CITY OF ROSEBURG PLANNING COMMISSION

Special Meeting

Monday, May 17 at 7:00 pm Electronic Meeting

Public Access: Facebook Live at www.Facebook.com/CityofRoseburg

City website at: https://www.cityofroseburg.org/your-government/commissions/planning-

commission/videos

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Ron Sperry Victoria Hawks Stephanie Newman

Daniel Onchuck Christy Palmini Jaime Yraguen Shelby Osborn

3. APPROVAL OF MINUTES

A. - May 3, 2021 Planning Commission Meeting

4. Adoption of Findings

A. SR-21-027 – Site Plan Review for WinCo Foods [Quasi-Judicial]

- 5. BUSINESS FROM THE COMMISSION
- **6. NEXT MEETING** June 7, 2021
- 7. ADJOURNMENT

The agenda packet is available on-line at:

http://www.cityofroseburg.org/your-government/commissions/planning-commission/

The Planning Commission meetings are available to view on the City website the next day at: https://www.cityofroseburg.org/your-government/commissions/planning-commission/videos

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

of pients

CITY OF ROSEBURG PLANNING COMMISSION MINUTES May 3, 2021

CALL TO ORDER

Chair Sperry called the regular meeting of the Roseburg Planning Commission to order at 7:09 p.m. on Monday, May 3, 2021 via Zoom.

ROLL CALL

<u>Present</u>: Chair Ron Sperry, Commissioners Stephanie Newman, Shelby Osborn, and Christy Palmini.

Absent excused: Commissioners Victoria Hawks, Dan Onchuck, and Jaime Yraguen.

Others present: Community Development Director Stuart Cowie, Associate Planners Ricky Hoffman, John Lazur and Caleb Stevens, Department Technician Chrissy Matthews, Nick Jones, i.e. Engineering, Teresa Bishow, Bishow Consulting, and Elizabeth Decker, Jet Planning.

APPROVAL OF MINUTES

Commissioner Newman moved to approve the April 5, 2021 minutes as submitted. The motion was seconded by Commissioner Osborn and approved with the following votes: Chair Sperry, Commissioners Newman, Osborn, and Palmini voted yes. No one voted no.

AUDIENCE PARTICIPATION – None

ITEMS FOR DISCUSSION: SR-21-027 - Site Plan Review for WinCo Foods [Quasi-Judicial]

Chair Sperry stated a public hearing was held on Monday, April 5th, 2021 regarding the WinCo Food's site plan review application. The public hearing was closed but the record left open until April 22nd. The Planning Commission received copies of the written submittals from the applicant and opponent, as well as the applicant's final written statement. This information was included in the Planning Commission packet.

No ex-parte contact or conflicts of interest were declared by the Commissioners. Chair Sperry asked for the staff report.

Mr. Hoffman provided a recap of the April 5th, 2021, Planning Commission meeting regarding WinCo Food's site plan review application. WinCo Foods submitted an application for a site plan review to demolish the existing 88,000 square foot, vacant, Kmart building and construct a new 72,971 square foot grocery store. The property is zoned General Commercial (C3) and is located to the south of the intersection of Stewart Pkwy and NW Mercy Drive. The property also contains the Big 5 Sporting Goods building at 2655 NW Stewart Pkwy.

During the April 5th hearing, three parties were qualified for party status, which included: 1) The applicant, WinCo Foods; 2) an opponent, Safe Streets Roseburg represented by Sean Malone, Attorney at Law; and 3) an opponent, Robert and Susan Smith of Roseburg. Mr. Hoffman stated the City has reached out to the Smiths a couple of times and they have not responded; however, the City continues to send the meeting material to them.

The following are the open record timeframes:

- 1. First Seven Days (April 6th April 12th) This time frame was for new evidence.
 - a. The City received two written submittals during this timeframe. One from WinCo Foods and one from Safe Streets Roseburg.
- 2. Second Seven Days (April 13th April 19th) This time frame was limited to rebuttal to existing evidence in the record.
 - a. The City received two written submittals during this timeframe. One from WinCo Foods and one from Safe Streets Roseburg.
- 3. Applicant's final written argument (April 20th April 22nd) This time frame was limited to the applicant's final written argument.
 - a. The City received final written arguments from WinCo Foods on April 22, 2021.

Mr. Hoffman recapped the concerns raised, pedestrian circulation and traffic impacts. Based on the materials and testimony submitted into the record prior to or during the public hearing and during the open record period, staff's review and recommendation of the applicant's proposal remained the same from the April 5, 2021 staff report.

Staff determined the applicant adequately addressed all of the issues and concerns raised within the record and determined the Site Plan Review request, as submitted by the applicant, satisfied the criteria for approval and recommended the Planning Commission direct the applicant to prepare Findings of Fact approving the Site Plan Review as contained within File SR-21-027 for review and adoption during the May 17, 2021 Planning Commission meeting.

Mr. Cowie reminded the Commission that the Site Review before them, does not provide the option to attach conditions of approval. The approval criteria is measured by whether or not the Site Review met the criteria. Staff determined the criteria has been met by the applicant.

A discussion ensued regarding the proposed median and its location, as well as crosswalk markings to the southeast of the proposed WinCo building.

Commissioner Newman moved to direct the applicant to prepare the Findings of Fact approving the Site Plan Review, as requested and presented within File SR-21-027, for review and adoption at the future meeting date to be determined. The motion was seconded by Commissioner Osborn.

Commissioner Newman stated the criteria was met and this is nothing more than what is asked of other business development, and provided Costco's development as an example of meeting pedestrian safety without having crosswalks at every parking isle or loading dock area. She felt the pedestrian safety standard has been met.

Chair Sperry asked for a vote. The motion passed with the following votes: Chair Sperry, Commissioners Newman, Osborn, and Palmini voted yes. No one voted no.

PUBLIC HEARING - CUP-21-003 – Ash Springs Apartments [Quasi-Judicial] Chair Sperry read the procedures for the Quasi-Judicial hearing and opened the public hearing.

He asked staff if any requests were made for party status. Mr. Cowie stated only the applicant.

No ex-parte contact or conflicts of interest were declared by the Commissioners. Chair Sperry asked for the staff report.

Mr. Stevens provided his staff report stating the property at 311 NE Pomona Street submitted an application for a Conditional Use Permit (CUP) for the development of a 105 unit, multifamily development, consisting of thirteen (13) separate apartment buildings and one (1) office building. The site is a 7.00 +/- acre property zoned Mixed Use (MU). This same developer received recent approval for a CUP for a multi-family development to the north which is nearing completion.

The following approval criteria was highlighted:

Traffic

Coordination with ODOT & Public Works

- ODOT requirement: Sandow Engineering Traffic Impact Study (TIS) indicated traffic generated by both developments do not trigger any improvements, other than striping on HWY 138 for a left turn lane onto NE Pomona Street.
- Public Works requirement: Condition #8, add street lights along NE Pomona Street.
 Four lights in total. Three for the Ash Springs parcel. The City is requesting the
 applicant install one street light on the existing Oak Springs development that was
 previously missed during the site review approval.

Future Connections

 The City Access Management Plan allows for future connections from NE Pomona Street to a future parallel along NE Diamond Lake Blvd to allow alternative routes. As more traffic is generated in the area, intersection improvements could be considered.

Public Transportation

Coordination with UTrans & Roseburg Public Schools

Added route to include NE Pomona Street to service both apartment complexes which
have developed bus turnouts. UTrans plans to add a bus line to extend to Sunshine
Road to service the future Sunshine Apartment complex which was approved in 2020.

Wetlands

Coordination with Division of State Lands (DSL)

Wetland delineation conducted in 2019 identified two wetlands on the property. Wetland
B is a ditch that runs along the property line. The concern was Wetland A; however,
the development is designed to utilize the area for open space so it will not be effected
by development.

Conditional Use Permit Mixed Use Zone (CUP)

 Mixed Use Zone requires Multi-family development to meet the MR18 criteria to ensure a compatible use. The proposed use must be consistent with the base zone, have adequate infrastructure, create no adverse impact on adjacent properties, and conform with Comprehensive Plan.

Multi-Use Path

 ODOT is proposing a multi-use path to run along the NE Diamond Lake Blvd frontage at a time undetermined. The City is requesting a condition of approval to include the applicant to dedicate a portion of their property for ODOT right of way to allow for the future development of the multi-use path. The applicant indicated they would agree to the right of way dedication upon approval of their CUP request. Staff determined the CUP request satisfied the criteria for approval subject to Conditions 1-8 outlined in the Findings of Fact and recommended Planning Commission approval.

Commissioner Newman asked if parking is allowed on either side of NE Pomona Street and if there will be a concern for overflow parking generated by the apartment complex.

Mr. Stevens stated off street parking isn't designated for the apartment complex; however, there is room to park on NE Pomona Street.

Mr. Cowie stated the number of parking spaces required for the development factor in visitor parking. The Ash Springs complex went above and beyond the required number of parking spaces required.

Mr. Cowie stated the TIS addressed the current and future traffic impacts; however, the analysis didn't warrant traffic improvements other than the left hand turn lane on HWY 138 onto NE Pomona Street.

Commissioner Osborn asked for clarification regarding the placement of the multi-use path.

Mr. Stevens stated if and when the multi-use path is developed by ODOT, it will extend out to Sunshine Road. The City wanted to ensure dedicated right of way was secured for the multi-use path during the site review of Ash Springs CUP.

Discussion ensued regarding the increased development in the NE Diamond Lake Corridor and the safety concern of pedestrian traffic potentially utilizing HWY 138 and the benefits of a multi-use path.

Mr. Cowie stated the City is working in conjunction with ODOT to begin a HWY 138 corridor study/plan which includes a multi-use path. The study/plan would consist of an overall study of the corridor safety.

AUDIENCE PARTICIPATION:

Applicant Nick Jones, 3107 W Woodside Avenue, a resident of Roseburg, stated he had nothing to add but was available to answer any questions.

Teresa Bishow, Land Use Consultant, PO Box 50721, Eugene 97405, not a resident of Roseburg. She thanked City staff for their hard work and support of the Ash Springs CUP and their ability to facilitate the resolution of various issues or concerns among different public agencies. She stated they are fine the with staff recommendations with the understanding that Condition #8 requirement for four new street lights spaced about 250 feet apart can require the property owner of Ash Springs to provide street lights further north for Oak Springs under different ownership. Condition #4, they are willing to design and construct a bus turnout as shown on the site plan that will be designed to serve as a stop for UTrans and school bus transit, but clarified the property owner cannot compel or ensure the two entities will require that as a designated stop. They are excited to be part of the community service.

Hearing no further testimony the public hearing was closed.

Commissioner Osborn moved to adopt the Findings of Fact as presented and approve the requested Conditional Use Permit, referenced as File No. CUP-21-003. The motion was seconded by Commissioner Newman and approved with the following votes: Chair Sperry, Commissioners Newman, Osborn, and Palmini voted yes. No one voted no.

PUBLIC HEARING - LUDR-21-002 - Land Use Regulation Text Amendments - HB2001 Middle Housing - [Legislative Amendment]

Chair Sperry read the procedures for the Legislative Amendment hearing and opened the public hearing.

No ex-parte contact or conflicts of interest were declared by the Commissioners. Chair Sperry asked for the staff report.

Mr. Cowie introduced Elizabeth Decker, the City's land use consultant, hired through a Department of State Lands (DSL) grant. The grant is designed to assist in amending our code to better enable the use of duplexes in residential areas and to also help prepare future amendments to allow triplexes, fourplexes, cottage clusters and townhouses, recognizing that by June 30, 2022, the City's population could exceed 25,000. He stated the Housing Needs Analysis was adopted in 2020. Ms. Decker will be discussing Middle Housing Code Amendments for permitting duplexes.

Elizabeth Decker, 1300 SE Stark, Suite 21, Portland 97024, not a resident of Roseburg. She provided a power point presentation and discussed the following Middle Housing Code Amendments.

- Amend Land Use and Development Regulations to meet "Medium City" requirements under HB 2001:
 - Permit duplexes where single-family dwellings are permitted
 - Minor revisions to accessory dwelling units Accessory Dwelling Units (ADUs)
- "Large City" amendments for triplexes, quadplexes, townhouses, cottage clusters to follow (2022)
- Roseburg Housing Mix
- Code Development Process
- Code Update Concepts
- Duplex Definition
- Where Permitted
- Affected Areas
- Minimum Lot Sizes
- Dimensional Standards
- Parking Requirement
- Access Standards
- ADU Revision
- Allowed Building Types
- Flag Lots

Commissioner Newman asked for clarification regarding the parking standards.

Ms. Decker stated the requirement would be a minimum of one space per unit, a total of two for a duplex.

A discussion ensued regarding parking.

Mr. Hoffman mentioned a letter was received from Oregon Fair Housing which addressed a couple of concerns. Staff discussed the concerns and determined Ms. Decker's analysis adequately addressed the concerns.

Mr. Hoffman stated House Bill 2001 helps to provide citizens with more housing choices, beyond a typical detached single-family residence. By June 30, 2021, Cities with a population of less than 25,000 must allow duplexes in areas zoned for single-family dwellings. By June 30, 2022, cities with a population of more than 25,000 must allow people to build duplexes, triplexes, fourplexes, cottage clusters, and townhouses in residential areas. Roseburg's current population is 24,890, just short of the 25,000.

Mr. Hoffman stated the proposal meets applicable criteria. Staff recommended the Planning Commission approve the Findings of Fact as presented and recommended City Council approve the proposed text amendments.

Commissioner Newman moved to adopt the Findings of Fact as presented, and recommended City Council approve the proposed Text Amendments File No. LUDR-21-002. The motion was seconded by Commissioner Palmini and approved with the following votes: Chair Sperry, Commissioners Newman, Osborn, and Palmini voted yes. No one voted no.

ZC-21-001 - Yit Chan & Qiongci Chi – 770 NE Imbler C2 to C3 [Quasi-Judicial] Chair Sperry read the procedures for the Quasi-Judicial hearing and opened the public hearing.

He asked staff if any requests were made for party status. Mr. Lazur stated there are none at this time.

No ex-parte contact or conflicts of interest were declared by the Commissioners. Chair Sperry asked for the staff report.

Mr. Lazur presented the staff report. Yit Chan & Qiongci Chi, owners of the properties at 770 NE Imbler Avenue and 1023 NE Stephens Street submitted an application for a zone change to allow a boundary line adjustment of approximately 2,526 square feet of land between their two adjacent properties. The parcel with the restaurant will have ownership and maintenance over the steep hillside that separates the two properties. The property to the east is a single family dwelling. The owners requested this adjustment in the event they want to sell the house. The two properties are zoned differently and therefore the zone change is required to be processed concurrently with the proposed boundary line adjustment.

Mr. Lazur stated no comments were received and the applicant is not present. Staff determined the Zone Change request as reviewed within the Findings of Fact satisfied the criteria for approval. Staff recommended the Planning Commission adopt the Findings of Fact and recommended approval to City Council.

Hearing nothing further, the public hearing was closed.

Commissioner Osborn moved to adopt the Findings of Fact as presented and refer the request to City Council, recommending approval of the requested Zone Change File No. ZC-21-001. The motion was seconded by Commissioner Palmini and approved with the following votes: Chair Sperry, Commissioners Newman, Osborn, and Palmini voted yes. No one voted no.

BUSINESS FROM STAFF -

Mr. Cowie stated the Findings of Facts for the Middle Housing LUDR Text Amendments and the Zone Change for 770 NE Imbler will be heard at the June 14th City Council meeting.

The applicant for WinCo will prepare the Findings of Fact. Staff will review the Findings and schedule a special Planning Commission meeting for May 17th to determine whether or not the Planning Commission will adopt the Findings of Fact.

April was volunteer appreciation month. The Commissioners were mailed a Certificate of Appreciation and a coffee gift card for their dedication and service.

BUSINESS FROM COMMISSION – None

<u>ADJOURNMENT</u> - The meeting adjourned at 9:25 p.m. The next meeting is scheduled for Monday, May 17, 2021, as a special meeting.

Chrissy Matthews

Department Technician

In the matter of the)	Site Plan Review
Site Plan Review)	File No. SR-21-027
request by WinCo Foods)	

BEFORE THE ROSEBURG PLANNING COMMISSION FINDINGS OF FACT AND ORDER

I. NATURE OF APPLICATION

The applicant's request is a Site Plan Review to demolish an existing 88,000 square foot vacant Kmart building and construct a new 72,971 square foot WinCo foods grocery store.

II. FINDINGS OF FACT

A. EXISTING CONDITIONS

- Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of Title 12, Land Use and Development Regulations (LUDR) of the Roseburg Municipal Code (RMC), as originally adopted July 1, 1984, and readopted in Ordinance No. 3497 on May 1, 2018.
- 2. Notice of the public hearing was publicized and conducted in accordance with the requirements of RMC Section 12.10.010.
- 3. The property is described as Township 27 South, Range 06 West, Willamette Meridian, Section 12B, Tax Lot 1502, R62345 & Township 27 South, Range 06 West, Willamette Meridian, Section 11A, Tax Lot 0501, R62282; 2752 NW Stewart Parkway. The property also contains the Big 5 Sporting Goods Building at 2655 NW Stewart Parkway, for which there is no change to the current business operations.
- 4. The subject property is approximately 9.45 acres, is designated by the Comprehensive Plan as Commercial and is zoned General Commercial (C3). The property is currently developed with the old Kmart store, which is no longer in operation.
- Tait, authorized agent of the property at 2655 NW Stewart Parkway, applied for a site plan review to authorize the demolition of an existing 88,000 square foot vacant Kmart building and construction of a new 72,971 square foot WinCo foods grocery store.

B. AGENCY COMMENTS

Comments regarding the site plan review request were solicited from the Fire Department, Public Works Department, and Roseburg Urban Sanitary Authority. All comments received are part of the record and have been incorporated, where appropriate.

C. PUBLIC COMMENTS

The Community Development Department notified all owners of subject properties per ORS 197.195 and RMC 12.10.010. Comments, testimony, and evidence were received from two opponents, Robert and Susan Smith of Roseburg, and Safe Streets Roseburg, which is represented by attorney Sean Malone. Responses to comments, testimony, and evidence are contained within these findings, a summary of which can be found in the May 3, 2021, staff report (the "May Staff Report"), which summary is incorporated into these findings by reference.

D. PUBLIC HEARING AND PROCESS

The April 5, 2021, staff report (the "April Staff Report) and the May Staff Report set out the process for this application that preceded Planning Commission deliberations, which summaries are incorporated into these findings by reference. On May 3, 2021, Planning Commission deliberated on the application and tentatively voted to approve the application. Planning Commission then directed the applicant to prepare findings to support the approval and directed staff to bring those findings back before Planning Commission for a meeting on May 17, 2021.

E. APPLICABLE CRITERIA

The applicable approval criteria for the site plan review is reviewed in the following order: a) Section 12.04.040 – "Commercial Districts"; b) Section 12.06 – "Site Development"; c) Section 12.08.040(F) – "Clear Vision Areas."

