) Existing Well / Pre-Alteration 5/30/2018 20 Completed Well

(11) WELL LOG Ground Elevation 1500.00 Material From To

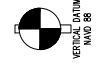
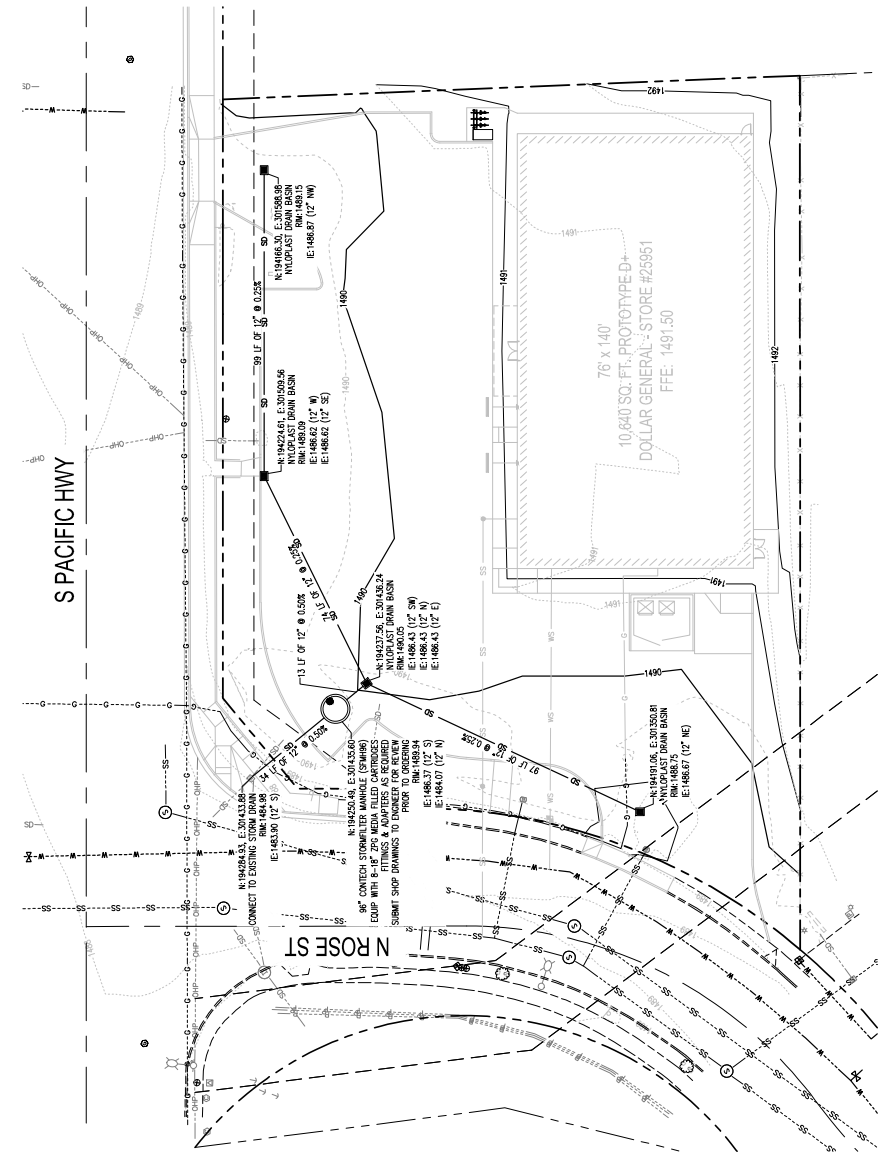
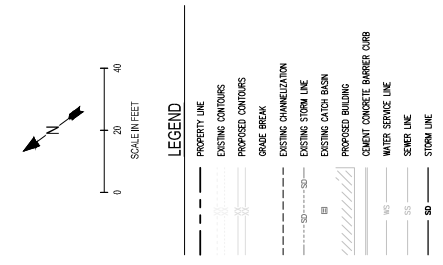
Date Started 5/30/2018 Completed 5/31/2018 (unbonded) Water Well Constructor Certification I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. License Number Date Signed

(bonded) Water Well Constructor Certification I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. License Number 1661 Date 6/7/2018 Signed BRAD MILKOWSKI (E-filed) Contact Info (optional) GRIBBLE WELL DRILLING 541-855-1328

