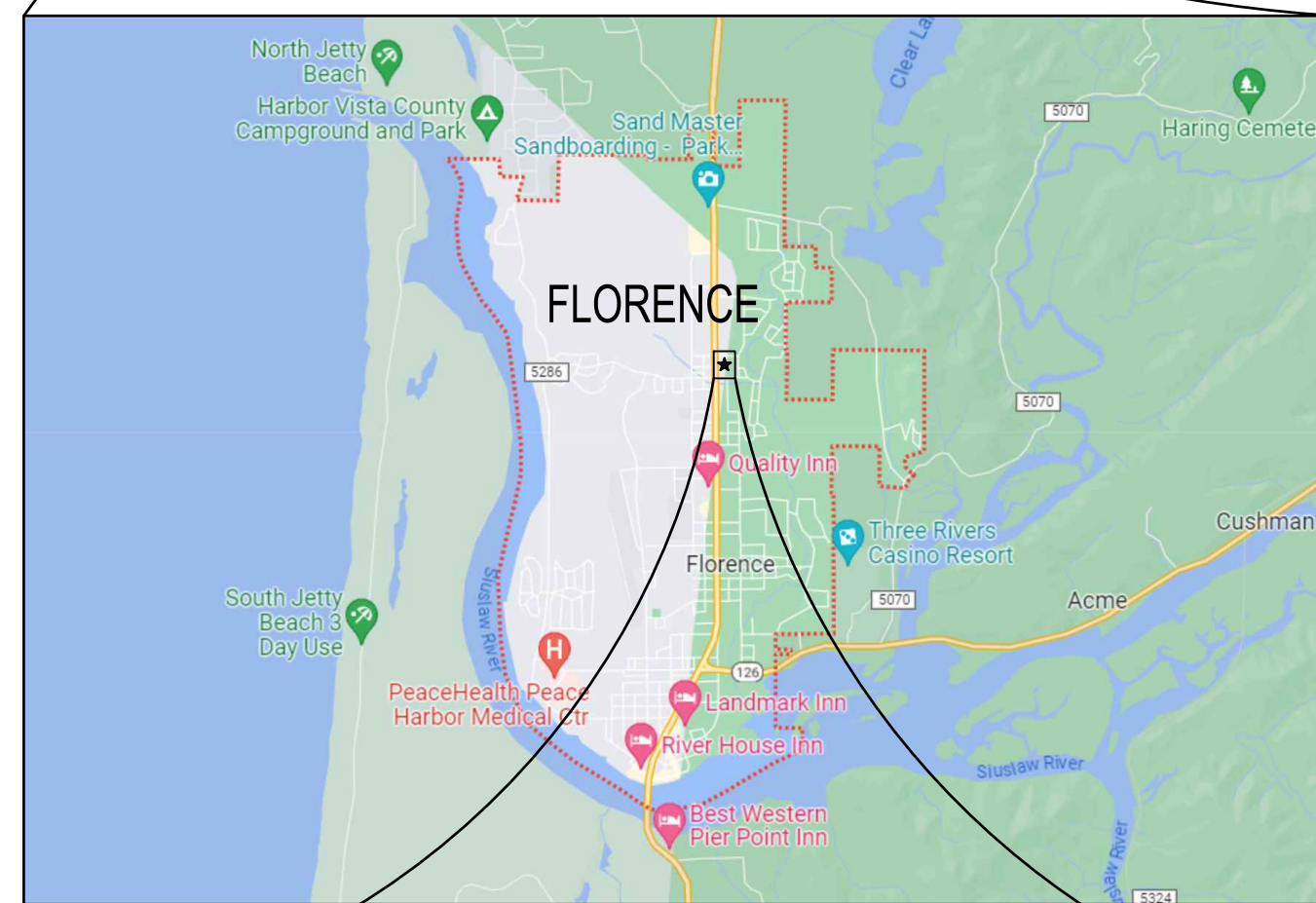
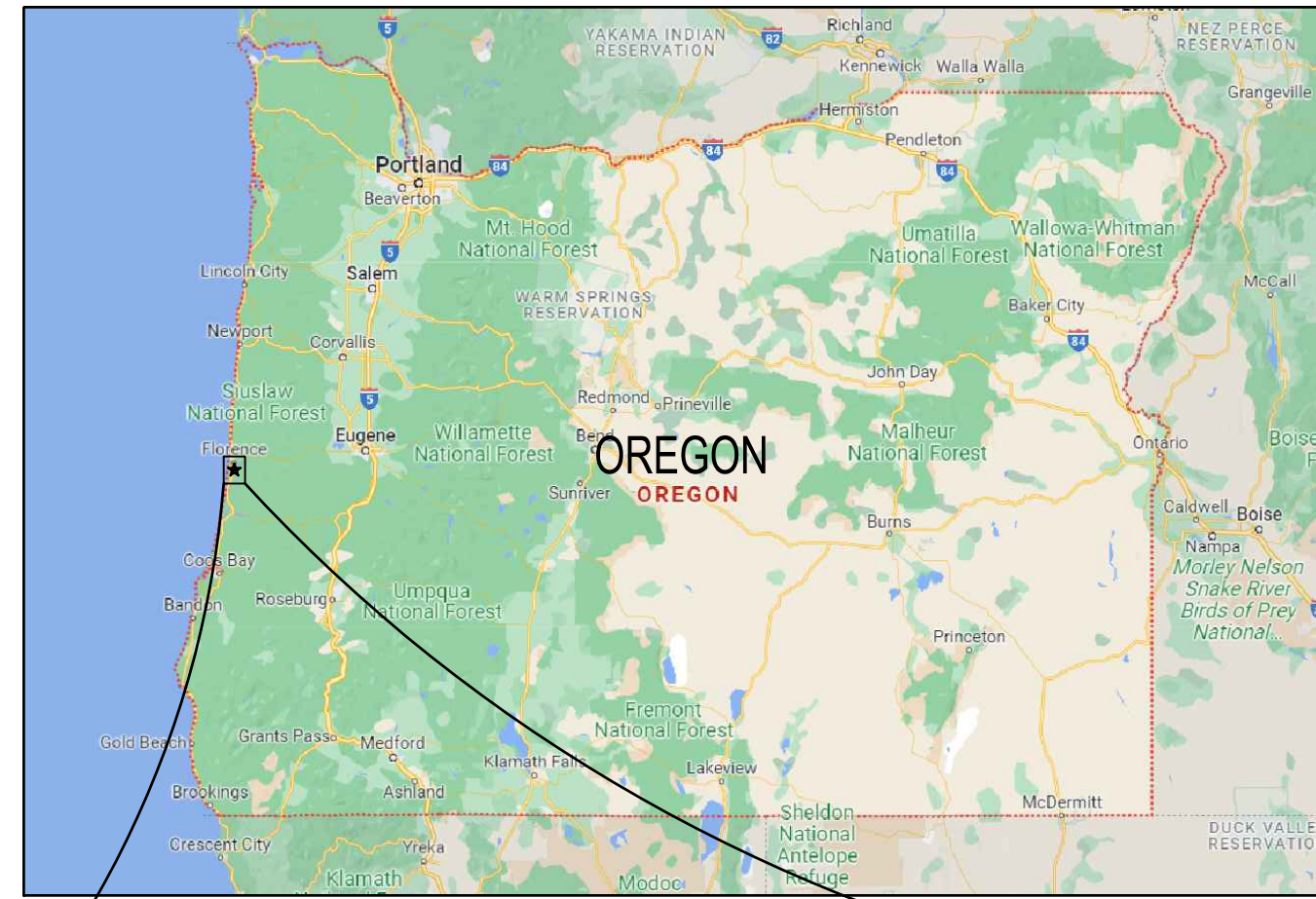