- Section 12.04.040 "Commercial Districts" The findings for these criteria are contained in the April Staff Report, which findings are incorporated by reference into these findings.
- 2. Chapter 12.06 "Site Development"
 - a. Section 12.06.010(D)(1) "Improved Street Access Statement of Policy" Based on the applicant's site plan (Exhibit A) and civil plans (Exhibit B) this policy is met. Safe Streets Roseburg has raised the issue that Section 12.06.010(D)(1)(c) is not met because Stewart Parkway is not fully improved to the standard contained in the Transportation System Plan ("TSP"). This issue is addressed in Section F of these findings.
 - **b.** Section 12.06.010(D)(2) "Compatibility" The findings for these criteria are contained in the April Staff Report, which findings are incorporated by reference into these findings.
 - **c.** Section 12.06.020 "Public Improvement Requirements" The findings for these criteria are contained in the April Staff Report and the May Staff Report, which findings are incorporated by reference into these findings.
 - In addition to the findings for Section 12.060.020.C "Traffic Study," contained in the April Staff Report and the May Staff Report, Planning Commission agrees that the January 2021 traffic impact study ("TIS")

- prepared by the applicant follows the scope and adequately addresses the requirements of Section 12.060.020.C. Planning Commission has determined that the TIS was prepared by SCJ Alliance through a registered professional engineer, and its analysis and conclusions are thorough, reliable, and complete. Planning Commission agrees with the conclusions and recommendations contained in the TIS.
- ii. In order to help alleviate potential traffic impacts resulting from the WinCo, the TIS recommended moving the existing east parking lot driveway, which provides access from and to Stewart Parkway, further east, and restricting that driveway to a right-in/right-out movement. The applicant has provided for that on its site plan and in its civil plans. Further, those plans also show that the applicant will construct a concrete median within Stewart Parkway to left-turns from that driveway.
- iii. The TIS also recommended a "No Right Turn on Red" signal modification at the intersection of Stewart Parkway and Mercy Drive to assist with the impaired sight distance for right-turn movements out of the site.
 - <u>Implementation Requirement</u>: The applicant shall provide a signal modification at the Stewart Parkway/Mercy Drive intersection to prohibit right turns on a red.
- iv. The TIS found that in 2022 PM peak hour the Edenbower Boulevard/Stewart Parkway intersection will fall from LOS D to LOS E with or without the project. The TIS found that the additional delay from the project during this time amounts to 2.7 seconds. The TIS does not recommend any mitigation for this slight delay, and Planning Commission agrees. However, the applicant has offered to provide the City with the signal timing operations model it prepared for this project, and if ODOT determines that, based on that information, signal timing modifications would help traffic flows in the area, the applicant has agreed to pay to implement those modifications. The City accepts that offer.
 - <u>Implementation Requirement</u>: The applicant will provide to the City the transportation operations model that it prepared for the new WinCo store. If ODOT determines that signal timing modifications are necessary based on that information, the applicant will pay to implement those modifications.
- v. Safe Streets Roseburg raised a number of issues about the TIS, which are addressed in Section F of these findings.
- **d.** Section 12.06.030 "Site Improvement Requirements"- The findings for these criteria are contained in the April Staff Report, which findings are incorporated by reference into these findings.
 - i. In addition to the findings for Section 12.06.030(W) "Internal Walkways," contained in the April Staff Report, these findings also incorporate by reference the findings for that section contained in the May Staff Report, and the findings, evidence, and testimony of WinCo,

- which includes the February 22, 2021, Development Narrative Letter from Tait, the April 12, 2021, memo from Tait, and the April 22, 2021, legal analysis provided by Miller Nash Graham & Dunn LLP.
- ii. Planning Commission agrees with the Miller Nash legal analysis and interpretation of Sections 12.06.030.W.3.a and b and specifically adopts it as its own. Section 12.06.030.W.3.a requires a safe and convenient pedestrian walk at or around the proposed building, which WinCo has adequately provided for. As stated in the May Staff Report, the code does not require that every parking space be directly served by a pedestrian walkway. As also set forth in the May Staff Report, these criteria do not require anything more from the applicant than what the applicant has proposed.

3. Chapter 12.08.040 - "Supplemental Provisions"

a. Section 12.08.040(F) – "Clear Vision Areas" - The findings for this criterion are contained in the April Staff Report, which findings are incorporated by reference into these findings.

F. FINDINGS ADDRESSING SPECIFIC ISSUES RAISED

As noted in Section E, a number of issues were raised by Safe Streets Roseburg with respect to the internal pedestrian system for the project and the TIS. The findings in Section E address the issues raised regarding the pedestrian system. Those findings also address the TIS generally. In this section, Planning Commission provides the findings necessary to specifically address the TIS issues raised.

1. The Project Does Not Cause Substantial Mobility Impacts to Relevant Intersections.

Through its traffic engineer, Greenlight Engineering, Safe Streets Roseburg argues that the project causes multiple intersections to fail to meet mobility standards. In response, Planning Commission relies on and adopts the responses contained in the TIS, the April 12, 2021, SCJ Alliance technical memo, and the April 22, 2021, Miller Nash letter. Planning Commission agrees with the applicant that WinCo is not required to mitigate mobility impacts that occur after 2022, because those impacts will be caused by increases in background traffic and subsequent development, not the WinCo store. The City could not constitutionally require WinCo to mitigate those impacts. Planning Commission also agrees with the recommendation in the TIS that no mitigation is necessary for the slight increase in PM peak hour 2022 delay caused by the project at the Edenbower Boulevard/Stewart Parkway intersection. As noted in the May Staff Report, the impacts are not significant enough to require the applicant to make substantial intersection improvements, and impacts to the intersection will be the result of many contributing factors. Even so, as noted in Section E, the applicant has offered to provide the City with the signal timing operations model it prepared for this project, and if ODOT determines that, based on that information, signal timing modifications would help traffic flows in the area, the applicant has agreed to pay to implement those modifications.

2. The Project Does Not Cause Substantial Storage Capacity Impacts to Relevant Intersections.

Greenlight Engineering also argues that the project causes significant queue capacity deficiencies at multiple intersections. In response, Planning Commission relies on and adopts the responses contained in the TIS, the April 12, 2021, SCJ Alliance technical memo, and the April 22, 2021, Miller Nash letter. As with the mobility issue, Planning Commission agrees with the applicant that WinCo is not required to mitigate queuing impacts that occur after 2022, because those impacts will be caused by increases in background traffic and subsequent development, not the WinCo store. The City could not constitutionally require WinCo to mitigate those impacts. Planning Commission also agrees with the applicant that the project has only minimal impacts on the eastbound left turn lane at Stewart Parkway and Edenbower Boulevard. The TIS found that the PM peak hour storage capacity for that turn movement does not meet the need in 2022 even without the project. The TIS also found that the project will increase that queue during that period, but only by a small amount. According to the April 12, 2021, SCJ Alliance technical memo, this increase equates to, at most, 50 feet, which is the addition of three cars in the peak 15 minutes of the peak hour. As such, no mitigation is recommended.

3. The TIS Studied All Relevant Intersections.

Greenlight Engineering contends that the TIS failed to study intersections that should have been required. In response, Planning Commission relies on and adopts the responses contained in the TIS, the April 12, 2021, SCJ Alliance technical memo, and the April 22, 2021, Miller Nash letter. As set forth in the April 12, 2021, SCJ Alliance memo, SCJ worked with City staff to develop a scoping memo for the TIS, as required by the code. Section 12.06.020.C.2 sets out the scoping requirements for traffic impact studies. Section 12.06.020.C.2.e requires that the transportation analysis cover all intersections where peak traffic impact is five percent or more. The April SCJ memo explains that the TIS complies with that requirement, and, in fact, goes beyond that requirement, because it includes an analysis of many more intersections than would have otherwise been required if the five-percent impact threshold were adhered to. The April SCJ memo also explains that an assessment of transportation impacts based on a net increase in traffic between the prior use of a site (in this case Kmart) and the proposed use (a WinCo grocery store), is a standard approach to scoping intersection impacts. Pursuant to the April Staff Report and the May Staff Report, the analysis methodology and scope of work used by SCJ was approved by the Community Development Director, as required by Section 12.06.020.C.2.a. Therefore, the TIS complies with the requirements of Section 12.06.020.C.2.

Planning Commission also concurs with the applicant's analysis in the April 22, 2021, Miller Nash letter that the TIS methodology approved by staff in the November 23, 2020, traffic scoping letter provided by SCJ Alliance is not inconsistent with Sections 12.06.020.C.1 and 12.06.020.C.2.e.

4. No Trip Adjustments Were Necessary for COVID-19.

Greenlight Engineering contends that the TIS should have adjusted for the impacts of COVID-19 by assuming more background traffic than that provided by the traffic counts. In response, Planning Commission relies on and adopts the responses contained in the TIS, the April 12, 2021, SCJ Alliance technical memo, and the April 22, 2021, Miller Nash letter. Section 12.06.020.C.2.a requires an applicant and staff to work together to prepare a scope of work and acceptable analysis methodology for the TIS. The evidence in the record demonstrates that that occurred and the documents cited above explain why no COVID-19 adjustment was deemed necessary. Planning Commission believes and relies on SCJ Alliance's rationale for the decision not to apply a COVID-19 adjustment.

5. No Stewart Parkway Improvements are Required.

Greenlight Engineering argues that Section 12.06.010.D.1 requires the applicant to construct frontage improvements consistent with those set forth in the TSP for a five-lane arterial. In response, Planning Commission relies on and adopts the responses contained in the TIS, the April 12, 2021, SCJ Alliance technical memo, and the April 22, 2021, Miller Nash letter. By its terms, Section 12.06.010.D.1 requires roadway improvements to the standards established *in the code*. This is important, because the TSP cross-section is not a standard found in the code. The TSP is the transportation element of the Comprehensive Plan. As the applicant also points out, this application is a limited land use decision and under ORS 197.195(1), only provisions that have been adopted into the City's land use regulations, i.e., Title 12 of the code, may apply to limited land use decision. Therefore, in addition to the fact that Section 12.06.010.D.1 does not require the applicant to improve Stewart Parkway to the standard set forth in the TSP, ORS 197.195(1) prohibits the City from requiring it.

6. The Eastern Site Driveway Will be Restricted to Right Turns Only.

Greenlight Engineering states that the eastern site driveway does not actually limit turning movements to right-in/right-out, as required. As set forth in Section E, a concrete median will be constructed in Stewart Parkway that will not allow a left-turn movement from that driveway.

7. An Evaluation of Saturday Traffic Was Not Required.

Greenlight Engineering argues that the TIS was required to evaluate Saturday traffic, as well as weekday PM peak hour traffic conditions. In response, Planning Commission relies on and adopts the responses contained in the TIS, the April 12, 2021, SCJ Alliance technical memo, and the April 22, 2021, Miller Nash letter. As the April 12, 2021, SCJ Alliance memo noted, the weekday PM peak hour typically reflects the highest overall traffic volume conditions on the surrounding street system, and by evaluating this highest volume condition, any problems experienced in the network would be appropriately documented. Planning Commission believes and relies on SCJ Alliance's analysis. Planning Commission also agrees with the April 22, 2021, Miller Nash letter that Section 12.06.020.C.2 doesn't require any particular peak hour be studied and Section 12.06.020.C.2.a gives the City the discretion to work with the applicant to prepare an appropriate scope of work and analysis methodology, which occurred.

III. CONCLUSION

Upon review of the application, staff report, and other materials referenced as File SR-21-027 and after conclusion of the Public Hearing and all testimony provided herein, the Planning Commission concludes that the application by WinCo Foods, satisfies the approval criteria, therefore warranting the approval of the site plan review as requested.

IV. ORDER

Based on the Findings and Conclusions above, the Planning Commission grants **APPROVAL** of the site plan review, as contained within File SR-21-027, subject to the site and civil plans submitted and the implementation requirements contained within the findings.

V. APPEAL RIGHTS

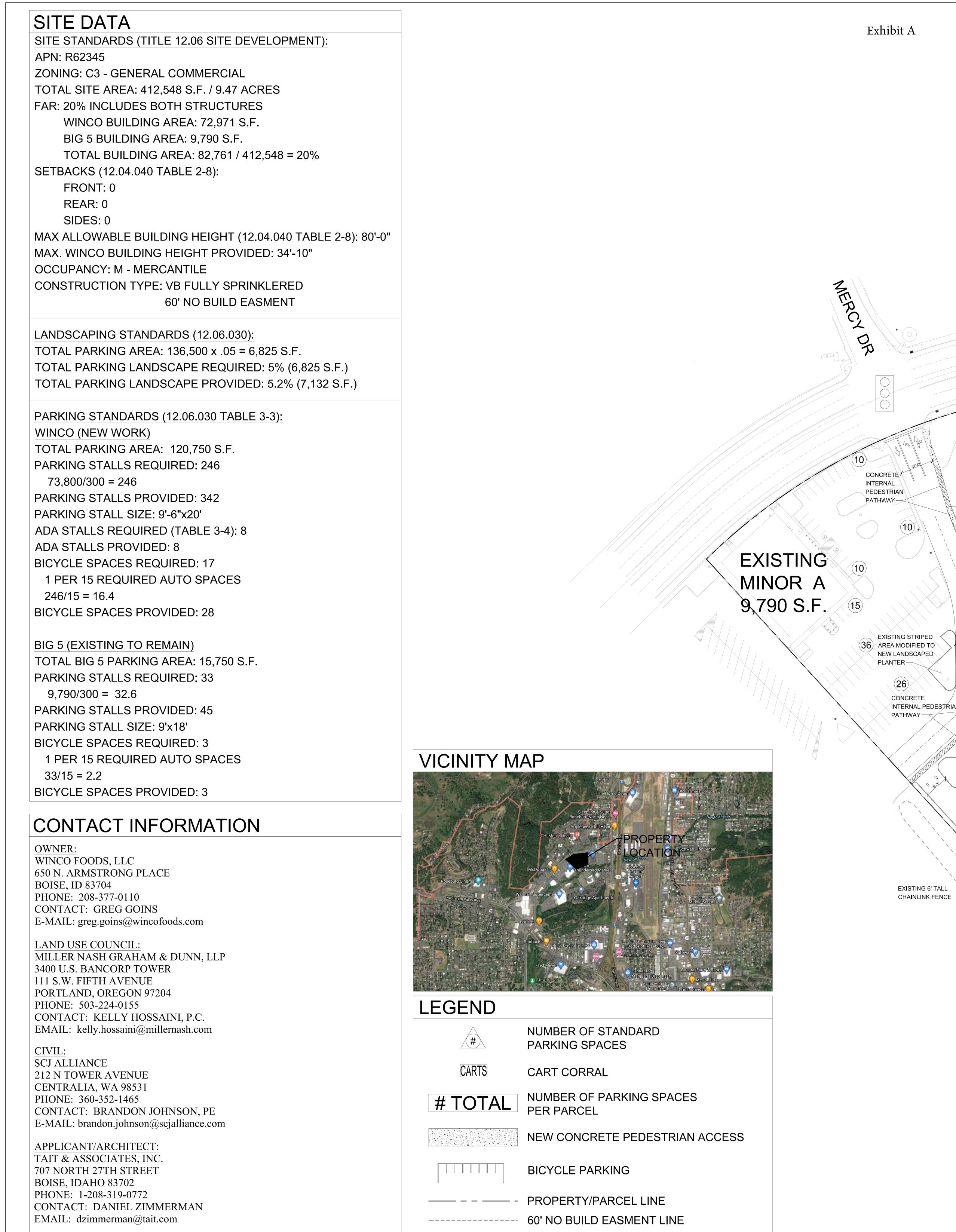
Pursuant to RMC 12.10.010.X, this decision will become final 15 days from the date of this decision. Any appeal to City Council must be made within 14 days of the date of this decision and conform to the requirements of RMC 12.10.010.X.

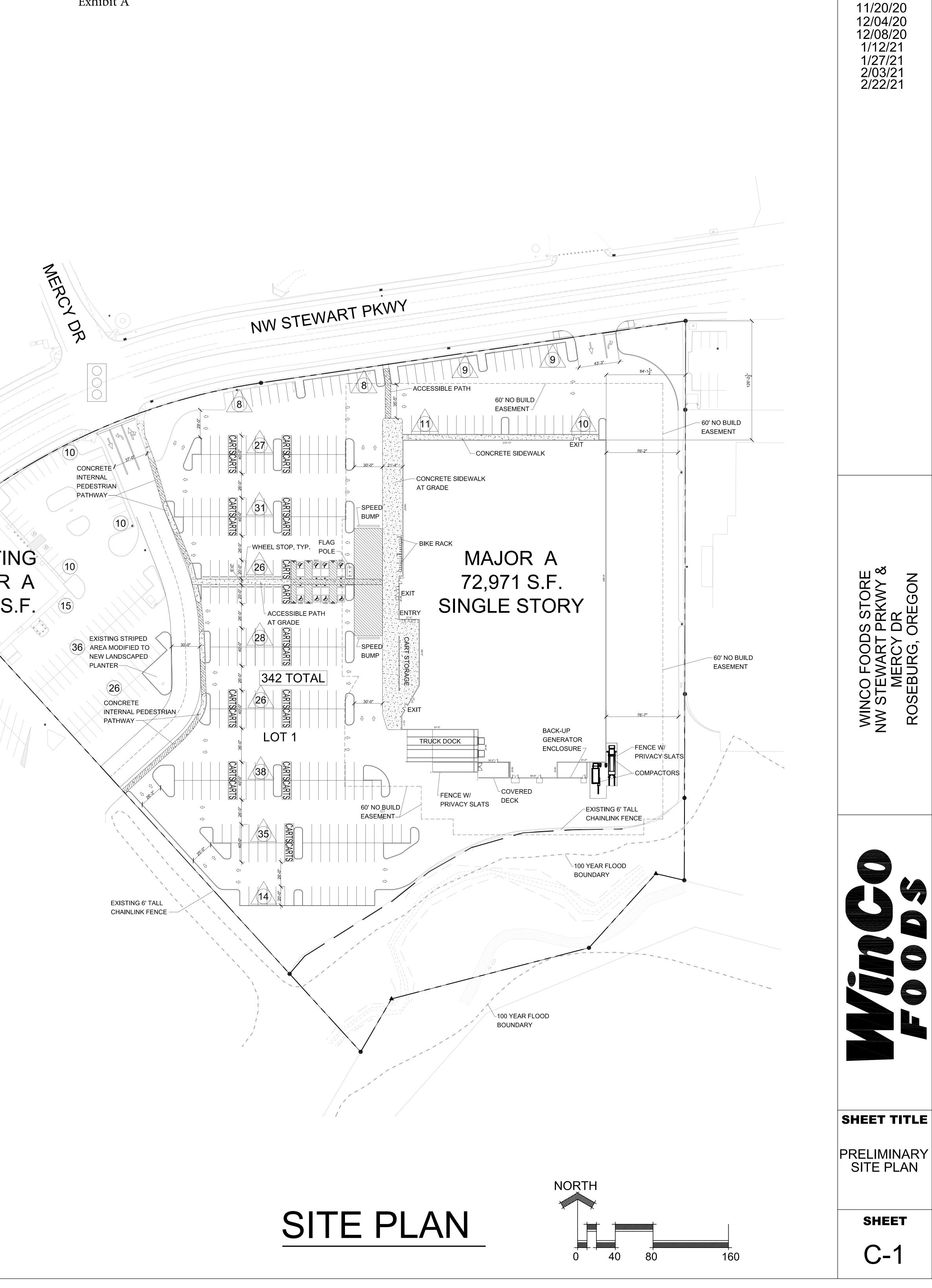
Ronald Sperry, Planning Commission Chair	Date
Stuart Cowie, Community Development Director	Date

Planning Commission Members:

Ronald Sperry, Chair Daniel Onchuck, Vice Chair Victoria Hawks Christy Palmini Stephanie Newman Jamie Yraguen Shelby Osborn

Exhibit A – Applicant's Site Plan Exhibit B – Applicant's Civil Plans





DATE

COMMERCIAL DEVELOPMENT FOR



ON-SITE CIVIL SITE PLAN REVIEW (SPR) ROSEBURG, OR

Portland
Salem

Eugene OREGON

Boise IDAHO

Dixonville

OWNER / APPLICANT
WINCO FOODS, LLC
650 NORTH ARMSTRONG PLACE
BOISE, IDAHO 83704
PHONE: 208.672.2066

ENGINEER
SCJ ALLIANCE
212 N TOWER AVENUE
CENTRALIA, WA 98531
PH: 360.669.0700
CONTACT: BRANDON JOHNSON, PE

ARCHITECT
TAIT AND ASSOCIATES, INC.
707 N. 27TH STREET
BOISE, ID 83702
PH: 208.319.0747
CONTACT: DAN ZIMMERMAN, ASSOC. AIA

LANDSCAPE ARCHITECT
SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98516
PH: 360.352.1465
CONTACT: TRENT GRANTHAM, PLA

SURVEYOR

I.E. ENGINEERIGN

809 SE PINE STREET

ROSEBURG, OR 97470
PH: 541.673-0166

SITE INFORMATION
TAX ID 270612B01502

SITE ADDRESS
2757 NORTHWEST STEWART PARKWAY
ROSEBURG, OREGON 97471

UTILITIES
WATER:
CITY OF ROSEBURG

SEWER: ROSEBURG URBAN SANITARY AUTHORITY

PHONE: CENTURYLINNK

POWER: PACIFIC POWER

GAS: AVISTA UTILITIES CORPORATION

ZONING
GENERAL COMMERCIAL (C3)

LEGAL DESCRIPTION
SEE ALTA, SV-02

SHEET INDEX

COVER SHEET

ALTA SURVEY

ALTA SURVEY

ALTA SURVEY

DEMOLITION PLAN

PAVING DETAILS

SITE PLAN
PAVING PLAN

EROSION CONTROL PLAN

OVERALL GRADING PLAN

DETAILED GRADING PLAN

MASTER UTILITY PLAN

STORMWATER PLAN

WATER PLAN

SEWER PLAN

DETAIL SHEET

WATER PROFILES

SEWER PROFILES

NORTHWEST LANDSCAPE PLAN

NORTHEAST LANDSCAPE PLAN

SOUTHWEST LANDSCAPE PLAN

SOUTHEAST LANDSCAPE PLAN

GENERAL NOTES

SHEET TITLE

SHEET

GN-01

SV-02

SV-03

EC-01

PV-02

CG-01

CG-02

MU-01

SD-01

WT-01

LANDSCAPE

LS-03

LS-04

LS-05

LS-06

BASIS OF BEARING
SEE ALTA, SV-03

DATUM SEE ALTA, SV-03

	1		Æ	8, wodnestawn	Hard Control	
100		Sept Merc	W Z	NWE		
AN ORACLE DA		Mercy Ge	Medical DR NW Ste	≥		
		OVAN C		PACIFIC HIGHWAY 1 N	Roseburg Regional Airport	
nema	un si	EWART PLANT	SITE LOCATION	PACIFIC I	Milport	
		1 K	EDENBOWER BLVD			NEArron
* VW CARDEN	Surg Valley Mail Parko Wagre	Walmart Su	horeite			
Wall	2					L

A PORTION OF NE QUARTER OF SEC. 11 AND THE NW QUARTER OF SEC 12, T27S., R6W., W.M. ROSEBURG, OR

PRELIMINARY

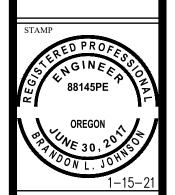
REVISIONS

SCJ PROJECT NO.
1810.35
DRAWN
K. GANS
CHECKED

J. BRUHN
SUBMITTAL DATES
1/15/21

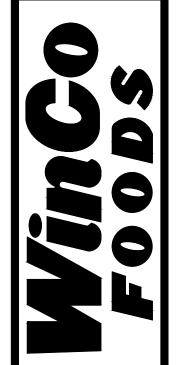
| **ANCE**=RVICES
ALIA, WA 98531
00.352.1509
COM

SCJ ALLIANC
consulting services
212 n tower ave, centralia, wa 98
P: 360.669.0700 F: 360.352.1509
SCJALLIANCE.COM



WINCO FOODS STORE

NW STEWART PARKWA



SHEET TITLE

COVER SHEET

SHEET

CV-01

Riversdale

SCJ ALLIANCE - 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):
- OREGON STATE DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018) (HTTPS: //WWW.OREGON.GOV/ODOT/BUSINESS/PAGES/STANDARD_SPECIFICATIONS.ASPX)
- ROSEBURG URBAN SANITARY AUTHORITY CODES (HTTPS://WWW.RUSA-OR.ORG/RUSA-CODE)
- ROSEBURG MUNICIPAL CODE (HTTPS://LIBRARY.MUNICODE.COM/OR/ROSEBURG/)
- 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 ROSEBURG IN ADVANCE OF THE COMMENCEMENT OF ANY AUTHORIZED WORK AND TO SCHEDULE REQUIRED INSPECTIONS. ANY REQUIRED INSPECTION TEST WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- 4. THE APPROVAL OF THESE PLANS BY THE CITY OF ROSEBURG DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER OF THE RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF OTHER GOVERNING AGENCIES.