# APPENDIX 4 DRAINAGE PLAN

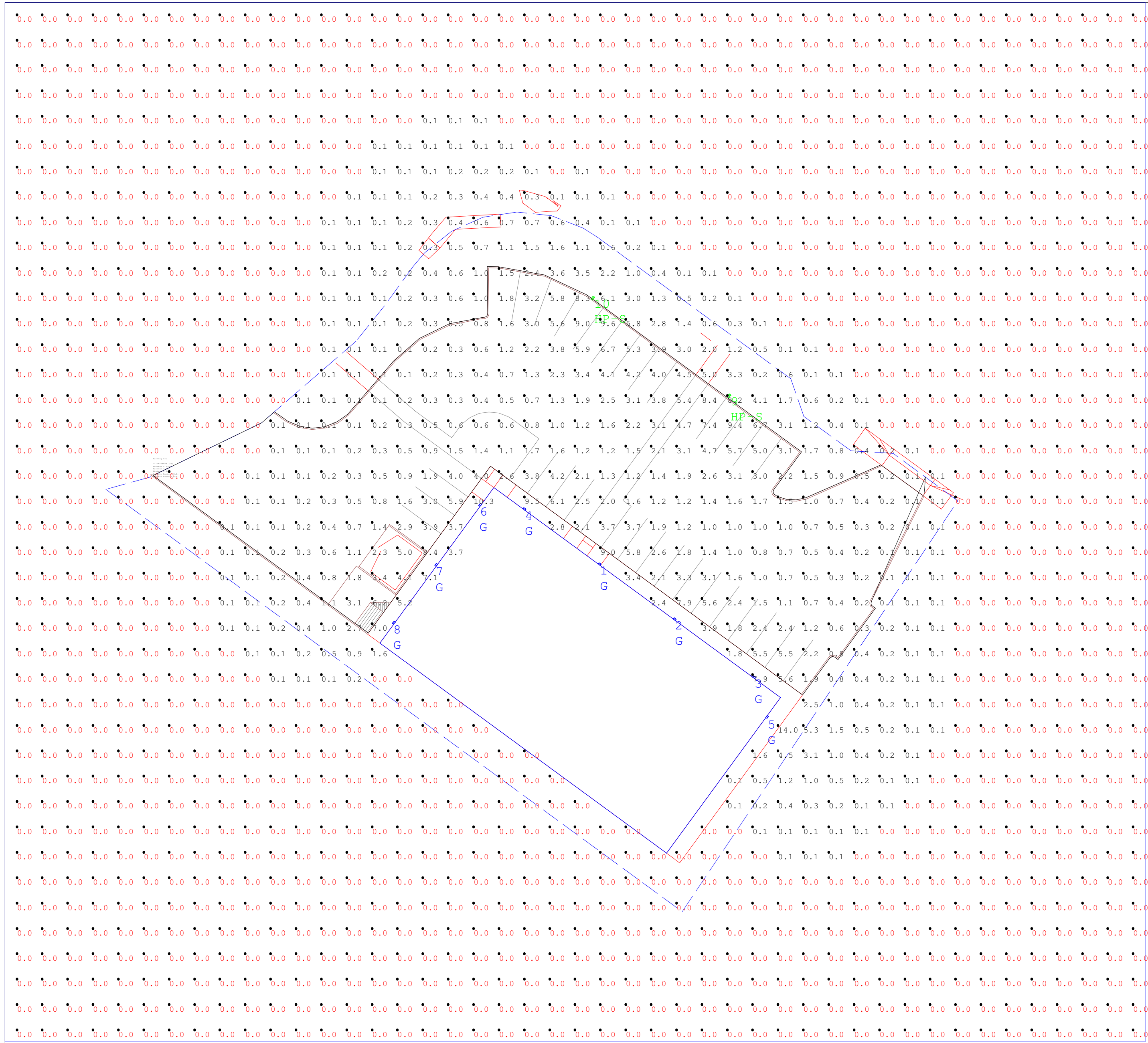
**JSA CIVIL**

Engineering | Planning | Management



**CALL BEFORE YOU DIG**  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

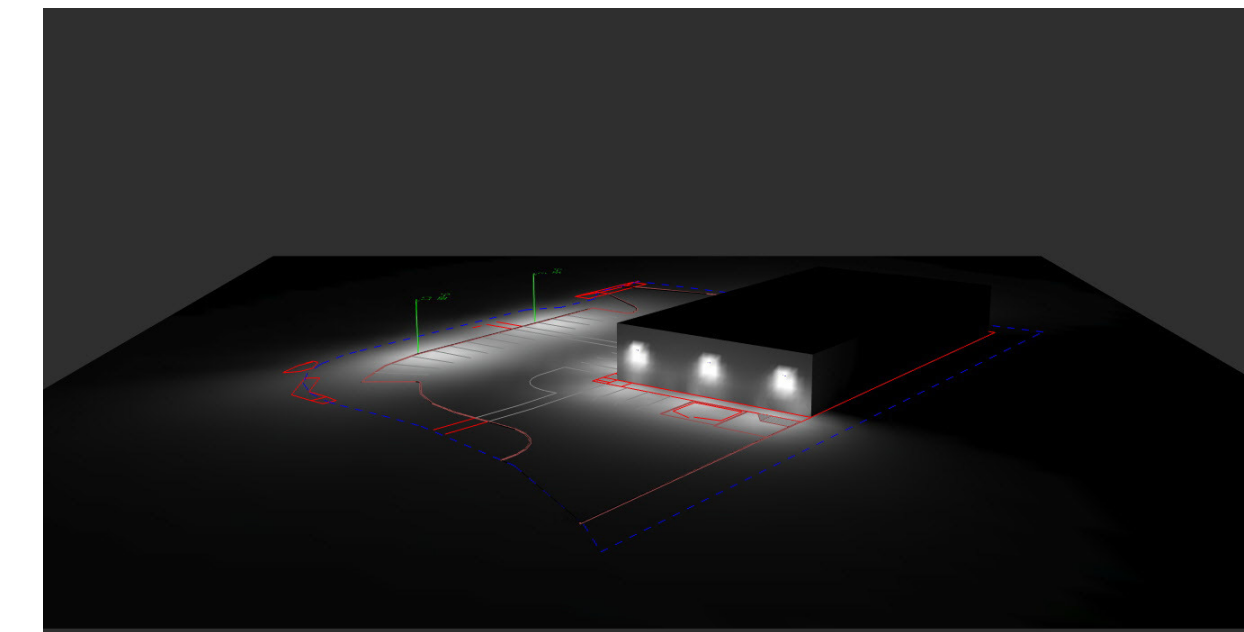
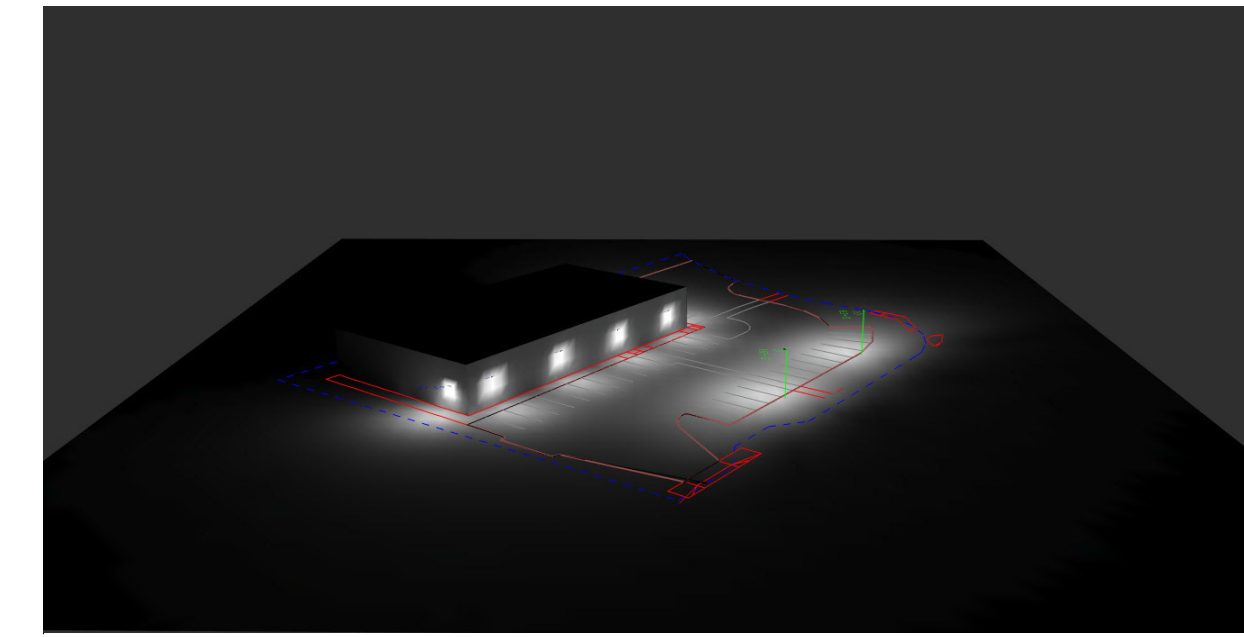
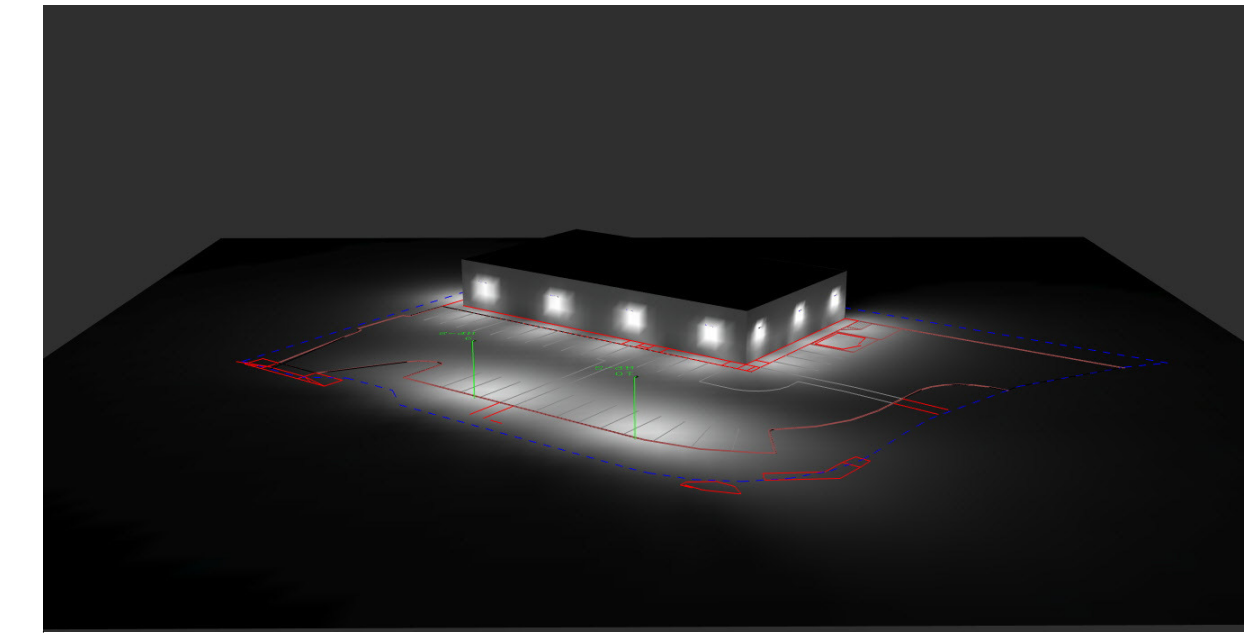
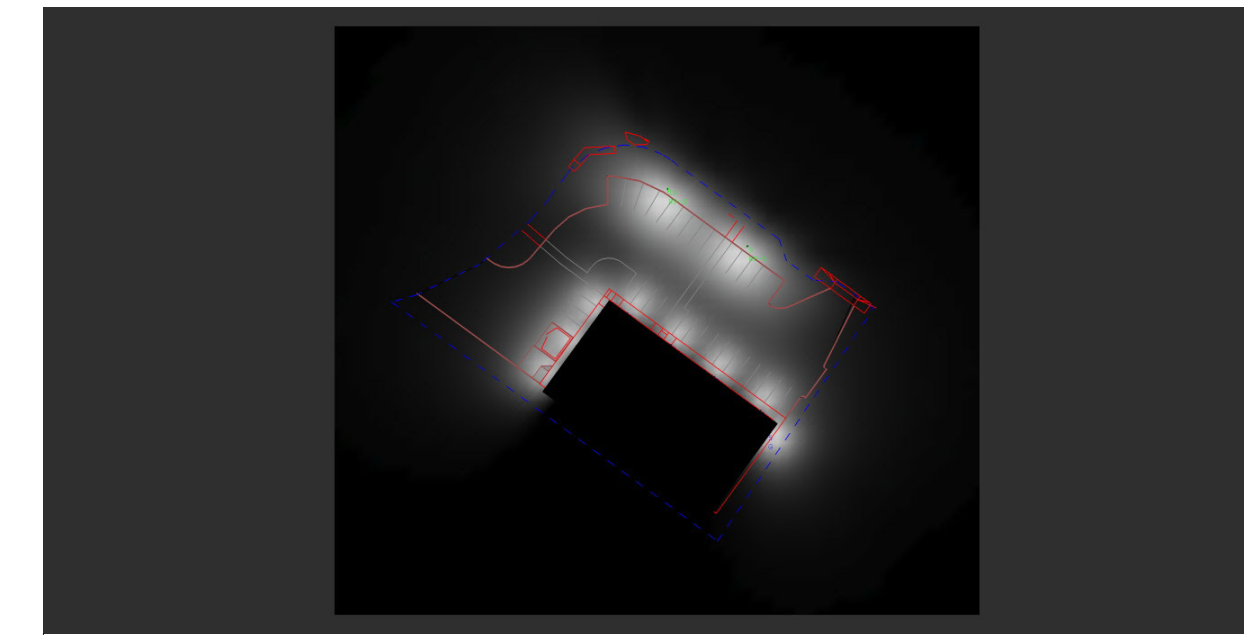




LumNo	Label	Z
1	G	12
2	G	12
3	G	12
4	G	12
5	G	10
6	G	12
7	G	12
8	G	12
9	HP-S	20
10	HP-S	20

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	G	Single	LEDS - WP4053 Wall Pack	0.950	5359	39.8284	318.627
	2	HP-S	Single	LEDS - AL1211SH - TS - SL075-150W-H3-40K-Shielded	0.950	17436	147.901	295.802

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.39	14.0	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.03	9.6	0.0	N.A.	N.A.



#	Date	Comments
Revisions		

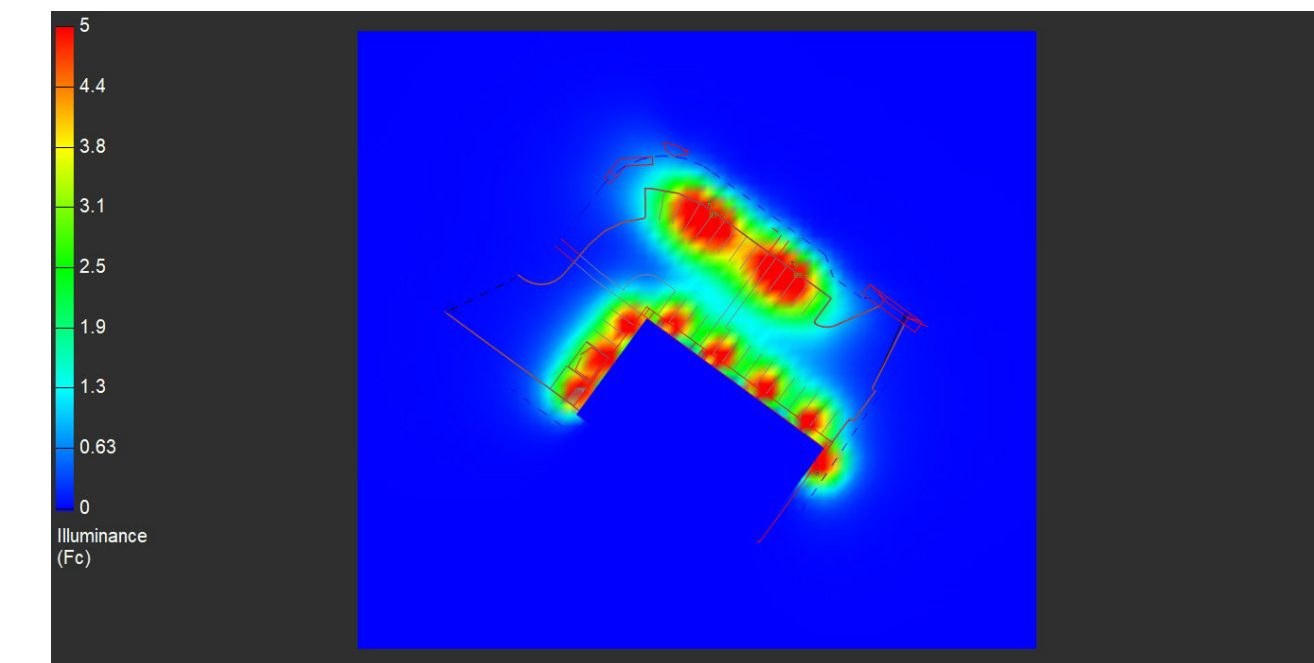
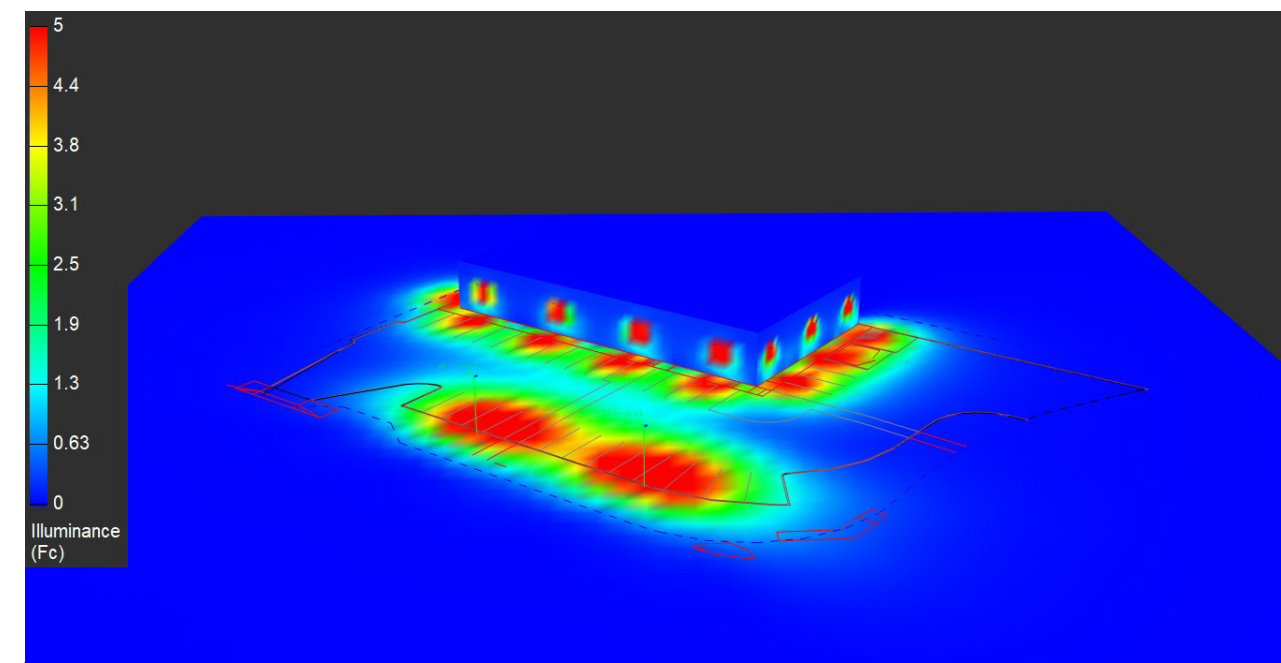
Drawn By: Brent M. Finley, LC  
 Checked By:  
 Date: 9/6/2023

Scale:

**Notes:**

**Plan Notes:**  
 Calculations at Ground Level (10' x 10' Grid Spacing). Refer to luminaire location summary for mounting heights of each fixture. Pole mounted fixtures include a 2ft concrete base. Mounting heights indicated on luminaire location summary is a total A.F.G. height.