<u>CAUTION - NOTICE TO CONTRACTOR</u>

- 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 811 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 IN 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 PROPOSED POINTS OF CONNECTION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
- 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, 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).
- 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 CONCURRENTLY 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, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY THE CITY OF ROSEBURG 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. CONTRACTOR SHALL HIRE AN ARBORIST TO INSPECT ALL EXISTING TREES AND PROVIDE A REPORT ON RECOMMENDATIONS FOR PRUNING OR REMOVAL. CONTRACTOR SHALL PRUNE OR REMOVE TREES PER ARBORIST'S REPORT. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 17. GROUNDWATER WAS NOTED AT A DEPT OF 8 TO 12 FEET BELOW THE CURRENT GROUND SURFACE. SEE TERRACON GEOTECHNICAL REPORT DATED 12-31-2020.

TYPICAL	ABBREVIATIONS				
&	AND	FDC	FIRE DEPARTMENT CONNECTION	S	SOUTH OR SLOPE
Đ	ANGLE	FDN	FOUNDATION	SCHED	SCHEDULE
±	APPROXIMATELY	FF	FINISH FLOOR	SD, SDMH	STORM DRAIN, STORM DRAIN MANHOLE
	AT	FG	FINISHED GRADE	SE	SOUTHEAST
<u>@</u> မို	CENTERLINE	FH	FIRE HYDRANT	SECT	SECTION(S)
•	DEGREE	FIN	FINISH(ED)	SHT	SHEET
=	EQUALS	FL	FIRE LINE/FLANGE	SP	SPRINKLER
•	FOOT	FT	FOOT/FEET	SQ	SQUARE
>	GREATER THAN	гі	FOOT/FEET	SQ FT	SQUARE FEET
> "	INCH			SQ IN	SQUARE INCH
#	NUMBER	G	GAS	SS	SANITARY SEWER
%	PERCENT	GALV	GALVANIZED	SSMH	SANITARY SEWER MANHOLE
	. 2	GRND	GROUND	ST	STREET
AC	ASPHALTIC CONCRETE	GV	GATE VALVE	STA	STATION
ADD'L	ADDITIONAL			STD	STANDARD
ADJT	ADJACENT	НН	HANDHOLE	STRUCT	STRUCTURE(E, AL)
AFF	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL	SW	SOUTHWEST
AP	ANGLE POINT	HT	HEIGHT	SYS	SYSTEM
APPROX	APPROXIMATE	111	HEIGHT	0.0	3.3.2m
ARCH	ARCHITECT	.=	NUEDT ELEVATION	Т	TELEPHONE OR TELEPHONE VAULT
ATB	ASPHALT TREATED BASE COURSE	IE 	INVERT ELEVATION	TBD	TO BE DETERMINED
AVE	AVENUE	IN	INCH	TBM	TEMPORARY BENCH MARK
AVE	AVENUE			TC	TOP OF CURB ELEVATION
DOD	DECIN CURD DETURN	JB, J-BOX	JUNCTION BOX	TELE	TELEPHONE
BCR	BEGIN CURB RETURN	JT	JOINT TRENCH	TEMP	TEMPORARY
BFV	BUTTERFLY VALVE	kV	KILOVOLTS	TOW	TOP OF WALL
BGS	BELOW GROUND SURFACE	kW	KILOWATT		
BLK	BLOCK(S)	KWH	KILOWATT HOURS	TP, T/P	TOP OF PIPE
BLDG	BUILDING	MAV	MANIMINA	TYP	TYPICAL
BM	BENCHMARK	MAX	MAXIMUM	UDG	UNDERGROUND
BVC	BEGIN VERTICAL CURB	MFR	MANUFACTURER		
_		MH	MANHOLE	VAP	VERTICAL ANGLE POINT
С	CONDUIT	MIN	MINIMUM, MINUTE	VC	VERTICAL CURVE
CB	CATCH BASIN	MISC	MISCELLANEOUS	VERT	VERTICAL
CF	CUBIC FEET	MON	MONUMENT IN CASE	VOL	VOLUME
CIRC	CIRCUIT, CIRCULA(R, TION)			144	WEST WINTL WINE OR WATER
CIP	CAST-IN-PLACE	N .	NORTH, NORTHING	W	WEST, WIDTH, WIDE OR WATER
CIP MON	CAST-IN-PLACE MONUMENT	N/A	NOT APPLICABLE	W/	WITH
€ C1	CENTER JOINT	NE	NORTHEAST	W/ 0	WITHOUT
Ý.	CENTER LINE	NEMA	NATIONAL ELECTRICAL MANUFACTURES	WM	WATER MAIN
CL	CROWNLINE		ASSOCIATION	WV	WATER VALVE
CLR	CLEAR	NIC	NOT IN CONTRACT		
CO	CLEANOUT	NO, No	NUMBER	XFMR	TRANSFORMER
COMM	COMMUNICATION	NTS	NOT TO SCALE		
COMPT	COMPACTED	NW	NORTHWEST		
CONC	CONCRETE				
CONST	CONSTRUCT	OC, oc	ON CENTER		
CONT	CONTINU(E, ED, OUS, ATION)	OD	OUTSIDE DIAMETER		
COORD	COORDINATE	OSHA	OCCUPATIONAL SAFETY & HEALTH		
CSBC	CRUSHED SURFACING BASE COURSE		ADMINISTRATION		
CSTC	CRUSHED SURFACING TOP COURSE				
CULV	CULVERT	Р	POWER, POWER VAULT		
CU YD	CUBIC YARD	PC	POINT OF CURVATURE		
00 10	CODIO TARD	PCC	POINT OF COMPOUND CURVE		
D/W	DRIVEWAY	PED	PEDESTAL PEDESTAL		
•	DEFLECTION	PI	POINT OF INTERSECTION		
DEF		PL	PROPERTY LINE		
DEG	DEGREE DEMOLISH /DEMOLITION	IL POC	POINT OF CONNECTION		
DEMO	DEMOLISH/DEMOLITION	PP PDC	POWER POLE		
DIA	DIAMETER DIMENSION(C)				
DIM	DIMENSION(S)	PRC	POINT OF REVERSE CURVATURE		
DIP	DUCTILE IRON PIPE	PROP	PROPERTY		
DR	DRIVE	PSI	POUNDS PER SQUARE INCH		
DWG(S)	DRAWING(S)	PT	POINT OF TANGENCY		
_		PVC	POINT OF VERTICAL CURVE		
E	EAST OR ELECTRICAL	PVI	POINT OF VERTICAL INTERSECTION		
Γ.Α.	FACU	PVT	POINT OF VERTICAL TANGENT		

POINT OF VERTICAL TANGENT

REINFORC(E, ED, ING, MENT)

STRUCTURE RIM ELEVATION

PAVEMENT

QUANTITY

RADIUS

ROAD, ROADWAY

REFERENCE

REQUIRED

REVISION

RIGHT RIGHT OF WAY

POWER

PVT

PVMT

PWR

QTY

ref Reinf

REQ'D

REV

RIM

R/W, ROW

EΑ

ECR

EHH

ELEC ENGR

E0P

EQ

ESMT

EVC

EX, EXIST

EL, ELEV

EACH

ELEVATION

EQUAL(LY)

EQUIPMENT

EASEMENT

EXISTING

EXPANSION

ELECTRIC(AL) ENGINEER

END CURB RETURN

ELECTRICAL HANDHOLE

EDGE OF PAVEMENT

END VERTICAL CURVE

REVISIONS
PRELIMINARY

SCJ PROJECT NO. 1810.35 DRAWN K. GANS CHECKED

CHECKED
J. BRUHN
SUBMITTAL DATES

1/15/21 OTB DATE

ALLIANCE

NASULTING SERVICES

OWER AVE, CENTRALIA, WA 98531

160.669.0700 F: 360.352.1509

SCJALLIANCE.COM



VINCO FOODS STORE
WW STEWART PARKWA
OSEBURG, OREGON



SHEET TITLE

GENERAL

NOTES

GN-01

SHEET

Feb 26, 2021 10:50:28am — User brandon.johnson \\CEN-FS2—SVR.AD.SCJ.IO\PROJECTS\1810 TAIT AND ASSOCIATES, INC\1810.35 WINCO FOODS ROSEBURG, OR\CADD\1810.

SUBJECT PROPERTY LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STEWART PARKWAY, SAID POINT BEING MORE PARTICULARLY DESCRIBED AS P.O.T. STATION 17+00.00 AND FROM WHICH POINT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 65 BEARS SOUTH 43" 35' 24" WEST 3615.62 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE SOUTH 81 52 57" WEST 46.60 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 68-9521 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 68-9521, SOUTH 0' 04' 42" WEST 512.51 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING SOUTH 0' 04' 42" WEST 83.58 FEET; THENCE NORTH 75' 18' 40" WEST 30.93 FEET; THENCE SOUTH 41' 47' 08" WEST 105.93 FEET; THENCE SOUTH 75' 18' 21" WEST 216.15 FEET; THENCE SOUTH 31' 10' 50" WEST 65.0 FEET; THENCE NORTH 42' 10' 11" WEST 714.25 FEET TO A 5/8 INCH IRON ROD ON THE ABOVE SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A 676.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 63' 50' 09" EAST 418.09 FEET) 425.05 FEET AND NORTH 81° 52' 57" EAST 452.84 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY FOUR FEET OF THE PROPERTY; SAID FOUR FEET BEING ADJACENT AND SOUTHERLY OF THE PRESENT STEWART PARKWAY RIGHT OF WAY, AND DESCRIBED IN DEED TO CITY OF ROSEBURG, RECORDED NOVEMBER 7, 1990 IN BOOK 1117, PAGE 936, RECORDER'S NO. 90—16515, RECORDS OF DOUGLAS COUNTY, OREGON.

"AS SURVEYED" PROPERTY LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11 AND THE THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON; SAID TRACT BEING ALL OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 1990—16516, DOUGLAS COUNTY CLERK'S RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STEWART PARKWAY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT NUMBER 2000-0031, DOUGLAS COUNTY SURVEY RECORDS; THENCE ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 1990-16516, SOUTH 00'07'45" WEST, 593.01 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 1990-16516; THENCE ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 1990-16516 THE FOLLOWING COURSES:

NORTH 76'54'38" WEST, 30.91 FEET TO A POINT; THENCE SOUTH 42'05'07" WEST, 105.92 FEET TO A 5/8" IRON ROD; THENCE

SOUTH 42'05'07" WEST, 105.92 FEET TO A POINT; THENCE
SOUTH 75'30'38" WEST, 216.26 FEET TO A POINT; THENCE
SOUTH 30'14'50" WEST, 64.99 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF SAID INSTRUMENT
NUMBER 1990—16516; THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER 1990—16516, NORTH
42'21'31" WEST, 710.12 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT—OF—WAY OF STEWART PARKWAY; THENCE
ALONG SAID SOUTHEASTERLY RIGHT—OF—WAY OF STEWART PARKWAY, ALONG A 672.20—FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 63 40 36" EAST, 415.91 FEET, AN ARC DISTANCE OF 422.84 FEET TO A 2" BRASS DISC; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF STEWART PARKWAY, NORTH 81'41'49" EAST, 455.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.47 ACRES, MORE OR LESS.

ALTA COMMITMENT FOR TITLE INSURANCE

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL ISSUING OFFICE COMMITMENT NO.: NCS-987887B-OR1

THE FOLLOWING SURVEY RELATED MATTERS LISTED IN THE SPECIAL EXCEPTIONS PORTION OF THE ABOVE REFERENCED TITLE REPORT AFFECT THE SUBJECT PROPERTY

15. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes: Recording Information: Book 547, Page 815, Recorder's No. 74-7577

Modification and/or amendment by instrument: Recording Information: Book 856, Page 533, Recorder's No. 83—9969

SURVEYOR'S NOTE: EASEMENT REFERENCED IN DOCUMENT NOT LOCATED ON SUBJECT PROPERTY 16. Easement, including terms and provisions contained therein:

Recording Information: Book 612, Page 134, Recorder's No. 76–15765
In Favor of: Pacific Power and Light Company
For: Right of Way (Exact location not disclosed)

SURVEYOR'S NOTE: UNABLE TO SHOW EASEMENT. EXACT LOCATION NOT DISCLOSED IN DOCUMENT.

17. Easement, including terms and provisions contained therein: Recording Information: Book 848, Page 262, Recorder's No. 83-5692 In Favor of: CP National Corporation Natural Gas line, 10 feet in width (Exact location not disclosed)

SURVEYOR'S NOTE: UNABLE TO SHOW EASEMENT. EXACT LOCATION NOT DISCLOSED IN DOCUMENT (BLANKET EASEMENT FOR ALL UNDERGROUND GAS LINES AND APPURTENANCES)

19. Easement, including terms and provisions contained therein: Recording Information: Book 856, Page 256, Recorder's No. 83-9825 In Favor of: Pacific Power and Light Company

SURVEYOR'S NOTE: EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT. ALL UNDERGROUND POWER LOCATED PER ONE—CALL SHOWN ON THIS SURVEY. 21. Easement, including terms and provisions contained therein:

Recording Information: Book 866, Page 467, Recorder's No. 83-14957 City of Roseburg Water line, 10 feet in width

SURVEYOR'S NOTE: SHOWN ON PAGE 2 OF THIS SURVEY

23. Easement, including terms and provisions contained therein: Recording Information: Book 1249, Page 368, Recorder's No. 93-16146
In Favor of: City of Roseburg
For: Water line, 15 feet in width

SURVEYOR'S NOTE: SHOWN ON PAGE 2 OF THIS SURVEY

25. Easement, including terms and provisions contained therein: Recording Information: Book 1648, Page 668, Recorder's No. 99–24784 In Favor of: PacifiCorp In Favor of: Right of Way SURVEYOR'S NOTE: 10' EASEMENT CENTERED OVER EXISTING UNDERGROUND POWER, AS LOCATED IN FIELD. EASEMENT SHOWN ON THIS SURVEY DOES NOT MATCH INFORMATION SHOWN IN EXHIBIT ATTACHED TO DOCUMENT.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to WinCo Foods, LLC and First American Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes "MSDR" Items 1, 2, 3, 4, 5, 6b, 7a, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on July ??, 2020.

PRELIMINARY

DEREK ALLEN FEIGEL OREGON PLS NUMBER: 77555 DATE: 7/??/2020

ALTA/ACSM LAND TITLE SURVEY FOR

WINCO FOODS, LLC SITUATED IN THE NORTHEAST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON

SANITARY AND STORM SEWER RIM & INVERT ELEVATIONS

- ① EXISTING SANITARY SEWER MANHOLE RIM = 479.76 8" INV. IN SW = 474.41 10" INV. IN SE = 474.71 10" INV. OUT NW = 474.26
- ② EXISTING BOX CULVERT FL = 469.83
- 3 EXISTING STS MH RIM = 482.03 12" INV. IN NW = 478.08 12" INV. IN NE = 478.02 12" OUT SW = 477.74
- EXISTING CURB INLET
 RIM = 482.51
- 12" INV. OUT NW = 477.87 ⑤ EXISTING STS MH RIM = 482.23 12" INV. IN SE = 477.97 12" INV. IN NE = 478.10

12" INV. OUT SW = 477.94

- 6 EXISTING STS MH RIM = 483.36 12" INV. IN N = 479.52
- 12" INV. OUT SW = 479.47EXISTING CURB INLET RIM = 483.54
- 12" INV. OUT SE = 479.76(8) EXISTING OIL SEPARATOR CATCH BASIN GRATE = 485.68
- 6" INV. OUT S = 484.31
- EXISTING CATCH BASIN
 GRATE = 481.80
 10" INV. IN E = 478.82 12" INV. OUT S = 478.82
- EXISTING CATCH BASIN GRATE = 483.76
- 6" INV. OUT E = 482.3611) EXISTING CATCH BASIN GRATE = 481.33 12" INV. IN N = 477.20 12" INV. OUT S = 477.20
- 12 EXISTING 12" ADS (OUTFALL) INV. = 474.61
- 13) EXISTING STS VAULT MH RIM = 477.80 60" CMP INV. N = 469.1460" CMP INV. NE = 477.84
- EXISTING STS VAULT MH RIM = 478.03 BOX CULVERT INV. = 468.59
- EXISTING CATCH BASIN GRATE = 477.66 12" INV. OUT S = 475.57
- 16 EXISTING CATCH BASIN GRATE = 478.85 4" INV. IN SE = 477.17 6" INV. IN SF = 476.64 6" INV. OUT NW = 475.98
- 17 EXISTING SANITARY SEWER MANHOLE RIM = 477.58
 10" INV. IN NW = 471.03
 12" INV. IN NE = 470.95 10" INV. IN SE = 471.0012" INV. OUT SW = 470.86
- (18) EXISTING SANITARY SEWER MANHOLE RIM = 481.47 8" INV. IN NE = 476.76
- 8" OUT NW = 476.6219 EXISTING STS MANHOLE 18" INV. IN NE = 472.97
- 18" OUT NW = 473.0720 EXISTING CURB INLET
- 12" INV. OUT SE = 478.8021) EXISTING CURB INLET
- RIM = 479.18
- 22) EXISTING BOX CULVERT INV. = 469.58 23 EXISTING CURB INLET RIM = 482.25
- 12" INV. OUT S = 478.0924 EXISTING 48" CMP (OUTFALL)
- 48" INV. OUT SE = 471.90 25 EXISTING 48" CMP (OUTFALL)
- 26 EXISTING 48" CMP (OUTFALL) 48" INV. OUT SE = 472.71
- 27 EXISTING CATCH BASIN GRATE = 479.47 12" INV. OUT SE = 477.35
- 28) EXISTING CATCH BASIN GRATE = 478.58

FL = 470.34

BUILDING SETBACK REQUIREMENTS

THE FOLLOWING SETBACK REQUIREMENTS ARE LISTED PER ROSEBURG COMMUNITY DEVELOPMENT DEPARTMENT LAND USE DEVELOPMENT ORDINANCE, PER SAID ORDINANCE, THE SETBACK REQUIREMENTS FOR ANY TRACT ABUTTING A TRACT ZONED PR (PUBLIC RESERVE) SHALL MAINTAIN REAR AND SIDE SETBACKS AS REQUIRED FOR PUBLIC RESERVE ZONING.