**General Notes:**  
 Due to changing lighting ordinances it is the contractors responsibility to submit the site photometrics & luminaire specs to the local inspector before ordering to ensure this plan complies with local lighting ordinances. This lighting design is based on information supplied by others. Changes in electrical supply, area geometry & objects within the lighted area may produce illumination values different from the predicted results shown on this layout. This layout is based on .IES files that were lab tested or computer generated, actual results may vary.





Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Description
	8	G	Single	5346.7	0.950	39.8284	LEDS - WP4053 Wall Pack
	2	HP-S	Single	17478	0.950	147.901	LEDS - AL1211SH - TS - SL075-150W-H3-40K- Shielded

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.39	14.0	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.03	9.6	0.0	N.A.	N.A.

Luminaire Location Summary		
LumNo	Label	Z
1	G	12
2	G	12
3	G	12
4	G	12
5	G	10
6	G	12
7	G	12
8	G	12
9	HP-S	20
10	HP-S	20

Notes:

Plan Notes:

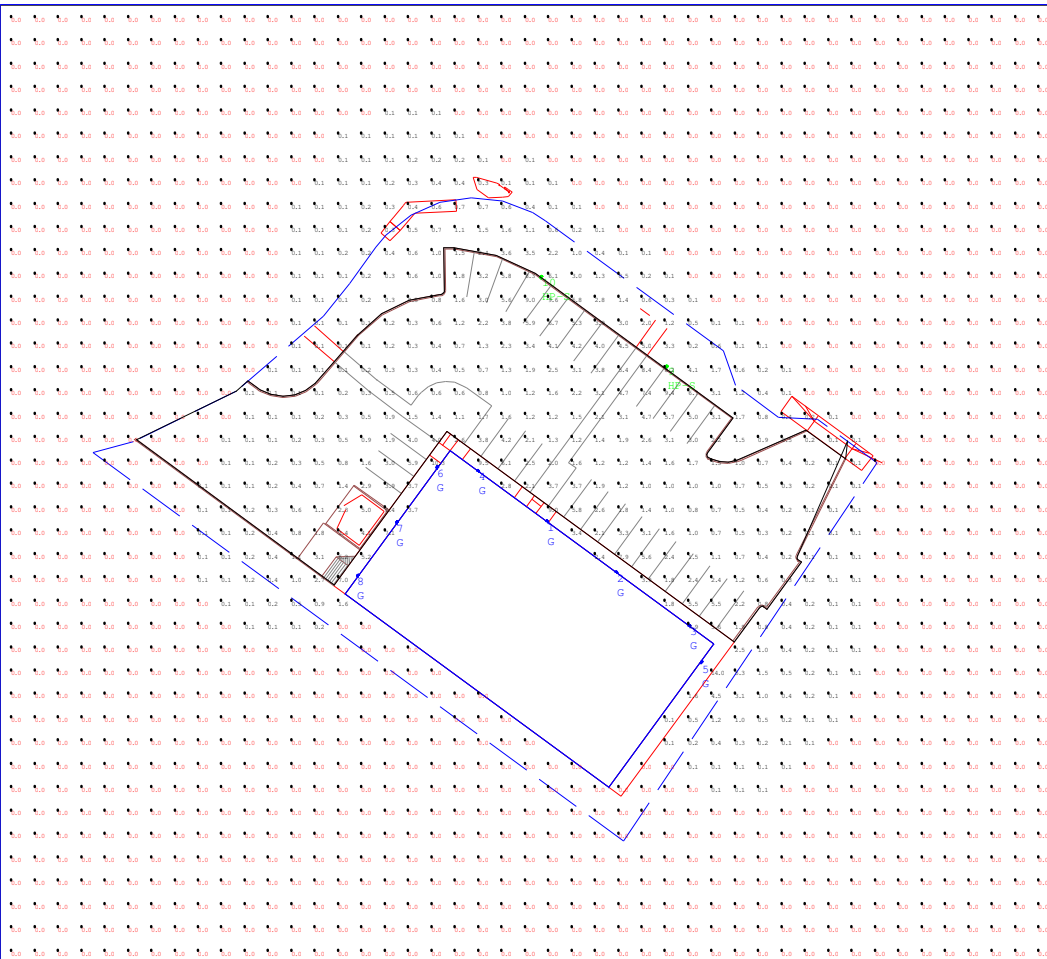
Calculations at Ground Level (10' x 10' Grid Spacing). Refer to luminaire location summary for mounting heights of each fixture. Pole mounted fixtures include a 2ft concrete base. Mounting heights indicated on luminaire location summary is a total A.F.G. height.

General Notes:

Due to changing lighting ordinances it is the contractors responsibility to submit the site photometrics & luminaire specs to the local inspector before ordering to ensure this plan complies with local lighting ordinances. This lighting design is based on information supplied by others. Changes in electrical supply, area geometry & objects within the lighted area may produce illumination values different from the predicted results shown on this layout. This layout is based on .IES files that were lab tested or computer generated, actual results may vary.

Project name: Dollar General Phoenix OR 25719 Lighting Layout Prepared for: Capital Growth Buchalter Prepared by: Brent M. Finley, LC	<b>NLES - INC.</b> N8874 Fire Lane 1 Menasha, WI 54952 PH 920-840-6054 / FAX 920-840-6424 www.nlesinc.com
--	---





Luminaire Location Summary		
LumNo	Label	Footcandle
1	G	12
2	G	12
3	G	12
4	G	12
5	G	10
6	G	12
7	G	12
8	G	12
9	HP-S	20
10	HP-S	20

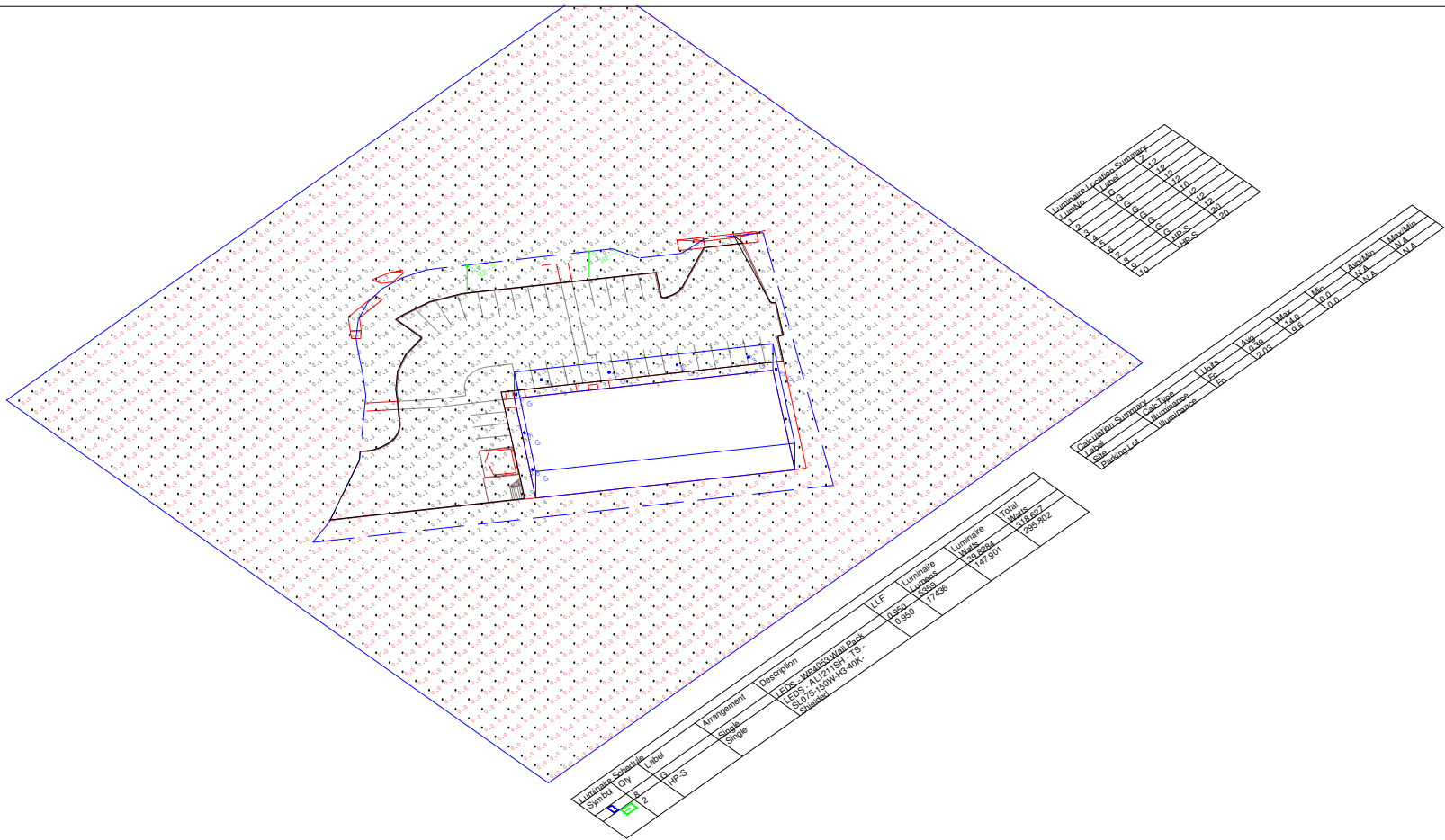
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Total Watts
	8	G	Single	LEDS - WP4053 Wall Pack	0.950	5359	318.627
	2	HP-S	Single	LEDS - AL1211SH - TS - SL075-150W-H3-40K-Shielded	0.950	17436	295.802

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.39	14.0	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.03	9.6	0.0	N.A.	N.A.

Project name: Dollar General  
 Phoenix OR 25719 Lighting Layout  
 Prepared for: Capital Growth Buchalter  
 Prepared by: Brent M. Finley, LC

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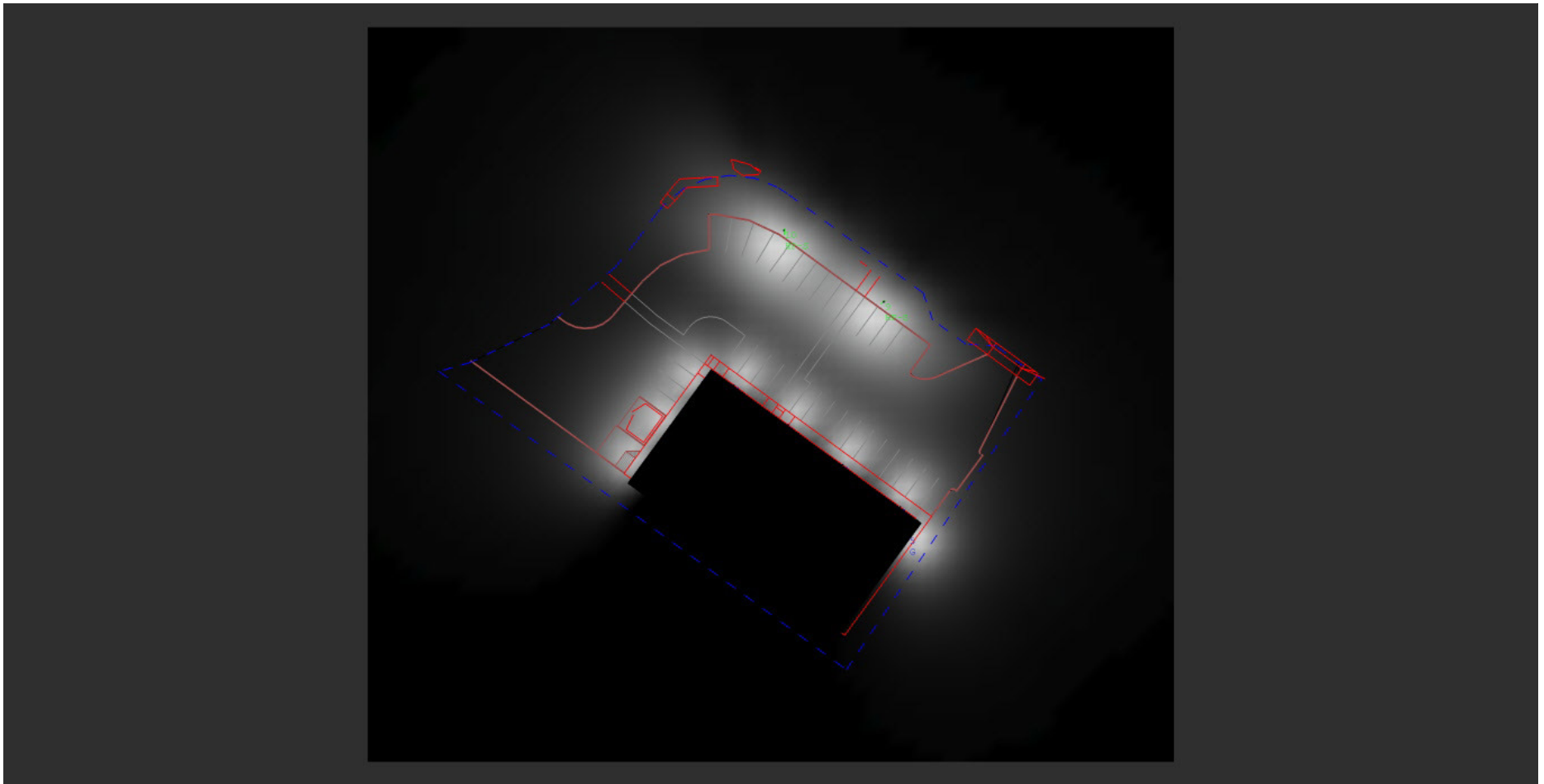




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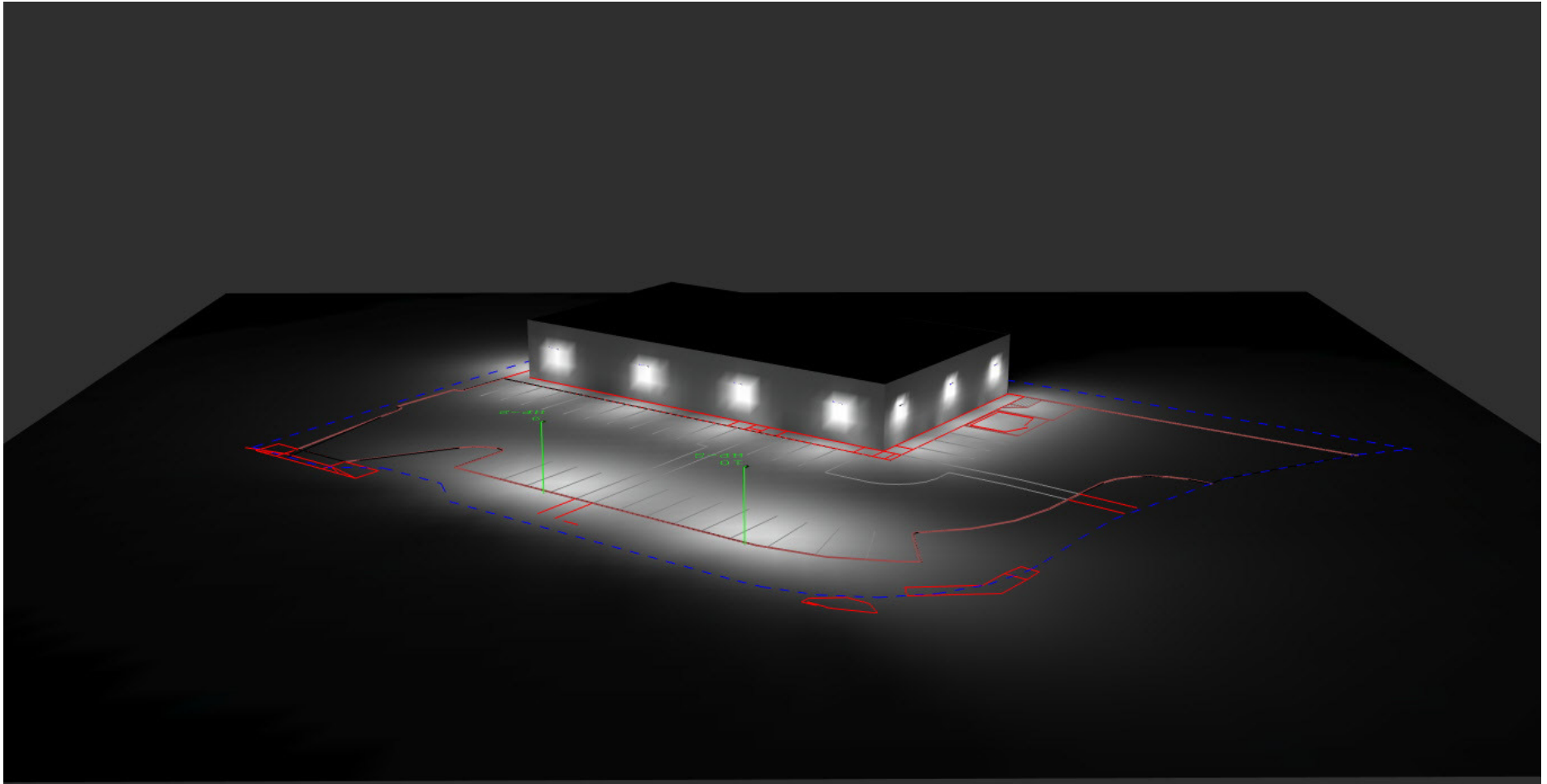