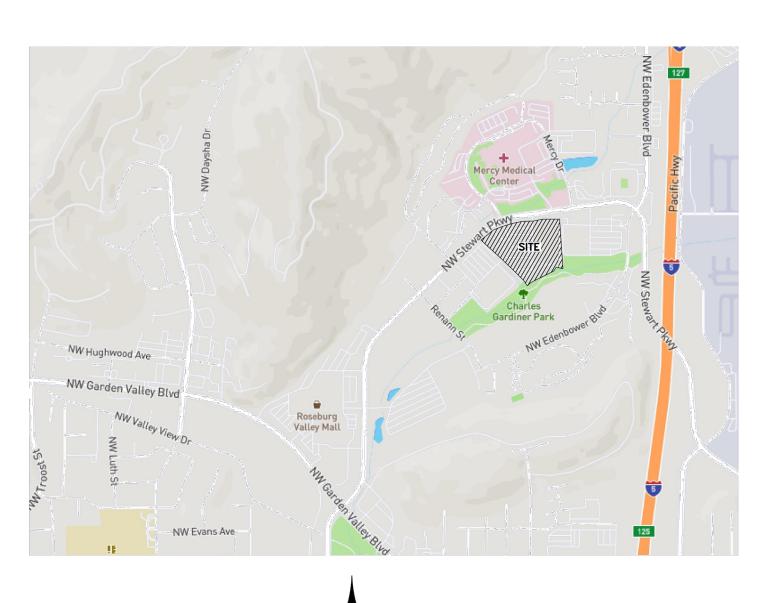
SIDE (INTERIOR): 5-FEET SIDE (EXTERIOR): 20-FEET

GENERAL NOTES

- SUBJECT PROPERTY AND ABUTTING PROPERTY ARE ZONED C3 (GENERAL COMMERCIAL), WITH THE EXCEPTION OF THE TRACT LOCATED DIRECTLY SOUTH, WHICH IS OWNED BY THE CITY OF ROSEBURG AND ZONED PR (PUBLIC
- BUILDING HEIGHT SHALL NOT EXCEED 80' PER CITY OF ROSEBURG COMMUNITY DEVELOPMENT DEPARTMENT LAND USE DEVELOPMENT ORDINANCE FOR GENERAL COMMERCIAL ZONING
- 3. THERE IS A DISCREPANCY IN GROSS LAND AREA BETWEEN THIS SURVEY AND THE DOUGLAS COUNTY ASSESSOR'S DATA. THE SUBJECT PROPERTY, AS SURVEYED ON THIS MAP CONTAINS 9.47 ACRES, MORE OR LESS. DOUGLAS COUNTY ASSESSOR'S OFFICE RECORDS INDICATE THE ACREAGE TO BE 9.45

FLOOD ZONE CERTIFICATION

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" IDENTIFIED ON F.I.R.M. MAP NUMBER 41019C1726F, DATED FEBRUARY 17, 2010. APPROXIMATE BOUNDARY OF ZONE "AE" PER SAID MAP SHOWN ON PAGE 3 OF THIS SURVEY. ABOVE-REFERENCED F.I.R.M. MAP REFERENCED TO NAVD 88 VERTICAL DATUM.



VICINITY MAP

(NOT TO SCALE)

(1)

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

DEREK ALLEN FEIGEL 77555

EXPIRES: 12/31/21

ORE SKW, ON

REFERENCE

REVISIONS

PRELIMINARY

CJ PROJECT NO.

1810.35

DRAWN K. GANS

HECKED J. BRUHN

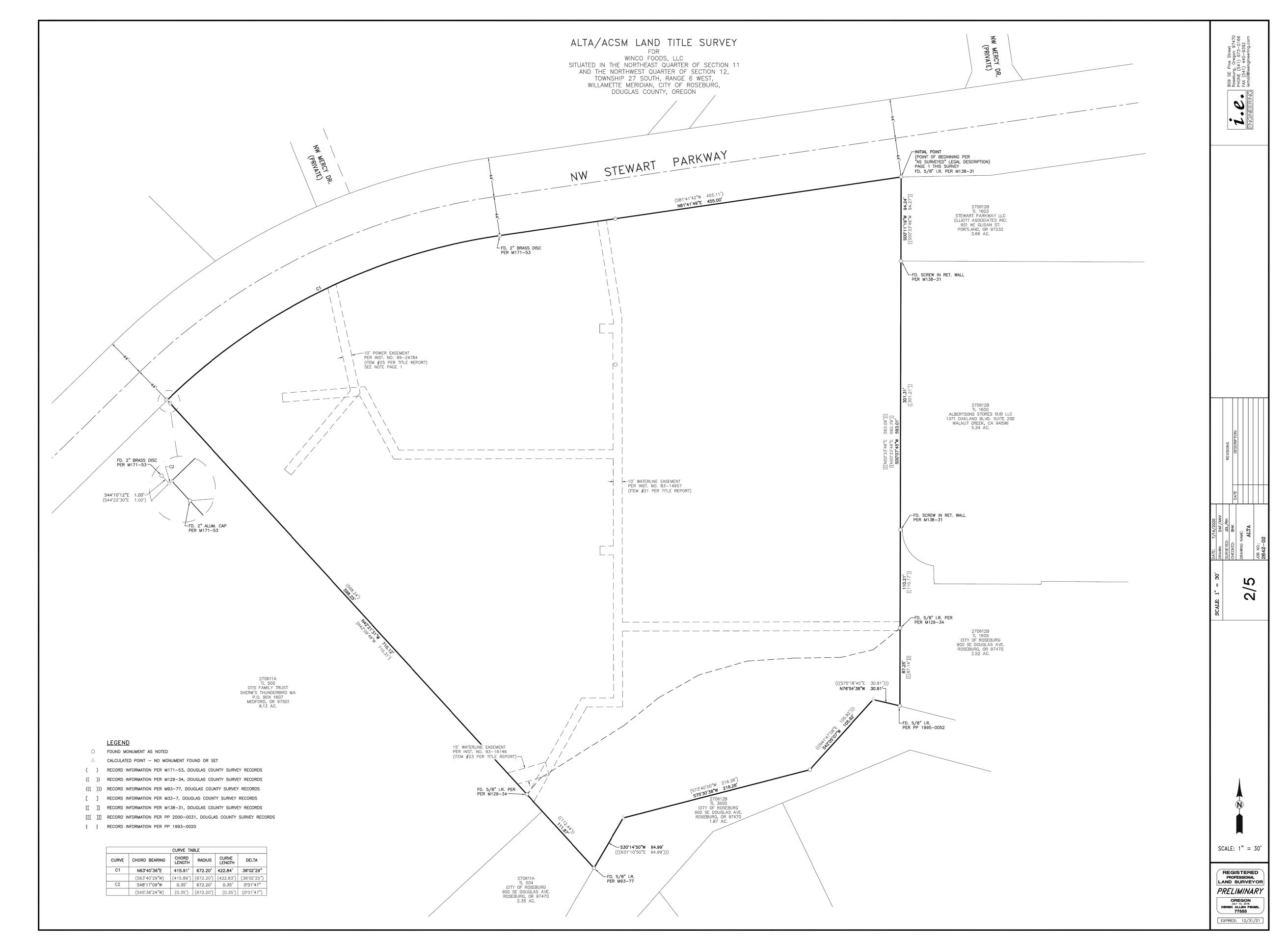
/15/21

B DATE

SHEET TITLE ALTA SURVEY

SV-01

SHEET

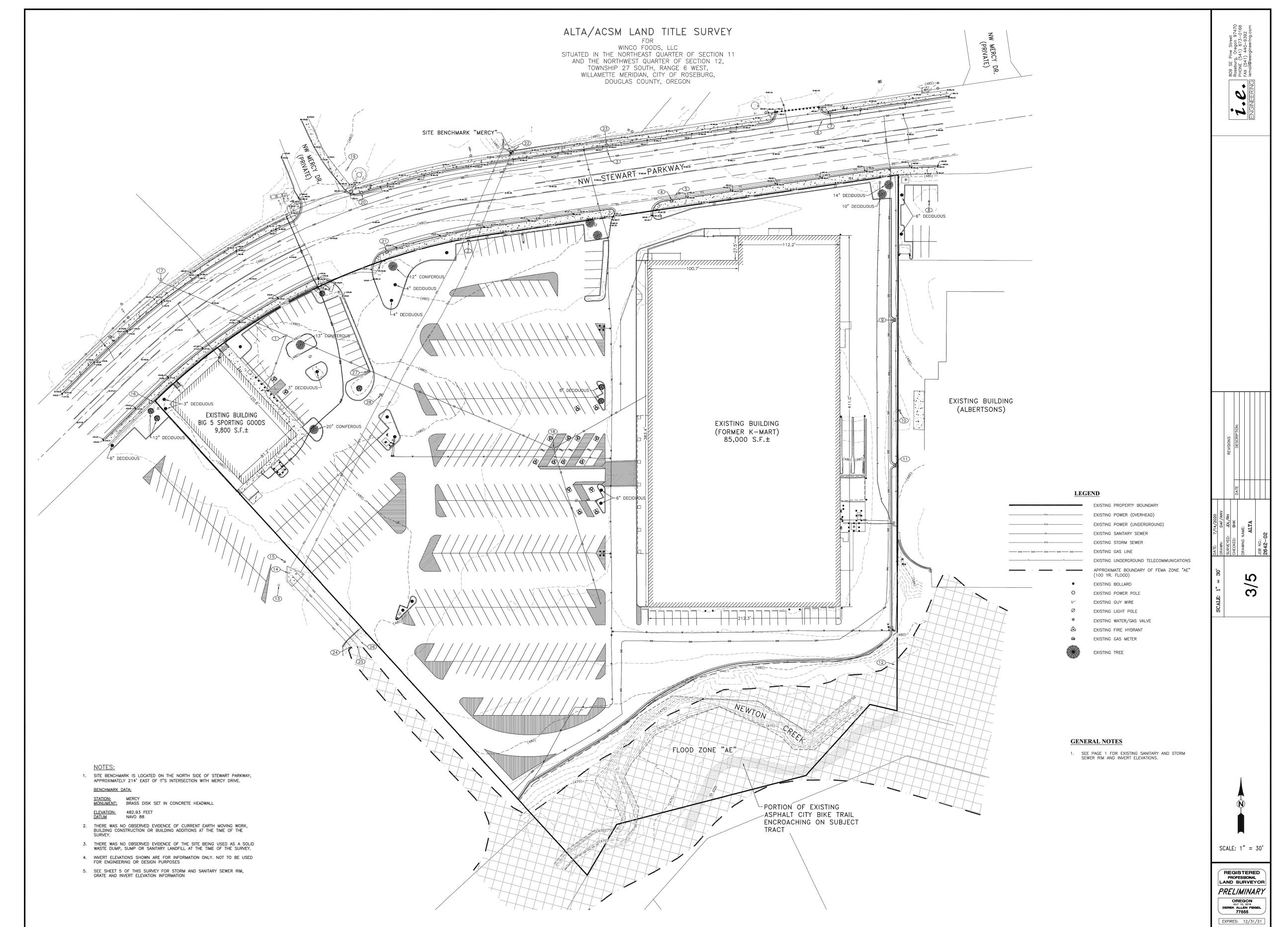


REVISIONS PRELIMINARY 1810.35 K. GANS CHECKED J. BRUHN 1/15/21 REFERENCE WINCO FOODS STORE NW STEWART PARKWAY ROSEBURG, OREGON

ALTA SURVEY

SHEET TITLE

SV-02

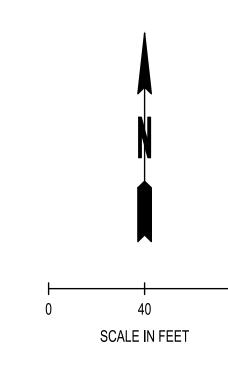


PRELIMINARY K. GANS J. BRUHN 1/15/21 REFERENCE

SHEET TITLE

ALTA SURVEY

SV-03



EXISTING CONTOURS (MAJOR/MINOR) — — — — — SEDIMENT FENCE

STRAW WATTLE

INLET PROTECTION PROPOSED DRAINAGE PATTERN

EXISTING DRAINAGE PATTERN

GENERAL NOTES:

- 1. A GENERAL PERMIT NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO IN ACCORDANCE TO THE REQUIREMENTS OF THE NPDES PERMIT THROUGHOUT
- BMPS SHOWN ON THIS PLAN ARE THE MINIMUM BMPS REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS COMPLIANT AT ALL TIMES AND INSTALL ADDITIONAL BMPS AS NECESSARY.
- 3. CONTRACTOR SHALL SECURE ALL STORAGE AREAS.
- 4. CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL MEASURES REQUIRED FOR STORAGE AND STOCKPILE AREAS.
- 5. ALL MATERIAL STORED ON SITE SHALL HAVE PROPER ENCLOSURES AND/OR
- 6. CONTRACTOR SHALL PROVIDE DESIGNATED PAINT AND WASTE DISPOSAL LOCATION AS NECESSARY.
- 7. CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AREA.
- 8. SEE LANDSCAPE PLANS FOR SEEDING AND PLANTINGS.
- 9. CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND INLET PROTECTION IN EXISTING INLETS PRIOR TO COMMENCING ANY SITE DISTURBING ACTIVITIES.
- 10. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURE FOR ALL SLOPES DURING AND AFTER CONSTRUCTION PER THE TABLE BELOW: <u>SLOPE</u>

5:1-4:1 (20%-25%) TENSAR ROLLMAX S150BN

4:1-2:1 (25%-50% TENSAR ROLLMAX SC150BN

2:1-1:1 (50-100%) TENSAR ROLLMAX C125BN

PRELIMINARY

K. GANS J. BRUHN

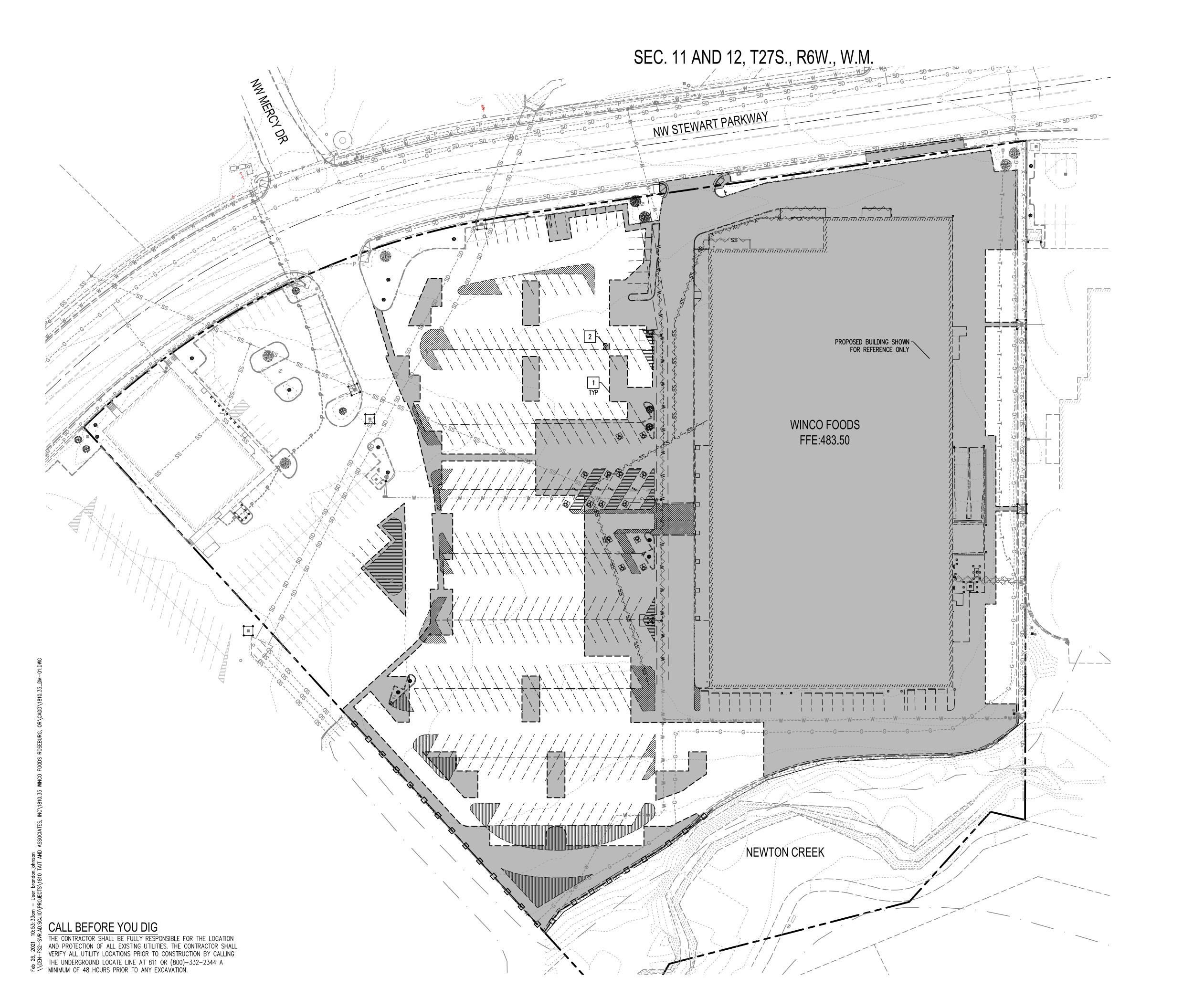


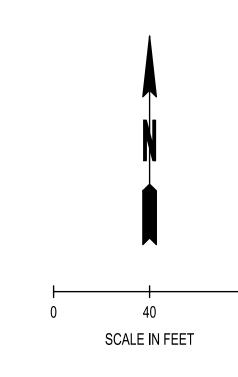


SHEET TITLE **EROSION**

CONTROLPLAN

SHEET EC-01





EXISTING ASPHALT/CONCRETE/SIDEWALK/CURB AND BASE TO BE REMOVED

REMOVE EXISTING FENCE/GATE AND BACKFILL

REMOVE EXISTING PAINT STRIPE EXISTING LIGHT STANDARD

EXISTING GUY-WIRE

REMOVE EXISTING WATER LINE AND BACKFILL

REMOVE EXISTING TELEPHONE LINE AND BACKFILL

REMOVE EXISTING GAS LINE AND BACKFILL

GENERAL DEMOLITION NOTES:

- EXISTING IMPROVEMENTS ARE SHOWN TO THE EXTENT OF ENGINEER'S
- AWARDED CONTRACTOR WILL BE PROVIDED AUTOCAD FILE TO LOCATE AND STAKE DEMO LIMITS.