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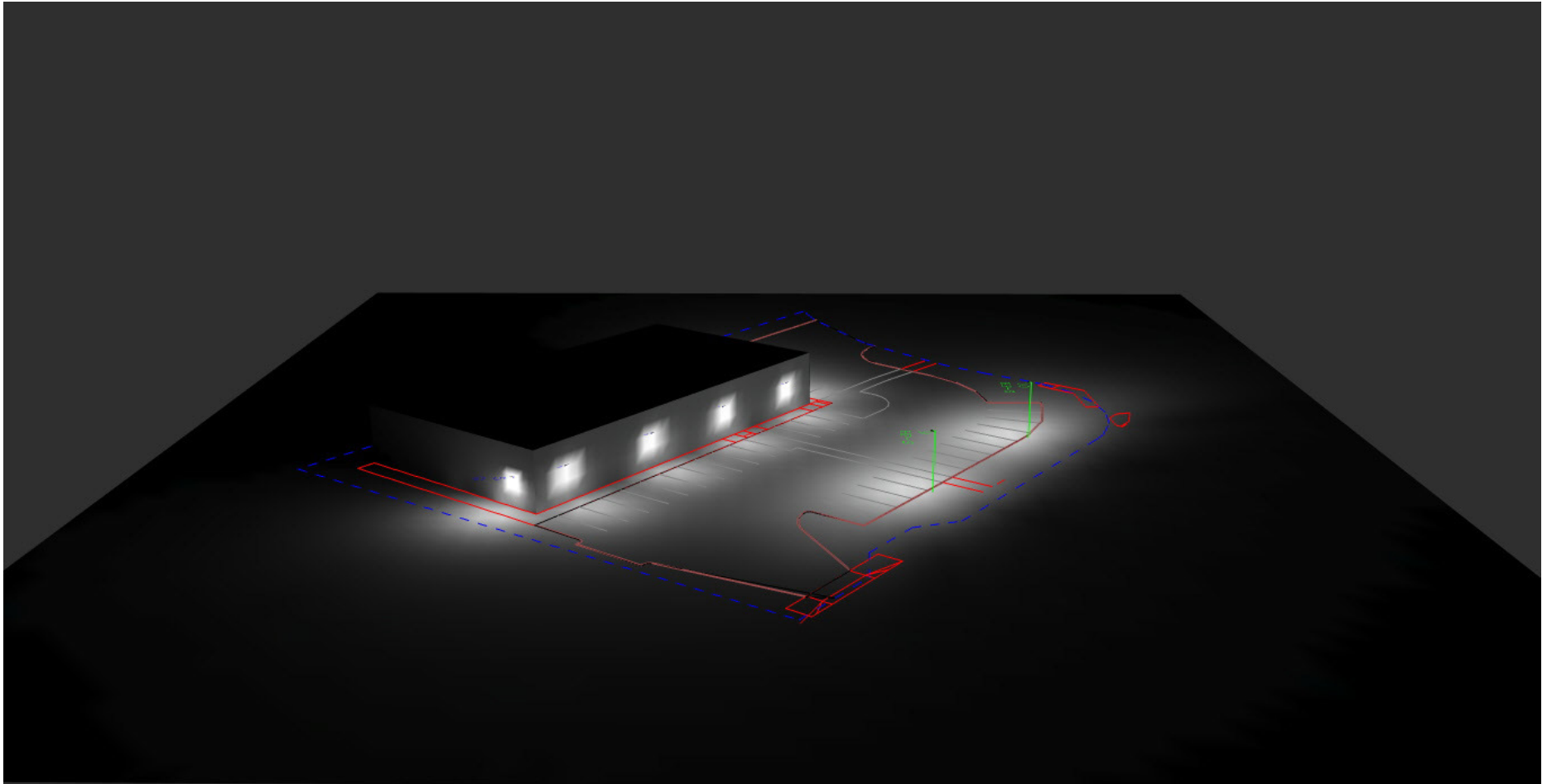


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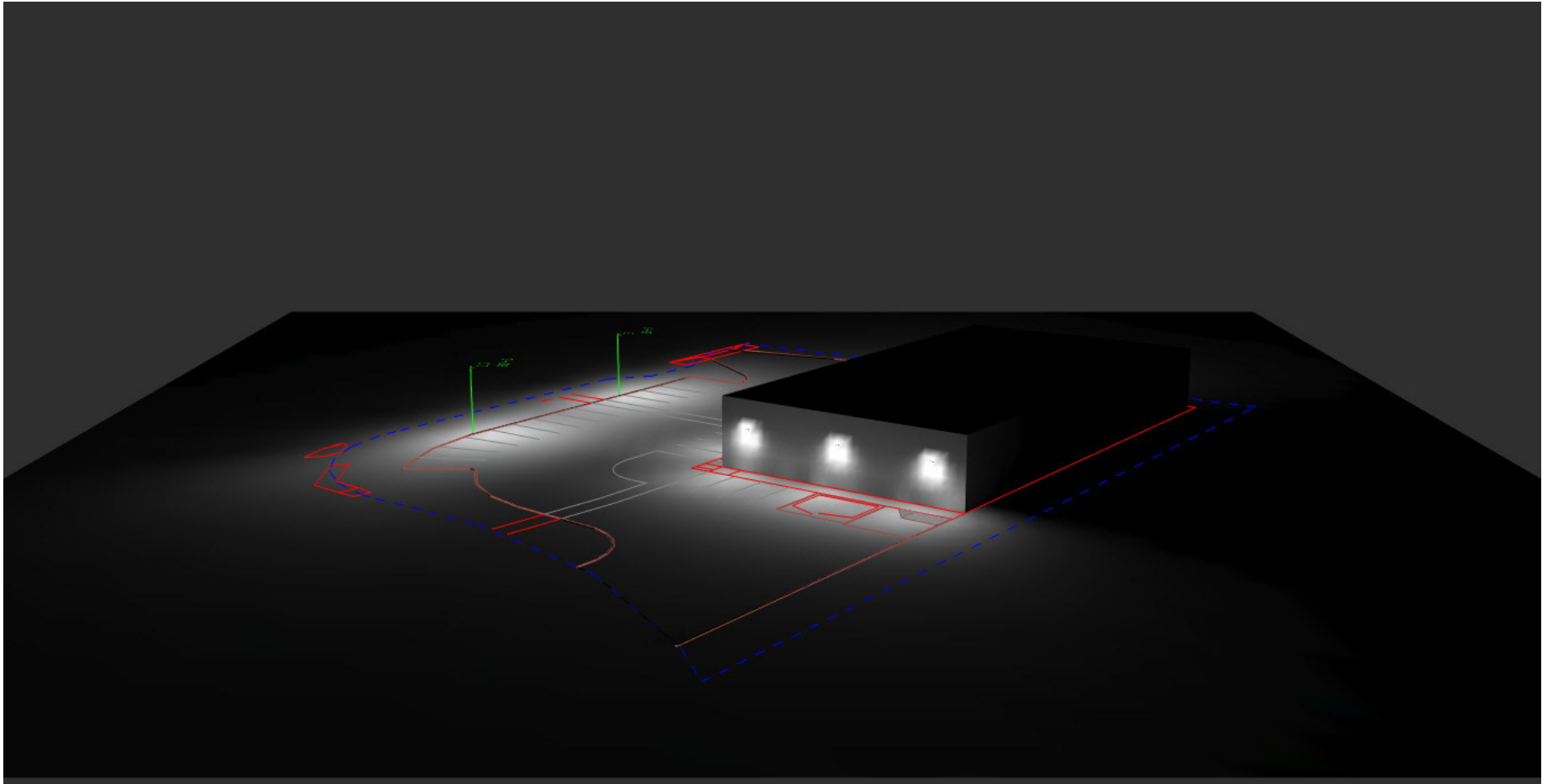