DEMOLITION NOTES:

SAWCUT

2. REMOVE LIGHT AND FOUNDATION

PRELIMINARY

K. GANS

J. BRUHN

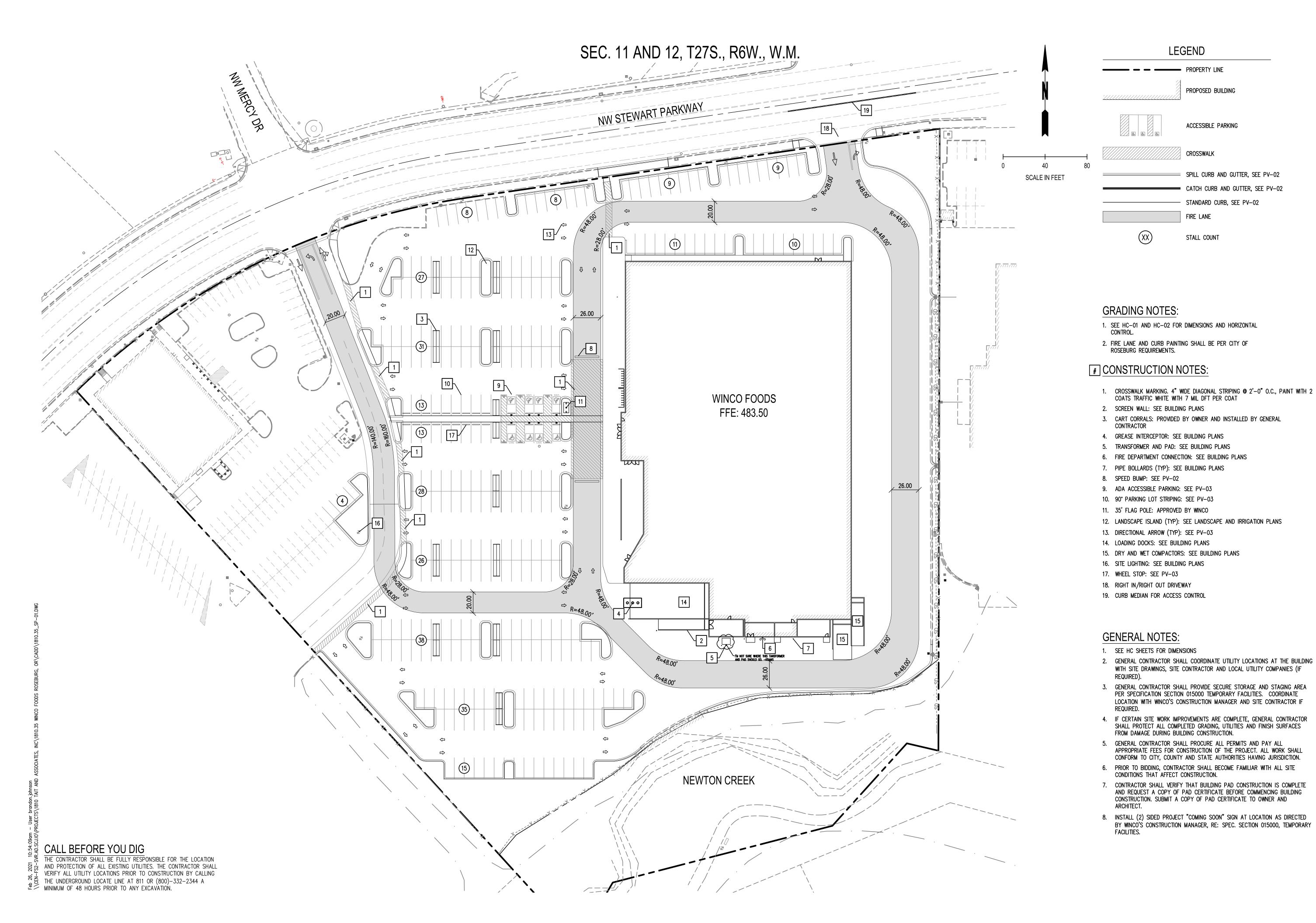




DEMOLITION

PLAN

DM-01



PRELIMINARY

LEGEND

- PROPERTY LINE

PROPOSED BUILDING

ACCESSIBLE PARKING

SPILL CURB AND GUTTER, SEE PV-02

STANDARD CURB, SEE PV-02

CROSSWALK

FIRE LANE

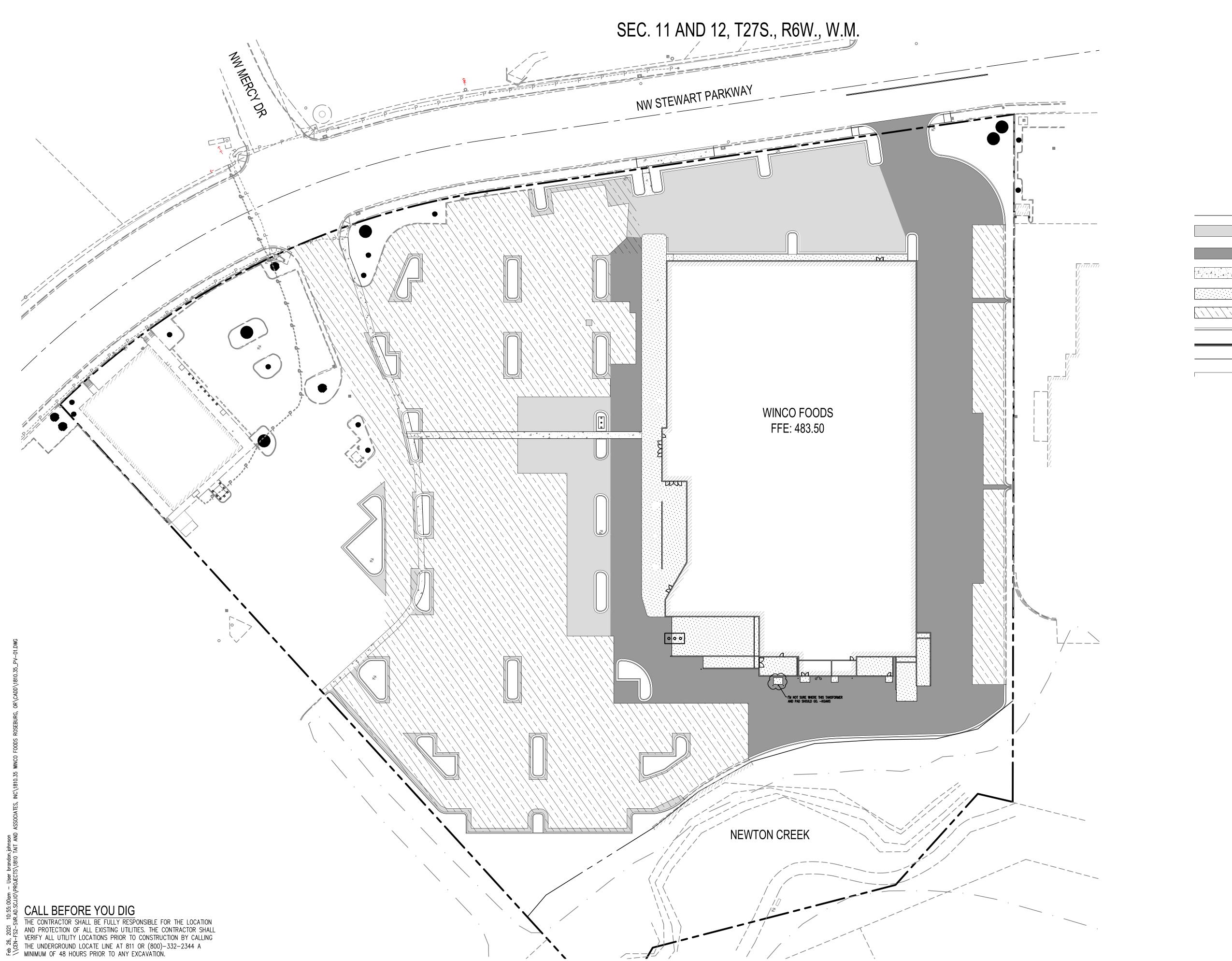
STALL COUNT

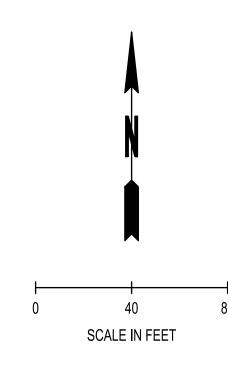
K. GANS J. BRUHN

SHEET TITLE

SHEET

SITEPLAN





LIGHT DUTY ASPHALT PAVING SEE PV-02 HEAVY DUTY ASPHALT PAVING SEE PV-02 CONCRETE SIDEWALK - ONSITE, SEE PV-02 CONCRETE PAVING WITHIN BUILDING/SITE LINE SEE BUILDING PLANS SLURRY SEAL TYPE II ■ SPILL CURB AND GUTTER, SEE PV-02

STANDARD CURB, SEE PV-02

EDGE OF PAVEMENT

PRELIMINARY

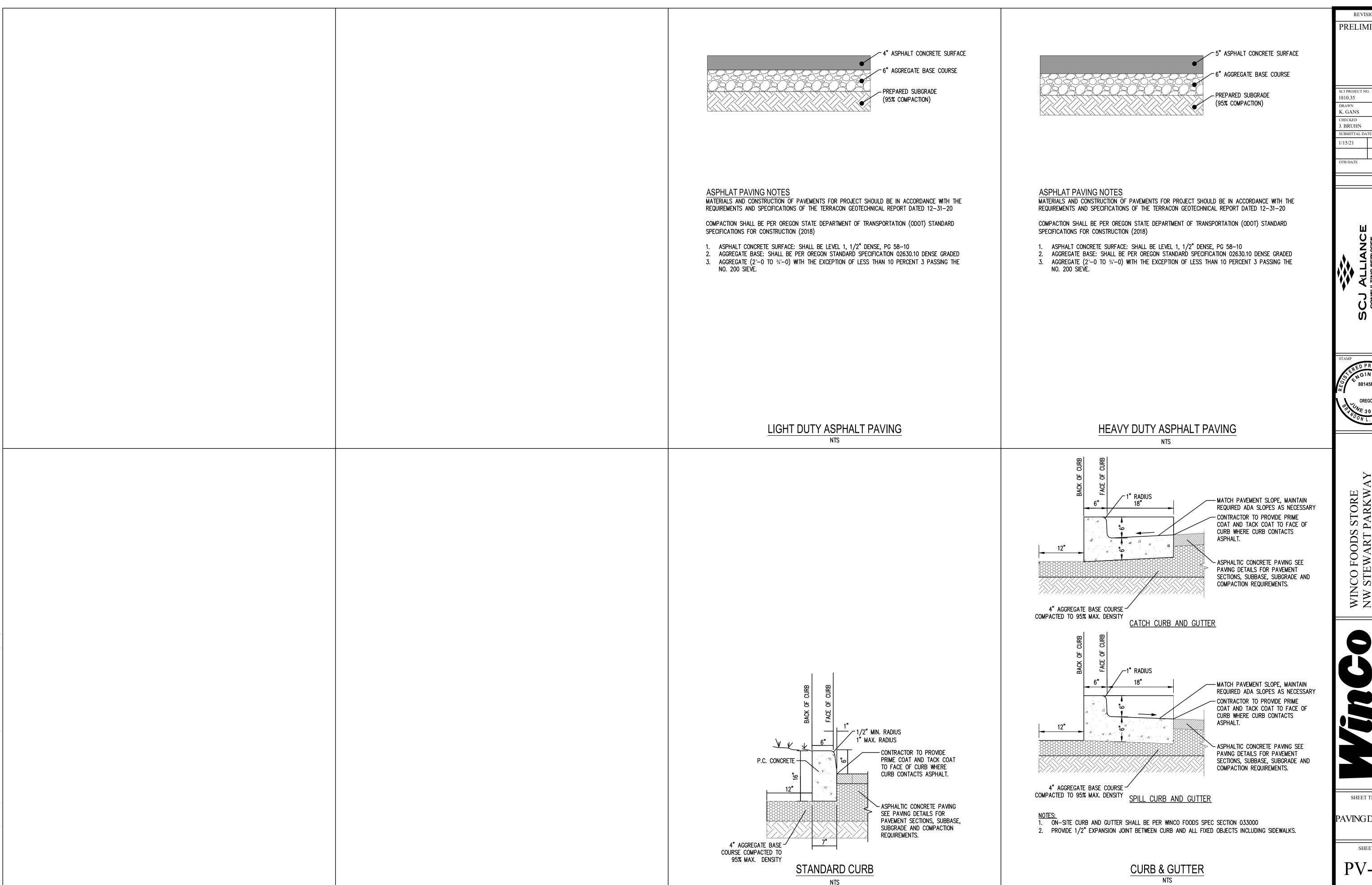
DRAWN K. GANS

J. BRUHN



PAVINGPLAN

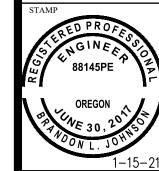
PV-01



REVISIONS **PRELIMINARY**

K. GANS HECKED J. BRUHN

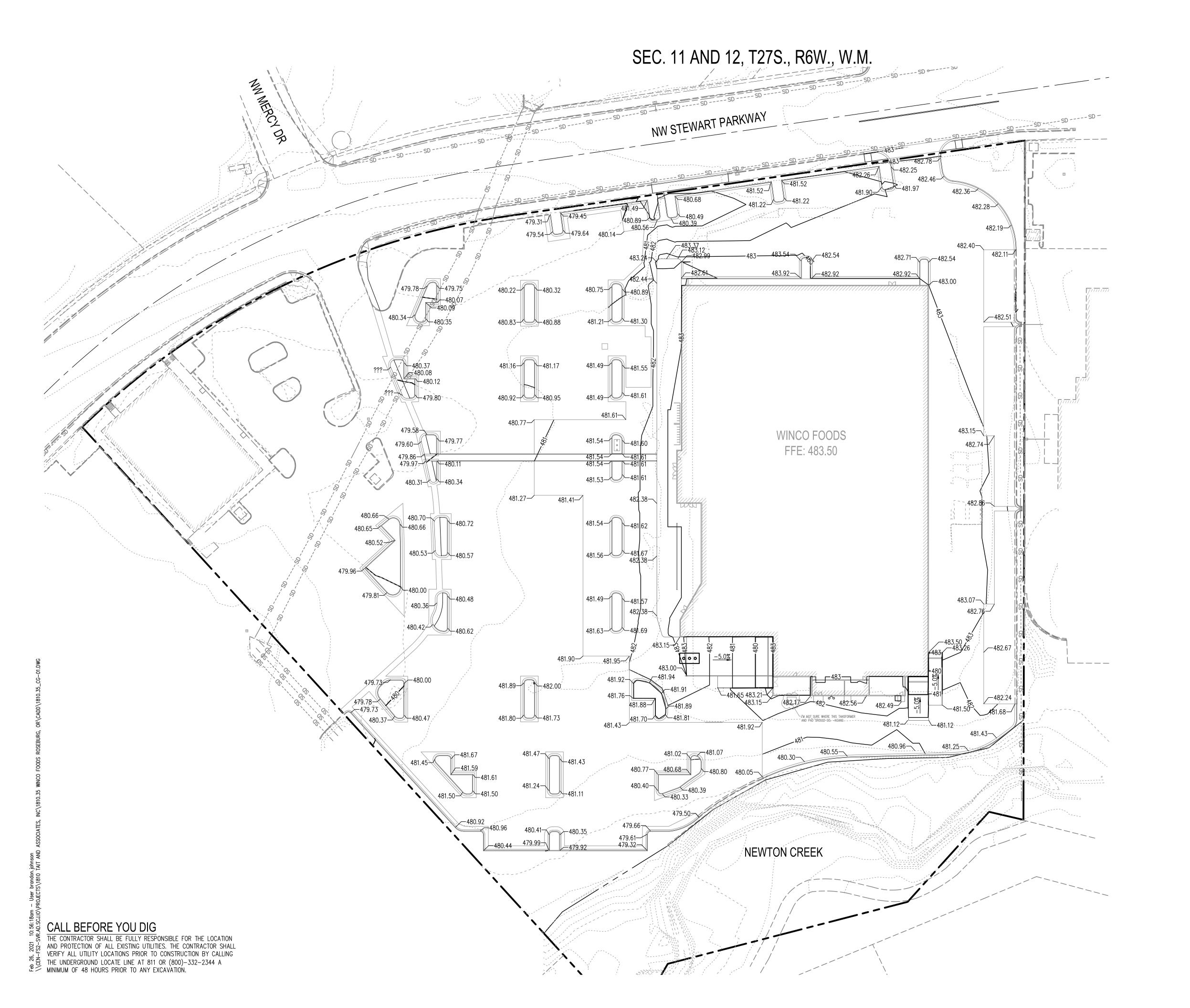
1/15/21

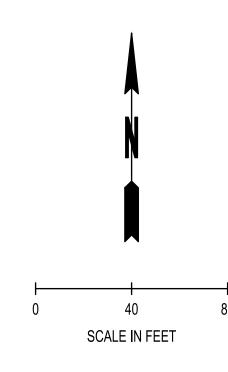


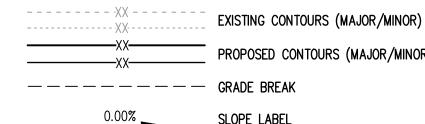
SHEET TITLE

PAVING DETAIL

PV-02







GRADING NOTES:

- 1. SEE "SD" SHEETS FOR STORM WATER INLET, PIPE, AND DETENTION SYSTEM
- 2. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE AWAY FROM BUILDING
- AT ALL TIMES.

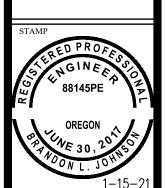
 3. EXISTING CONTOURS ARE BASED ON TOPOGRAPHIC SURVEY BY I.E. ENGINEERING.
- 4. SPOT ELEVATIONS REPRESENT FINISHED GRADE AT TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 5. ALL LANDSCAPE AREAS SHALL BE STABILIZED.

PRELIMINARY

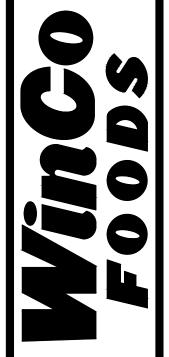
SCJ PROJECT NO.
1810.35
DRAWN
K. GANS
CHECKED
L. DRIJINI

J. BRUHN
SUBMITTAL DATES
1/15/21
OTB DATE

CONSULTING SERVICES
N TOWER AVE, CENTRALIA, WA 98531
S: 360.669.0700 F: 360.352.1509
SCIALLIANCE.COM



WINCO FOODS STORE NW STEWART PARKW ROSEBURG, OREGON



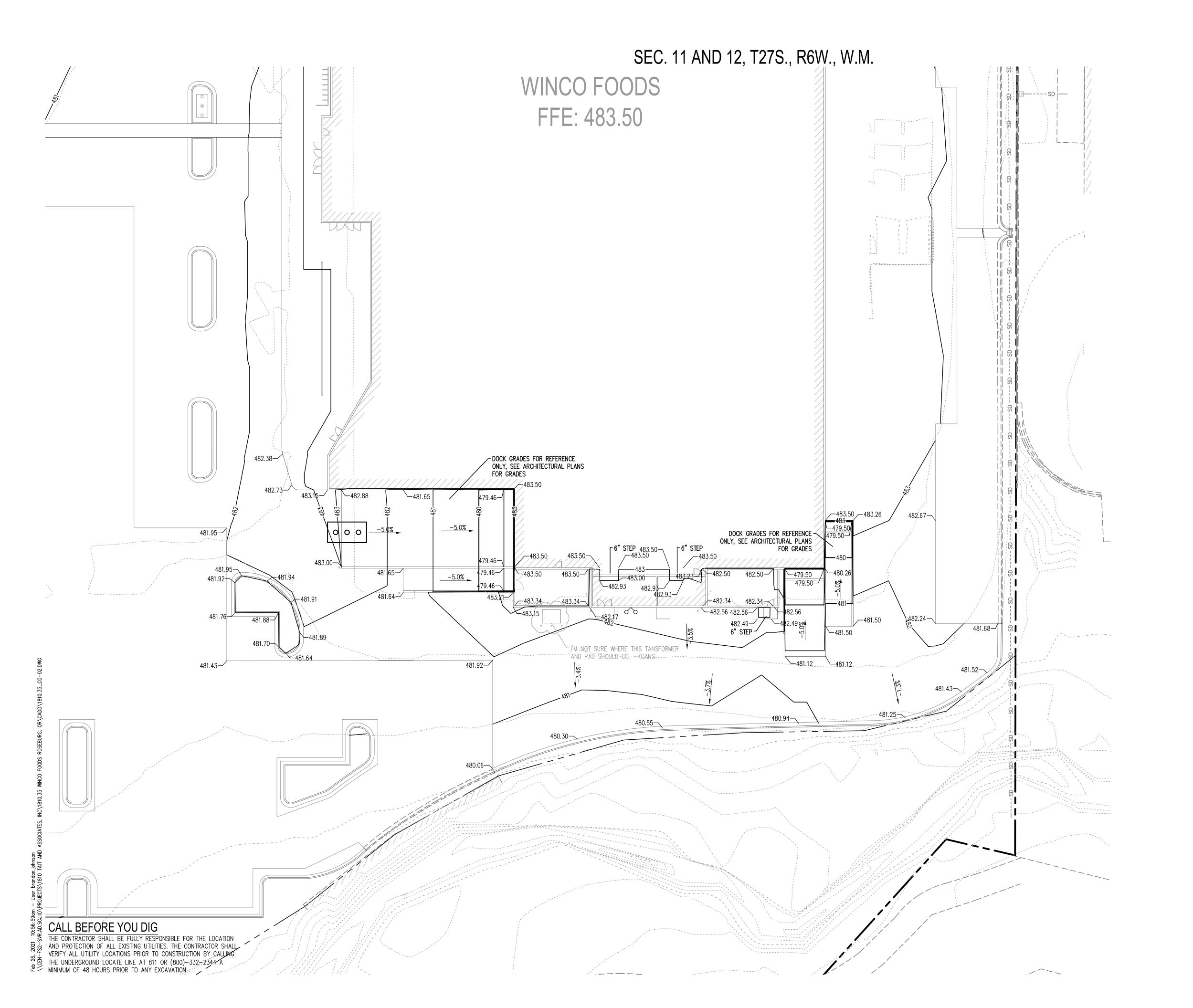
SHEET TITLE

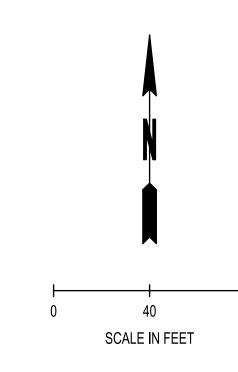
OVERALL

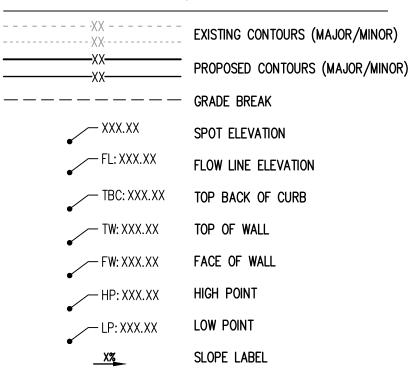
GRADING PLAN

SHEET

CG-01







GRADING NOTES:

- 1. SEE "SD" SHEETS FOR STORM WATER INLET, PIPE, AND DETENTION SYSTEM
- 2. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES.
- 3. EXISTING CONTOURS ARE BASED ON TOPOGRAPHIC SURVEY BY I.E. ENGINEERING.
- 4. SPOT ELEVATIONS REPRESENT FINISHED GRADE AT TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 5. ALL LANDSCAPE AREAS SHALL BE STABILIZED.