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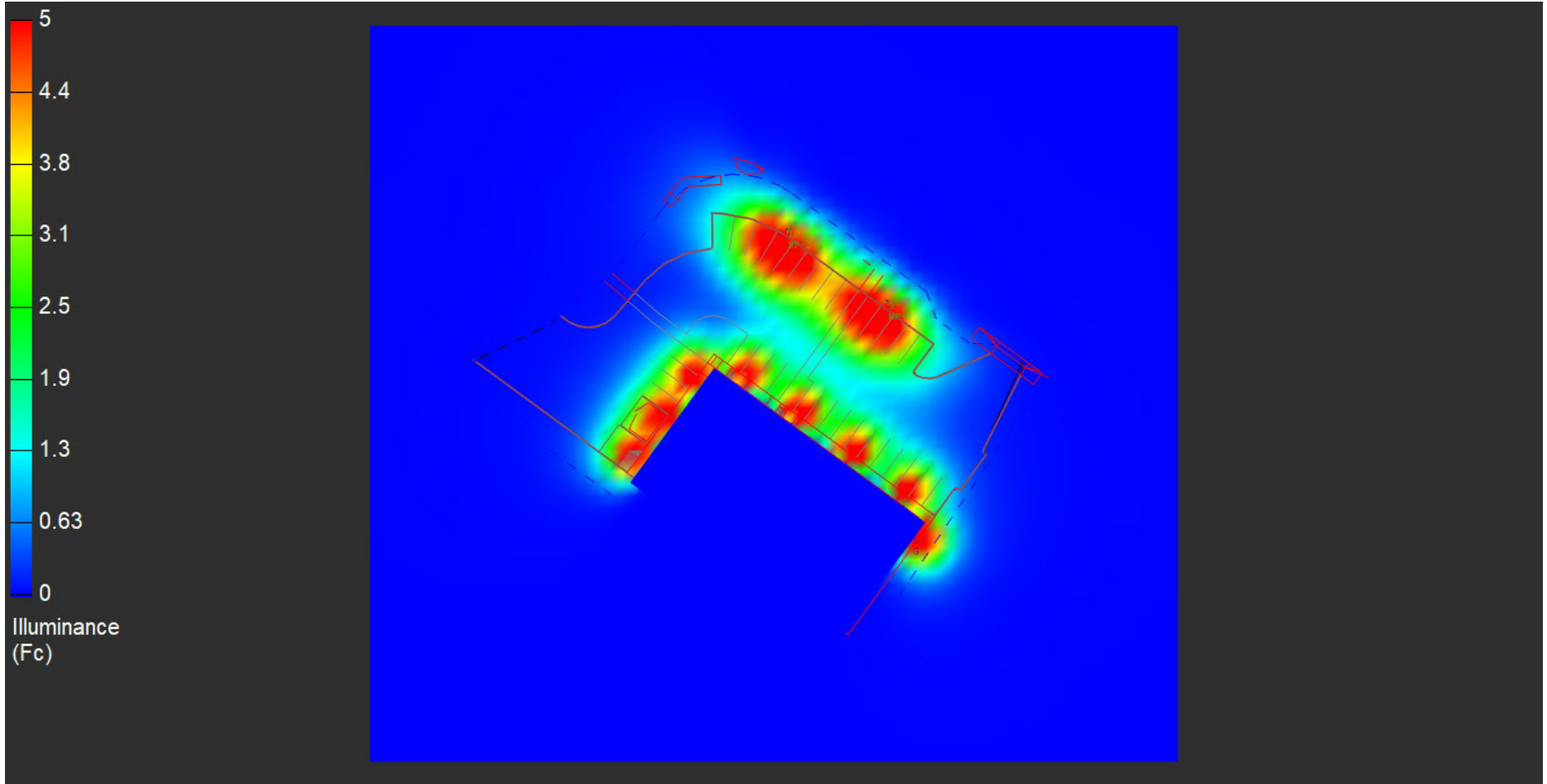
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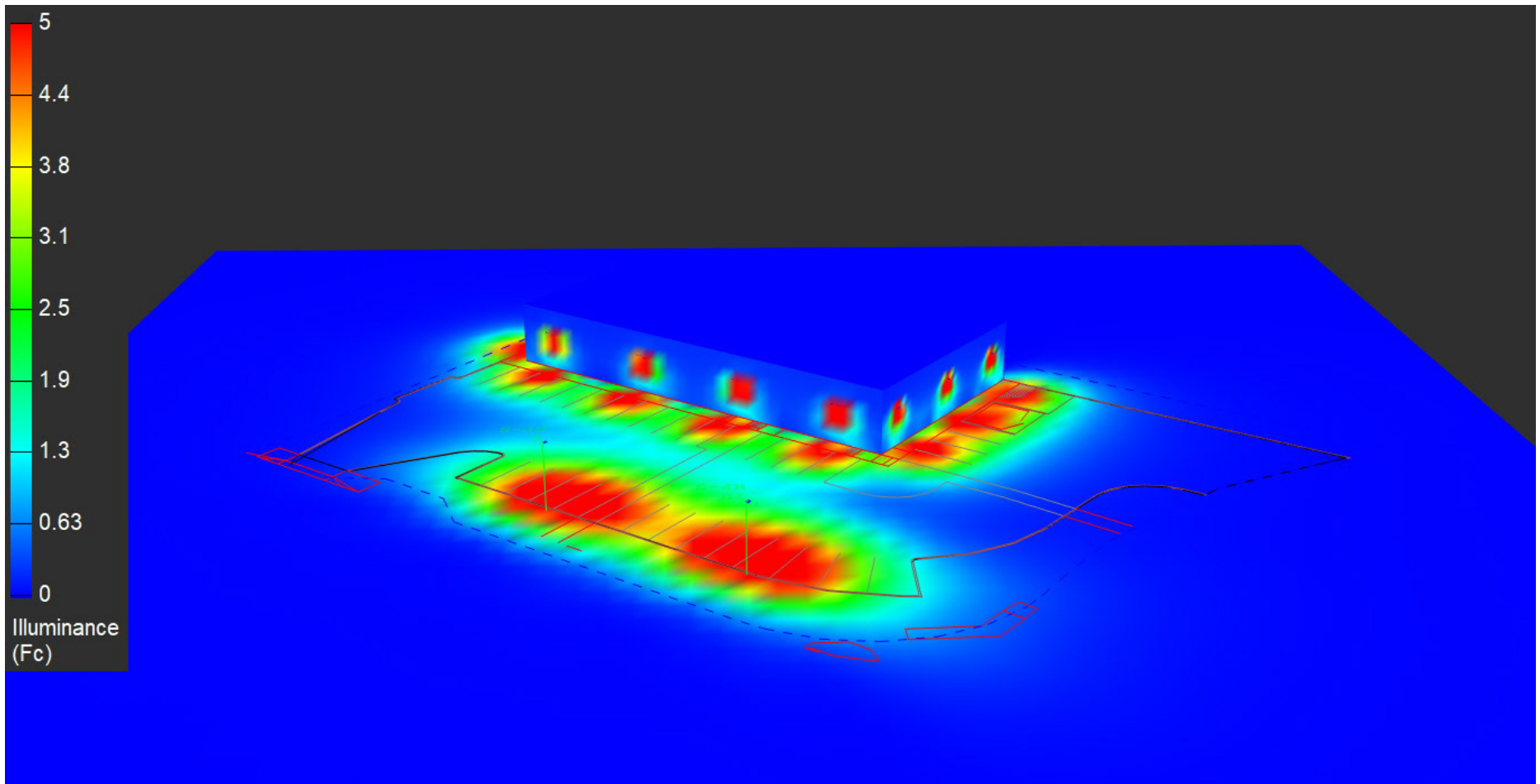


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# JSA CIVIL

Engineering | Planning | Management

September 19, 2023

City of Phoenix  
Attn: Zac Moody, Planning Manager  
220 N. Main Street  
Phoenix, OR 97535

Re: Phoenix, OR Dollar General Commercial Development  
Trip Generation Memorandum

Dear Mr. Moody:

Capital Growth Buchalter, Inc. is proposing to permit and construct a +/-10,6400 ft<sup>2</sup> Dollar General retail store, located at 4000 S. Pacific Highway in the City of Phoenix, Oregon. The subject +/- 1.4-acre site is comprised of Jackson County TPNs 381W09A2400 and 381W09A2500. The site fronts S. Pacific Highway to the north and N. Rose Street to the west, and is currently vacant. The site previously contained an Umpqua Bank facility, which was destroyed by fire. There is an existing entrance/exit driveway to N. Rose Street and an existing exit Driveway to S. Pacific Highway. The project proposes to widen the driveway access along S. Pacific Highway for the Dollar General facility. The anticipated build-out year is 2024 and will be completed in one phase. 33 parking stalls are proposed.



Figure 1: Site Vicinity Map

**Site Generated Traffic Volumes**

The two project-related characteristics having the most effect on area traffic conditions are peak hour trip generation and the directional distribution of traffic volumes on the surrounding roadway network.

Vehicle trip generation for this project was calculated using the trip generation rates contained in the 10<sup>th</sup> edition of the *Trip Generation* report by the *Institute of Transportation Engineers (ITE)*. The Variety Store category (land-use code 814) was determined to be the most applicable for this application. The following is an excerpt from the *ITE* description of the Variety Store land use:

*“A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as “dollar stores.”*

The average building size of stores included in the *ITE* trip generation study is 9,000 ft<sup>2</sup>, which is comparative with the proposed building size.

It is anticipated that this project will draw some traffic from people already driving on area roadways. These trips are not new trips added to the local roadways by a project (i.e., primary trips), but represent “pass-by” trips according to the following definition.

*Pass-by Trips are trips made as an intermediate stop from an origin to a primary destination by vehicles passing directly by the project driveway.*

The new-to-network trips total reflects an estimated 34% occurrence of “pass-by” vehicles which should be deducted from total project trip generation estimates on the surrounding street system but included in the estimated driveway volumes.

The focus of this analysis is the PM peak hour of the surrounding street system. The trip generation rate in the PM peak hour for this development type is shown in the following table:

**Table 1: PM Peak Hour Trip Generation Rates**

Land Use	Unit	Trip Rate	Pass-by %	% Enter	% Exit
Variety Store (LU 814)	1,000 ft <sup>2</sup>	6.84	34%	52%	48%

The trip generation calculations are provided in the following table:

**Table 2: PM Peak Hour Trip Generation**

Land Use	Size (1,000 ft <sup>2</sup> )	Total Trips	Pass-By Trips*	New-to-Network Trips		
				Enter	Exit	Total
Dollar General	10.4	71	24	24	23	47

\*Pass-by trips were assigned evenly to each direction of N. Rose Street & S. Pacific Highway.



**Site Traffic Distribution and Assignment**

For this study, the regional distribution of traffic to-and-from the proposed development was estimated based on the locations of potential residential customers. It was assumed that the primary trips were evenly distributed (approximately) between S. Pacific Highway, N. Rose Street, and the surrounding communities and rural areas for site egress. Site ingress is only allowed from N. Rose Street. The regional traffic distribution percentages and site traffic assignment for the proposed development are shown in the below figure:

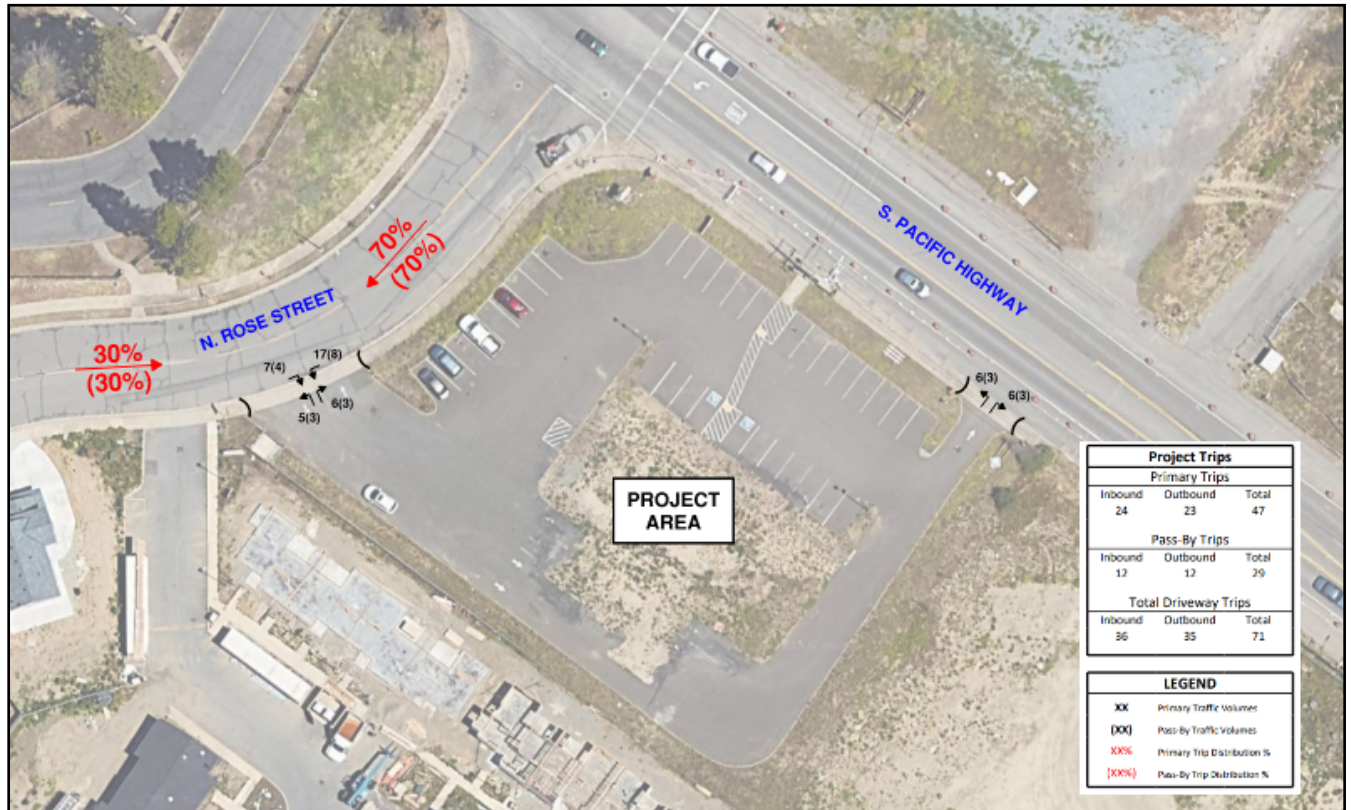


Figure 1: Site Traffic Distribution and Assignment

Due to the low volume of new PM peak hour trips that will be introduced to the immediate local traffic network, it is not anticipated that a traffic impact analysis (TIA) will be required for this project. If you have any questions, please email me at [charlie.severs@jsa-civil.com](mailto:charlie.severs@jsa-civil.com) or contact me directly at (360) 867-8692.

Sincerely,  
JSA CIVIL, LLC

Charlie Severs, P.E.  
Principal