REVISIONS PRELIMINARY

SCJ PROJECT NO.
1810.35

DRAWN
K. GANS

CHECKED
J. BRUHN

SUBMITTAL DATES

1/15/21

OTB DATE

OTB DATE

ALLIANCE

NASULTING SERVICES

OWER AVE, CENTRALIA, WA 98531

560.669.0700 F: 360.352.1509

SCIALLIANCE.COM

STAMP

STAMP

GRED PROFESSION

STAMP

BRITAGINE SSION

88145PE

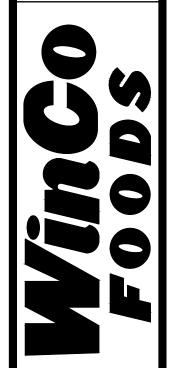
OREGON

OREGN

WINCO FOODS STORE

WW STEWART PARKWA

OSEBURG, OREGON



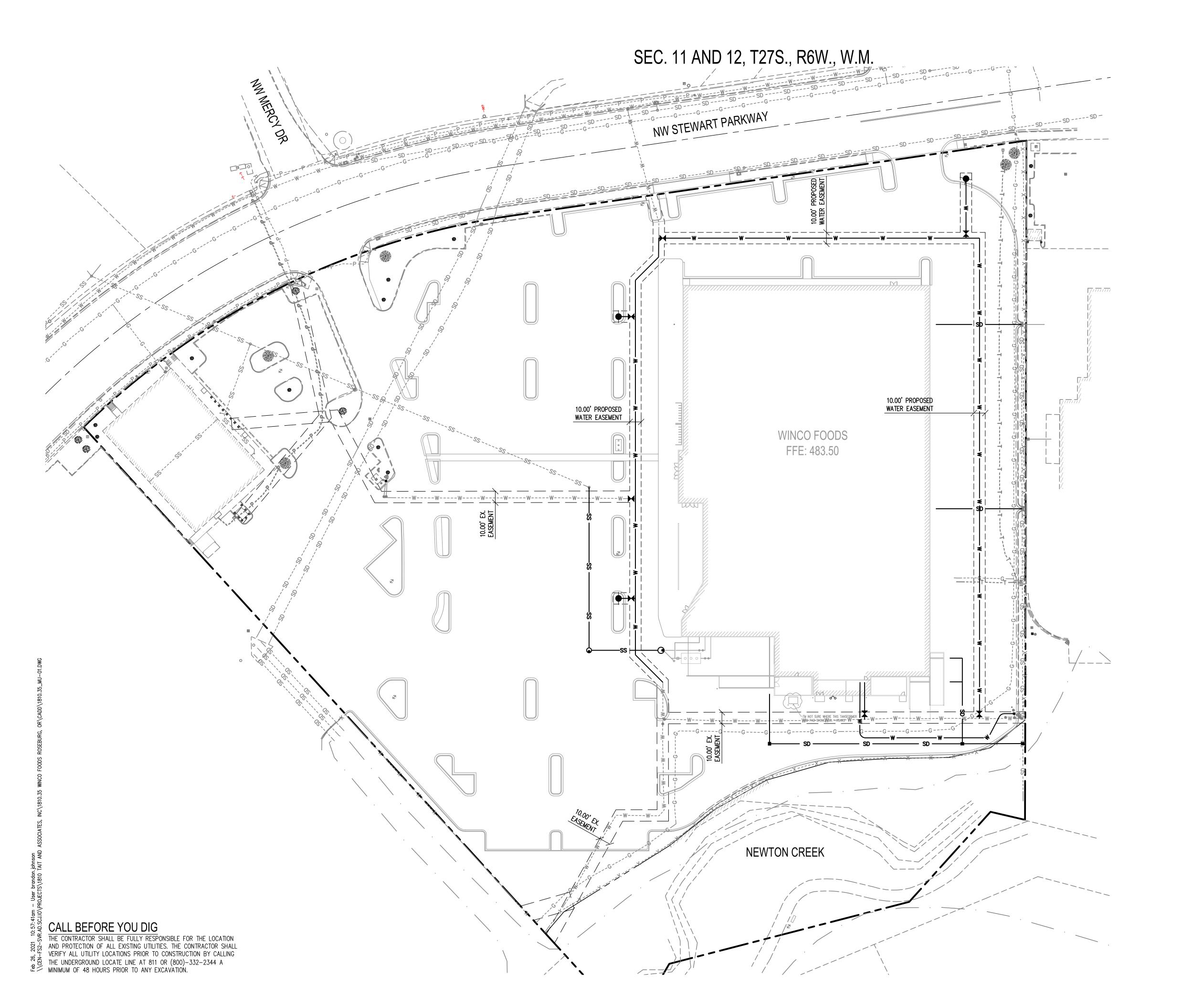
SHEET TITLE

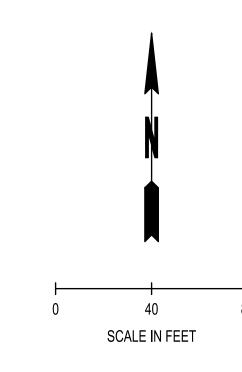
DETAILED

GRADING PLAN

SHEET

CG-02





SD	PROPOSED ADS N-12 STORM F
SDSDSD -	EXISTING STORM DRAIN LINE
ss	PROPOSED SANITARY SEWER LI
- SS SS	EXISTING SANITARY SEWER LINE
———w——	PROPOSED WATER LINE
	FXISTING WATER LINE

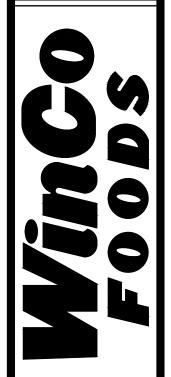
GENERAL NOTES:

1. UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS (POWER, PHONE, GAS, CABLE, AND COMM.) ON LOCATION. CONTRACTOR SHALL REVIEW LOCATION WITH UTILITY PROVIDER AND ADJUST UTILITY LOCATION TO AVOID CONFLICTS W/ON-SITE UTILITIES.

PRELIMINARY

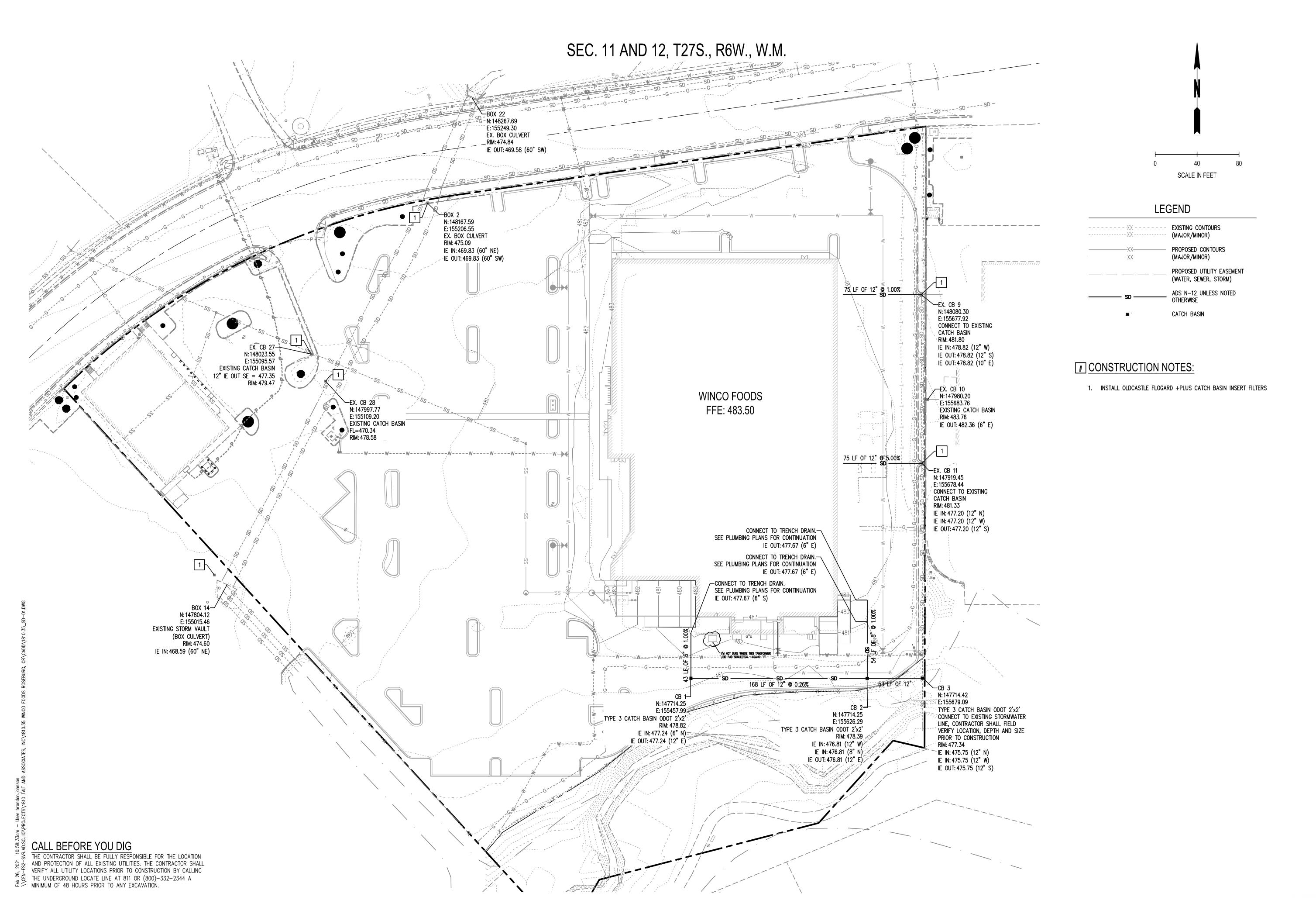
K. GANS

J. BRUHN



MASTER UTILITYPLAN

MU-01



PRELIMINARY

IECT NO.

DRAWN
K. GANS
CHECKED
J. BRUHN
SUBMITTAL DATES

J. BRUHN
SUBMITTAL DATES
1/15/21
OTB DATE

ALLIANCE

VSULTING SERVICES

WER AVE, CENTRALIA, WA 98531
0.669.0700 F: 360.352.1509
SCJALLIANCE.COM

STAMP

STAMP

GRED PROFESSION

STAMP

BRITAGINE SSION

88145PE

OREGON

OREGN

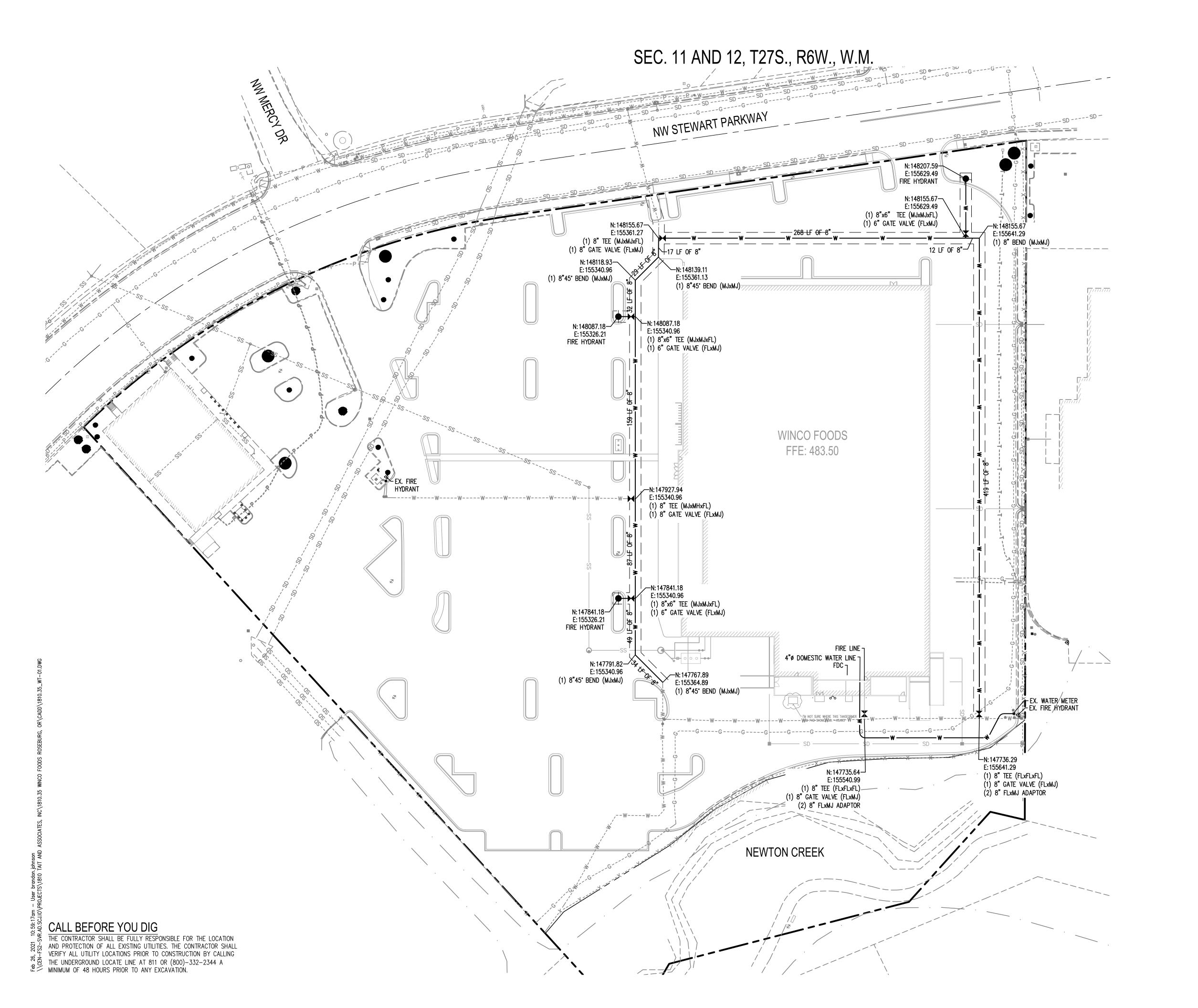
WINCO FOODS STORE NW STEWART PARKWA ROSEBURG, OREGON

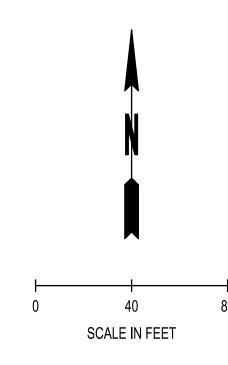
Minco Foods

STORMWATER

PLAN

SD-01





PROPOSED UTILITY EASEMENT (WATER, SEWER, STORM) ---- WATER LINE (ANSI/AWWA C900 SDR 18)

-W----W— EXISTING WATER LINE

HYDRANT ASSEMBLY

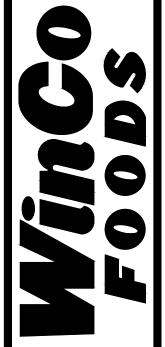
GENERAL WATER NOTES:

- MEGALUG RESTRAINED JOINTS (OR EQUAL) SHALL BE USED AT ALL WATER LINE FITTINGS, BENDS, TEES, ETC. THE CONTRACTOR SHALL COORDINATE WITH THE JOINT RESTRAINT MANUFACTURER AND SUPPLIER TO DETERMINE NUMBER OF JOINTS REQUIRED TO BE RESTRAINED AT EACH FITTING.
- 2. MAINTAIN 3-FT COVER OVER ALL WATER LINES (TYP)

PRELIMINARY

K. GANS J. BRUHN

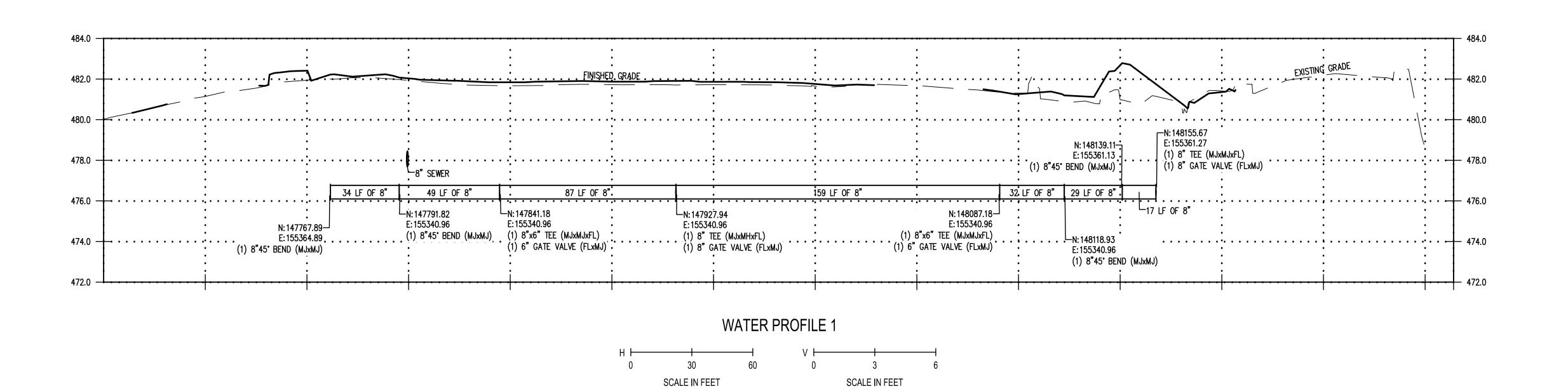


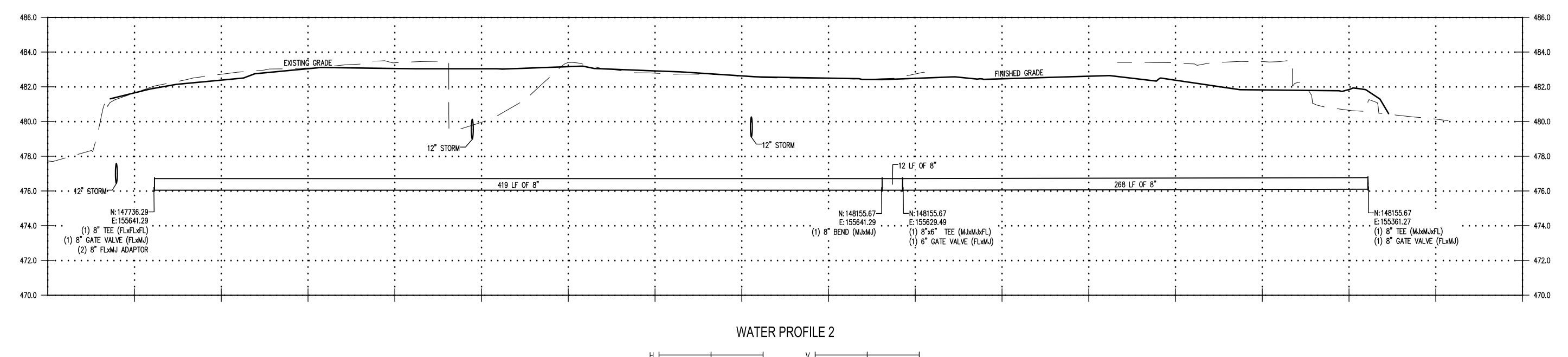


SHEET TITLE

WATER PLAN

WT-01



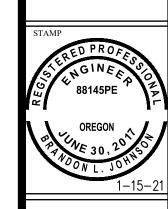


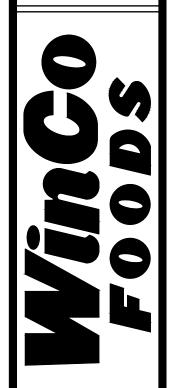
SCALE IN FEET

PRELIMINARY

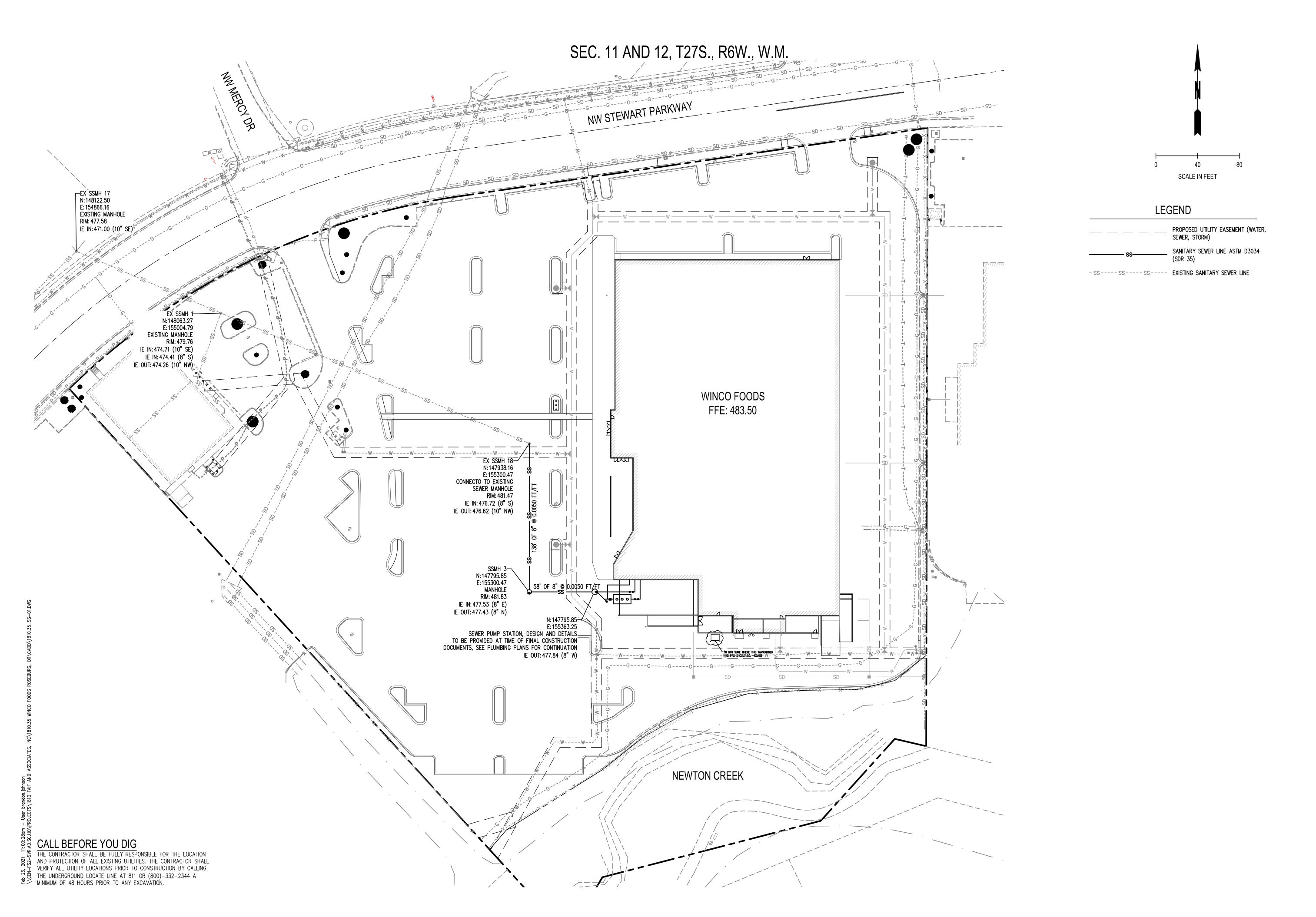
K. GANS

J. BRUHN





PROFILES



PRELIMINARY

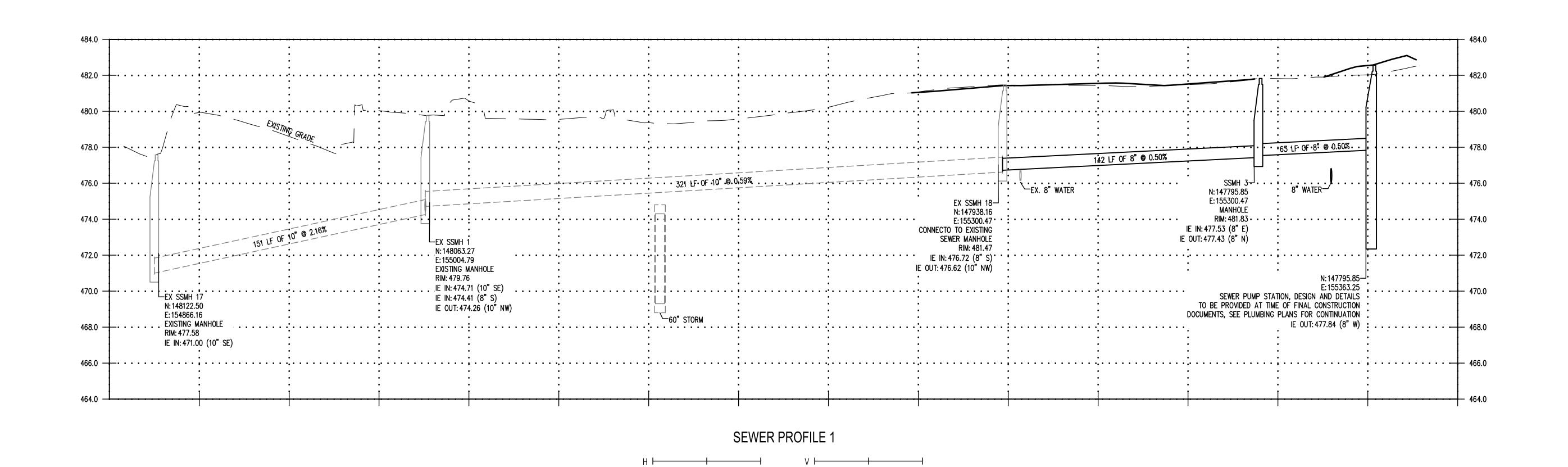
K. GANS J. BRUHN



SHEET TITLE

SEWER PLAN

SS-01



SCALE IN FEET

SCALE IN FEET

PRELIMINARY

K. GANS J. BRUHN

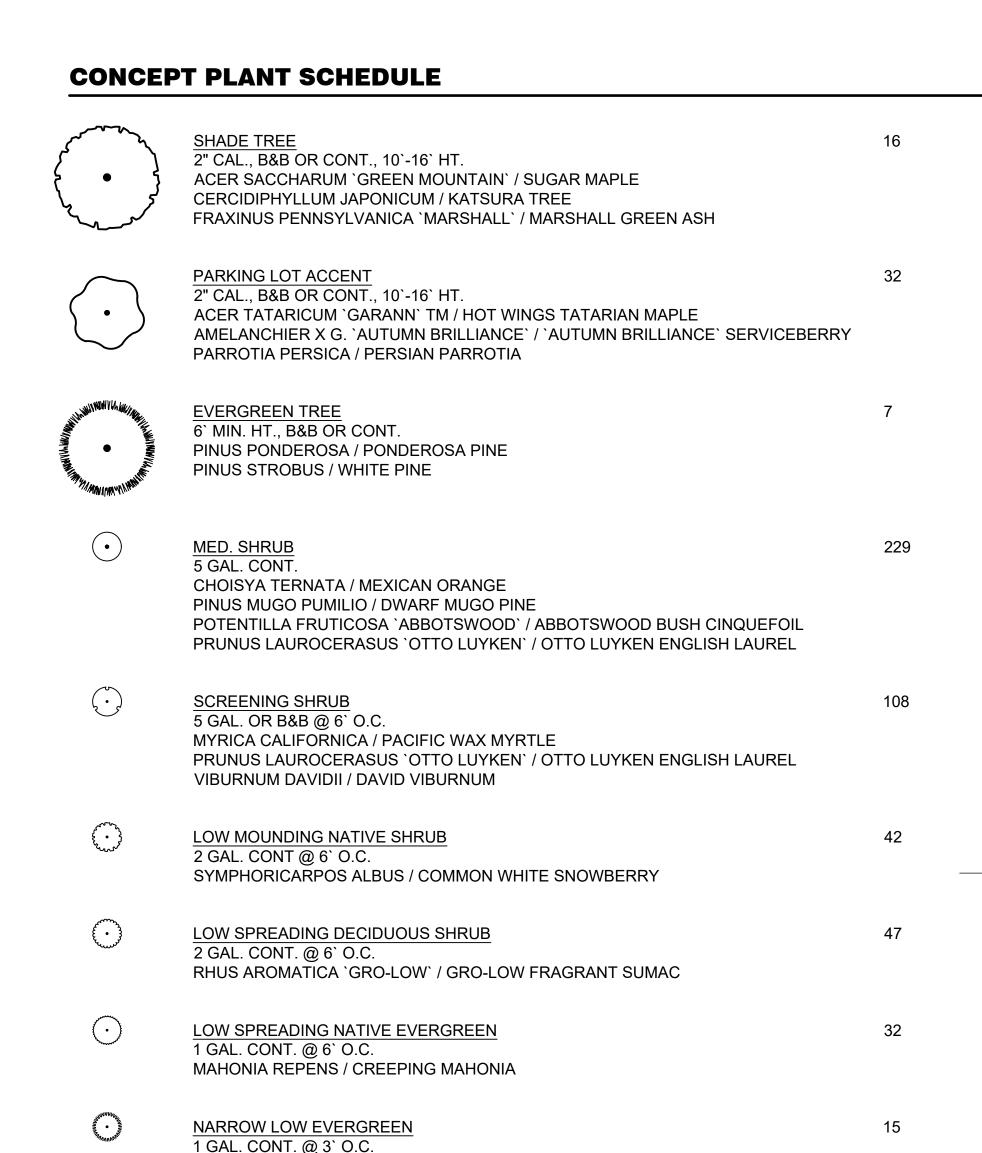


WINCO FOODS STO NW STEWART PARI ROSEBURG, OREGC



SHEET TITLE SEWER **PROFILES**

SS-02



6,528 SF GROUNDCOVER 1 GAL. CONT. 3` O.C. EUONYMUS COLORATUS / PURPLE WINTERCREEPER HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS 189 HEMEROCALLIS X 'BLACK-EYED STELLA' TM / BLACK-EYED STELLA DAYLILY 189 189 PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS

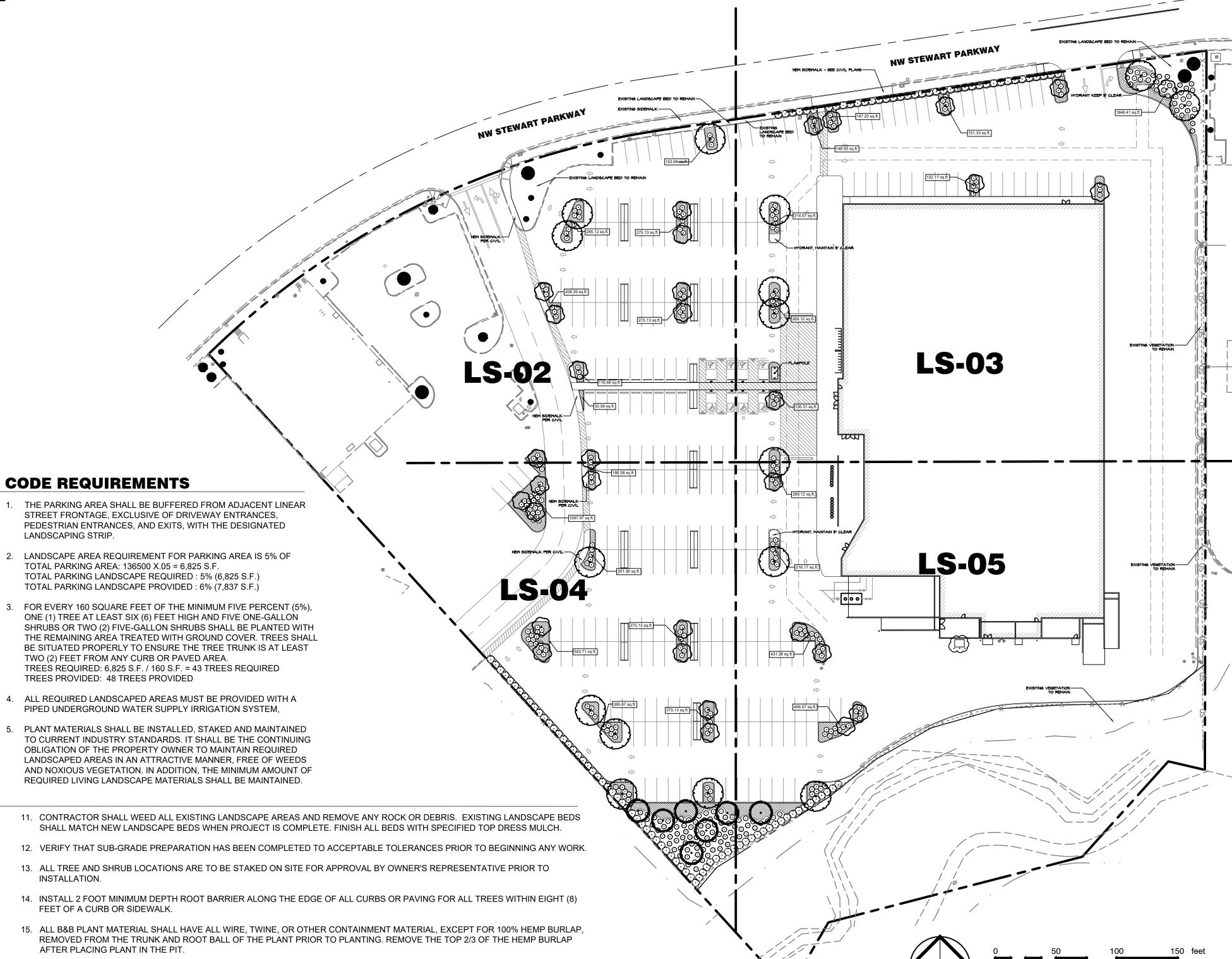
NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO

TREE PROTECTION & LANDSCAPE NOTES (ALL SHEETS)

- RETURN ALL AREAS TO THEIR PRE-CONSTRUCTION STATE AFTER LANDSCAPE INSTALLATION IS COMPLETE, AND ANY AND ALL PROTECTIVE MEASURES/ BARRIERS HAVE BEEN REMOVED.
- 2. THE LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THE SITE.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING PLANTS TO REMAIN. PLANTING AREAS ARE SHOWN FOR CONTRACTOR REFERENCE REVIEW EXISTING PLANTS ON SITE AND ADJUST NEW PLANTINGS AS REQUIRED. PIT PLANT NEW PLANTS IN EXISTING LANDSCAPE AREAS. NO SOIL PREP IS REQUIRED IN EXISTING PLANTING AREAS.
- NEW LANDSCAPE AREAS SHALL BE IRRIGATED AS NECESSARY FOR ESTABLISHMENT. CONTRACTOR SHALL ENSURE EXISTING IRRIGATION IS FUNCTIONAL AND ALL NEW AREAS ARE ADDED TO THE SYSTEM.
- ALL NEW LANDSCAPE AREAS ARE TO BE EXCAVATED AND PREPARED PER NOTE #25. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING REQUIRED EXCAVATION IS PROVIDED BY OTHERS PRIOR TO EXCLUDING FROM THEIR CONTRACT.
- THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- 10. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.

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 OR (800)-332-2344 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



16. DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE LANDSCAPE ARCHITECT) IN PLANTERS AS INDICATED ON PLANS.

17. PLANTING AREA PREPARATION:

SPREADING OF PLANTING SOIL SHALL BE COMPLETED BY THE LANDSCAPE CONTRACTOR AND SUPERVISED BY THE GENERAL CONTRACTOR SO THAT GRADES ARE MET AS NOTED ON THE GRADING PLANS.

ALL NEW PLANTING AREAS SHALL BE EXCAVATED DOWN TO NATIVE SOIL OR 24 INCHES. SUB-GRADE SHALL BE SET TO WITHIN SIX (5) INCHES OF TOP OF ADJACENT CURBS TO ACHIEVE REQUIRED MULCH FINISH LEVEL OF 3 INCHES WITH 2 INCHES OF FREEBOARD ADJACENT TO PAVING.

WEED ALL EXISTING PLANTING BEDS AND PLACE PRE-EMERGENT PRIOR TO PLACING MULCH

- 18. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TOP DRESSED WITH A 3 INCHES OF BARK MULCH.
- 19. PLANT SYMBOLS SHALL DICTATE COUNT.
- 20. REFER TO PROJECT SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS.

PRELIMINARY T. GRANTHAM ← LA 634 🕏 OREGON CAPE ARCS EXP. 07/31/21

SHEET TITLE **OVERALL** LANDSCAPE

SHEET

LS-01

EXISTING BANDSCAPE BED TO REMAIN — NW STEWART PARKWAY EXISTING SIDEMALK 41 MED. SHRUB (3)-992 SF 152.61 sq.ft. SHADE TREE (I)--EXISTING LANDSCAPE BED TO REMAIN MED. SHRUB (8)— MED. SHRUB (8) PARKING LOT ACCENT (2)-285.12 sq.ft. 275.13 sq.ft. NEW SIDEWALK PER CIVIL -GROUNDCOVER (184 sf) GROUNDCOVER (175 sf)-MED. SHRUB (8)-208.39 sq.ft. PARKING LOT ACCENT (2) PARKING LOT ACCENT (2) 275.13 sq.ft. GROUNDCOVER (175 sf) - MED. SHRUB (3) PARKING LOT ACCENT (1) GROUNDCOVER (79 sf) ∐116.68 sq.ft.| GROUNDCOVER (33 sf) 32.58 sq.ft. NEW SIDEWALK — MED. SHRUB (3)--MED. SHRUB (1, -PARKING LOT ACCENT (1) PARKING LOT ACCENT (1) MATCH-LINE SEE SHEET LS-04

JJO\PROJECTS\1810 TAIT AND ASSOCIA

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 OR (800)–332–2344 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS PRELIMINARY

SCJ PROJECT NO.
#####.##
DRAWN
T. GRANTHAM

CHECKED

SUBMITTAL DATES

//_

__/__/_ OTB DATE

KLLIANCE

ING SERVICES

;, CENTRALIA, WA 98531
100 F: 360.352.1509

SCJ ALLI

CONSULTING SE

212 N TOWER AVE, CENTRA
P: 360.669.0700 F: 360
SCJALLIANCE.CO

STAMP

LA 634

LA 634

OREGON

07/19/07

CAPE AR

EXP. 07/31/21

ICO FOODS STORE STEWART PARKWAY EBURG, OREGON

Foods Foods

SHEET TITLE

NORTHWEST

LANDSCAPE

PLAN

SHEET

LS-02

SCALE: 1" = 20'

SCREENING SHRUB
5 GAL. OR B&B @ 6` O.C.
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE
PRUNUS LAUROCERASUS `OTTO LUYKEN` / OTTO LUYKEN ENGLISH LAUREL
VIBURNUM DAVIDII / DAVID VIBURNUM

POTENTILLA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD BUSH CINQUEFOIL

PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL

LOW MOUNDING NATIVE SHRUB
2 GAL. CONT @ 6` O.C.
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY

LOW SPREADING DECIDUOUS SHRUB

RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC

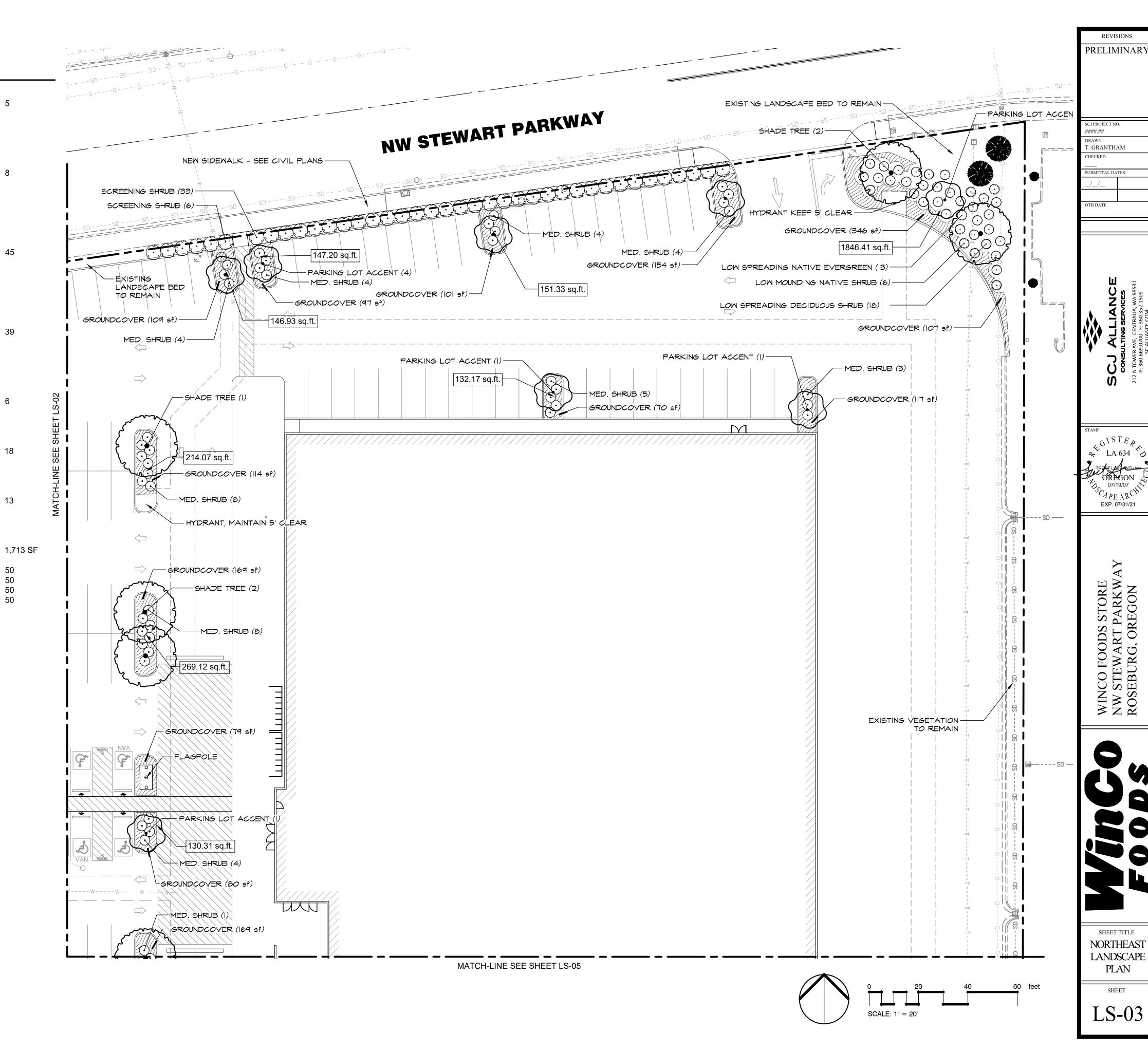
LOW SPREADING NATIVE EVERGREEN
1 GAL. CONT. @ 6` O.C.
MAHONIA REPENS / CREEPING MAHONIA

2 GAL. CONT. @ 6` O.C.

CHOISYA TERNATA / MEXICAN ORANGE

PINUS MUGO PUMILIO / DWARF MUGO PINE

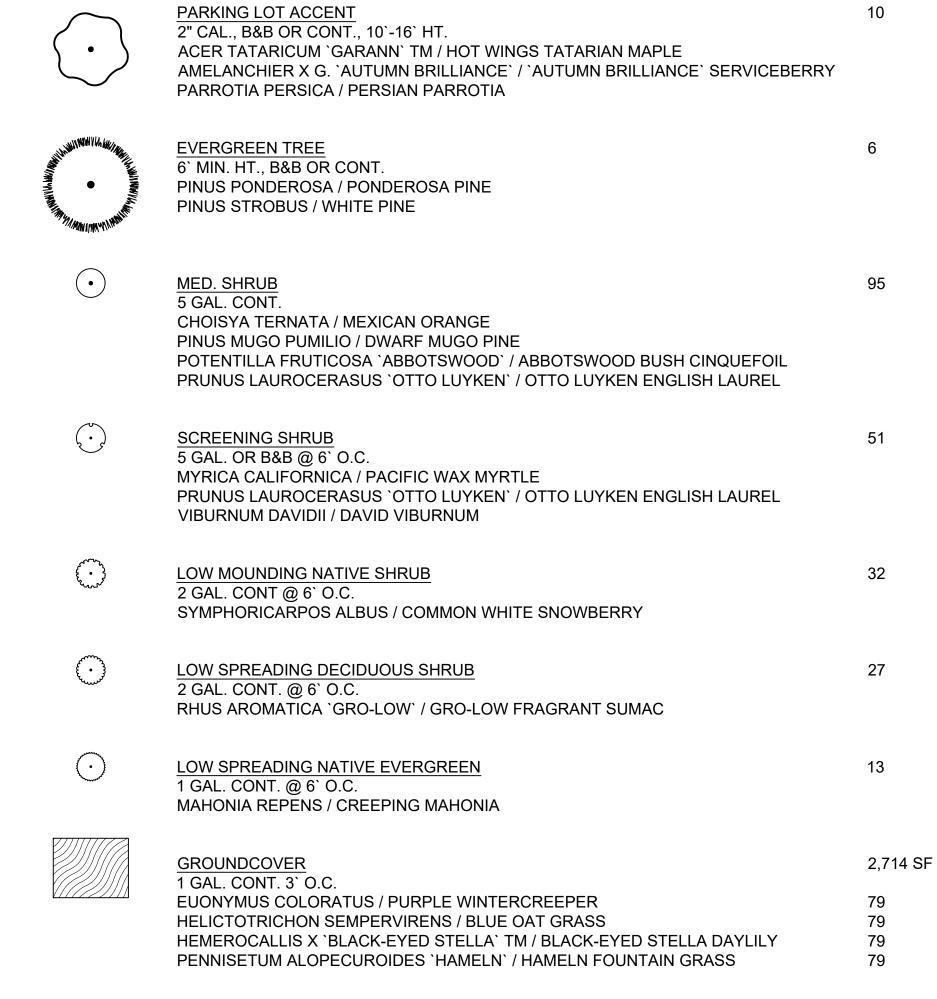
GROUNDCOVER
1 GAL. CONT. 3` O.C.
EUONYMUS COLORATUS / PURPLE WINTERCREEPER
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
HEMEROCALLIS X `BLACK-EYED STELLA` TM / BLACK-EYED STELLA DAYLILY
PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN FOUNTAIN GRASS
50



PP (2010) PP

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 OR (800)—332—2344 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



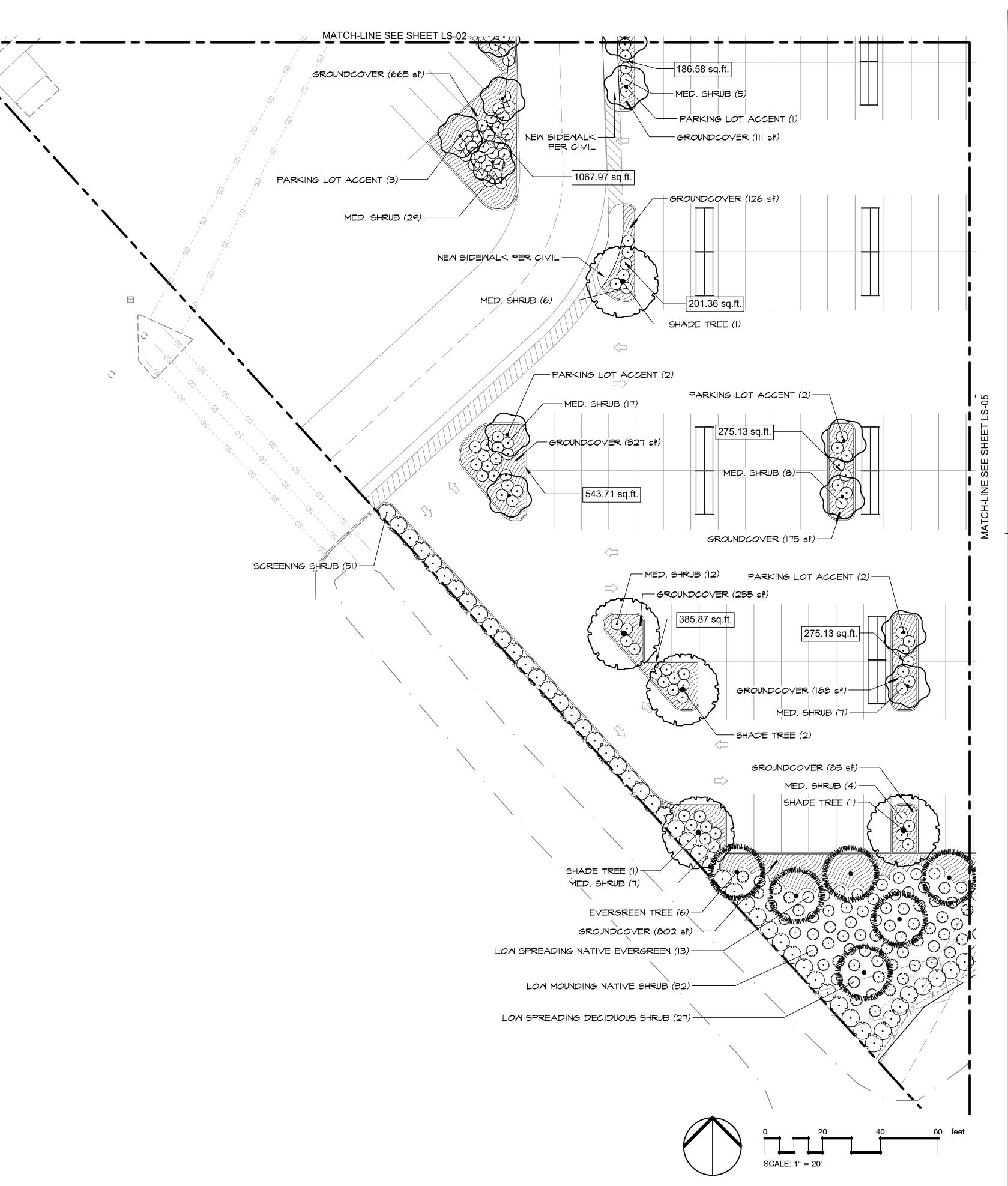
CONCEPT PLANT SCHEDULE LS-04

2" CAL., B&B OR CONT., 10`-16` HT.

ACER SACCHARUM 'GREEN MOUNTAIN' / SUGAR MAPLE

FRAXINUS PENNSYLVANICA 'MARSHALL' / MARSHALL GREEN ASH

CERCIDIPHYLLUM JAPONICUM / KATSURA TREE



TAL DATES

—
TE

REVISIONS

PRELIMINARY

T. GRANTHAM
CHECKED

ALLIANCE

ALLIANCES

IN AVE, CENTRALIA, WA 98531

69.0700 F: 360.352.1509

LA 634

TREAL LOCANTHAM

OREGON

O7/19/07

SCAPE ARCHIVE

EXP. 07/31/21

WINCO FOODS STORE NW STEWART PARKWA' ROSEBURG, OREGON

Minco Foods

SHEET TITLE
SOUTHWEST
LANDSCAPE
PLAN

LS-04

SHADE TREE 2" CAL., B&B OR CONT., 10`-16` HT. ACER SACCHARUM 'GREEN MOUNTAIN' / SUGAR MAPLE

CERCIDIPHYLLUM JAPONICUM / KATSURA TREE FRAXINUS PENNSYLVANICA 'MARSHALL' / MARSHALL GREEN ASH

PARKING LOT ACCENT 2" CAL., B&B OR CONT., 10`-16` HT. ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE AMELANCHIER X G. `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY PARROTIA PERSICA / PERSIAN PARROTIA

48

18

EVERGREEN TREE 6' MIN. HT., B&B OR CONT. PINUS PONDEROSA / PONDEROSA PINE PINUS STROBUS / WHITE PINE

MED. SHRUB 5 GAL. CONT. CHOISYA TERNATA / MEXICAN ORANGE PINUS MUGO PUMILIO / DWARF MUGO PINE POTENTILLA FRUTICOSA `ABBOTSWOOD` / ABBOTSWOOD BUSH CINQUEFOIL PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL

SCREENING SHRUB 5 GAL. OR B&B @ 6` O.C. MYRICA CALIFORNICA / PACIFIC WAX MYRTLE PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL VIBURNUM DAVIDII / DAVID VIBURNUM

LOW MOUNDING NATIVE SHRUB 2 GAL. CONT @ 6` O.C. SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY

LOW SPREADING DECIDUOUS SHRUB 2 GAL. CONT. @ 6` O.C. RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC LOW SPREADING NATIVE EVERGREEN

1 GAL. CONT. @ 6` O.C. MAHONIA REPENS / CREEPING MAHONIA NARROW LOW EVERGREEN

1 GAL. CONT. @ 3` O.C. NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO

GROUNDCOVER 1,389 SF 1 GAL. CONT. 3' O.C. EUONYMUS COLORATUS / PURPLE WINTERCREEPER HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS 41 HEMEROCALLIS X `BLACK-EYED STELLA` TM / BLACK-EYED STELLA DAYLILY 41 PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS 41

MATCH-LINE SEE SHEET LS-03 - NARROW LOW EVERGREEN (8) SHADE TREE (269.12 sq.ft. - NARROW LOW EVERGREEN (7) — PARKING LOT ACCENT (1) 🕻 - HYDRANT, M'AINTAIN 5' CLEAR EXISTING VEGETATION-216.17 sq.ft. TO REMAIN \mathbb{W} -SHADE TREE (1) - GROUNDCOVER (116 sf) GROUNDCOVER (268 sf)-MED. SHRUB (13)--PARKING LOT ACCENT (2) 431.38 sq.ft. EXISTING VEGETATION - TO REMAIN GROUNDCOVER (281 sf) GROUNDCOVER (59 sf) MED. SHRUB (6)--GROUNDCOVER (495 sf) LOW SPREADING NATIVE EVERGREEN (6) EVERGREEN TREE (I -LOW MOUNDING NATIVE SHRUB (4) -SCREENING SHRUB (18) LOW SPREADING DECIDUOUS SHRUB (2)

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 OR (800)-332-2344 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

PRELIMINARY

REVISIONS

T. GRANTHAM

← LA 634 C TREAT LICENTHAN OREGON OSCAPE ARCH EXP. 07/31/21

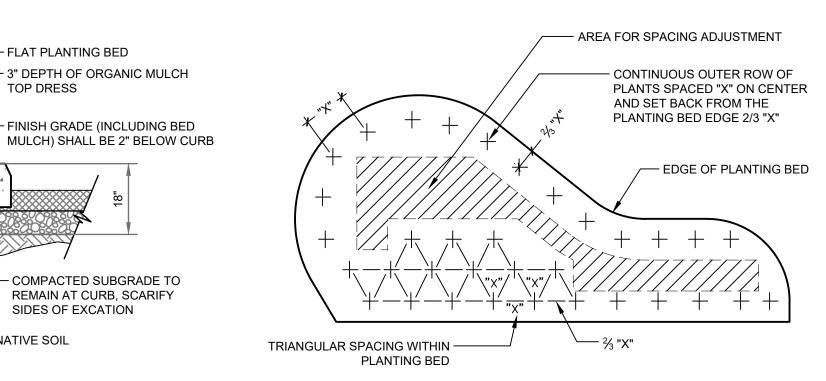
SOUTHEAST LANDSCAPE PLAN

SHEET

LS-05

SHRUB FLARE SHALL BE CLEARLY VISIBLE AFTER PLANTING -18" DIAMETER WATERING PLANTING PIT ROOTBALL SHALL BE A FERTILIZER TABLETS, DEPTH MIN. OF TWICE 2"-6" DEPTH THE ROOTBALL 6" MIN. DEPTH REMOVE BURLAP FROM A MIN. OF $\frac{2}{3}$ FROM ROOTBALL AFTER PLACING SHRUB IN PLANTING ROOTBALL HOLE (REMOVE COMPLETELY IF DIAMETER FIBERGLASS OR TREATED). - BACKFILL SOIL MIX A MINIMUM OF TWICE THE ROOT- BALL WIDTH

SHRUB PLANTING DETAIL (B&B OR CONT.)



SPECIFIED PLANT SPACING = "X" INDIVIDUAL PLANTS REPRESENTED AS: +

PLANT SPACING DETAIL

P-WI-ROS-01

TREE PLANTING & STAKING DETAIL

P-WI-ROS-08

P-WI-ROS-04

CONCRETE CURB OR -

ADJACENT

PAVEMENT

ASPHALT PAVING —

12" WIDE 'DEAD ZONE' AT -

IMPORTED SANDY LOAM -

TOPSOIL, AMEND PER

ALL CURB EDGES

SPECIFICATIONS

PARKING ISLAND PLANTER

P-WI-ROS-17

GENERAL CONTRACTOR SHALL REMOVE EXCESS ASPHALT

PAVEMENT AND SUB-BASE MATERIAL DOWN TO NATIVE SOIL.

WIDTH VARIES REFER TO PLAN

— FLAT PLANTING BED

TOP DRESS

- 3" DEPTH OF ORGANIC MULCH

FINISH GRADE (INCLUDING BED

COMPACTED SUBGRADE TO

REMAIN AT CURB, SCARIFY

SIDES OF EXCATION

- NATIVE SOIL

TREE PROTECTION NOTES (ALL SHEETS)

- 1. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE OWNER'S REPRESENTATIVE TO IDENTIFY EXISTING TREES THAT MAY BE IMPACTED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO LANDSCAPE FEATURES LOCATED ON AND OFF THE CONSTRUCTION PROPERTY THAT RESULTS FROM THE FAILURE TO
- 3. IMPORTANT: ALL TREES INDICATED AS "TO REMAIN" MUST BE RETAINED. FAILURE TO RETAIN ANY INDICATED TREE WILL RESULT IN CONTRACTOR REPLACING TREE PER THE CITY OR OTHER REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, FORESTER AND/OR CITY (AS APPLICABLE) IF IT IS DETERMINED THAT A TREE CANNOT BE
- 4. THE CONTRACTOR SHALL UTILIZE A CERTIFIED ARBORIST TO TIE BACK ALL FLEXIBLE LIMBS AND OVERHEAD BRANCHES WHICH MAY BE DAMAGED BY THE PASSAGE OR ACTIVITY OF CONSTRUCTION EQUIPMENT.
- 5. PLACING MATERIALS NEAR TREES: NO PERSON MAY CONDUCT ACTIVITY WITHIN THE DRIP LINE OF ANY EXISTING TREE, INCLUDING BUT NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASH OUT.
- 6. CONTRACTOR SHALL NOT CUT ANY ROOT OVER 2" IN DIAMETER.
- 8. PROTECTIVE BARRIER. BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE
- SHALL COVER WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES OR WITH PLYWOOD OR SIMILAR MATERIAL THE AREAS ADJOINING THE CRITICAL ROOT ZONE (DRIP LINE) OF A TREE IN ORDER TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
- b. SHALL PROHIBIT EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITH IN THE DRIP LINES OF EXISTING TREES. SHALL ENSURE THAT ANY LANDSCAPING DONE WITHIN THE DRIP LINE SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR.
- AND ALL PROTECTIVE MEASURES/ BARRIERS HAVE BEEN REMOVED.

SCHEDULE AND ATTEND THE PRE-INSTALLATION MEETING.

2. LANDSCAPE CONTRACTOR SHALL INCLUDE IN THEIR BID A REPORT BY A CERTIFIED ARBORIST WITH PRUNING RECOMMENDATIONS AND A COST TO COMPLETE ALL PRUNING OF THE EXISTING TREES.

7. ATTACHMENTS TO TREES: DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY EXISTING TREE.

CONTRACTOR:

- 9. RETURN ALL AREAS TO THEIR PRE-CONSTRUCTION STATE AFTER LANDSCAPE INSTALLATION IS COMPLETE, AND ANY

LA 634

OREGON 07/19/07 SCAPE ARCH EXP. 07/31/21

REVISIONS

PRELIMINARY

####.##

HECKED

T. GRANTHAM

SHEET TITLE

DETAIL SHEET

LS-06

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 OR (800)-332-2344 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.