DOLLAR GENERAL CIVIL SITE PLAN REVIEW DOCUMENTS FLORENCE, OR

Exhibit C



APPLICANT

CAPITAL GROWTH BUCHALTER, INC.
361 SUMMIT BLVD, 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 WEST MONROE ST, SUITE 2070
CHICAGO IL, 60606
PHONE: 312.332.2062
CONTACT: YESENIA FLORES

LANDSCAPE ARCHITECT

SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA
PHONE: 360.352.1509
CONTACT: JEFF GLANDER

GEOTECHNICAL

GN NORTHERN, INC.
81006 US-395
HERMISTON, OR 97838
PHONE: 541.564.0991
CONTACT: KARL HARMON

SURVEYOR

MTN2COAST, LLC
2320 MOTTMAN ROAD SW, SUITE 106
TUMWATER, WA 98512
PHONE: 360.688.1949
CONTACT: BLAIR PRIGGE

GOVERNING AGENCY

CITY OF FLORENCE
PHONE: 541.997.3437

UTILITIES

WATER/SEWER
CITY OF FLORENCE PUBLIC WORKS
PHONE: 541.997.4109

POWER
CENTRAL LINCOLN PUD
PHONE: 877.264.3211

SITE INFORMATION

ADDRESS: US HIGHWAY 101
PARCEL: 1812232206800
ACRES: ±1.0
ZONING: H - HIGHWAY

LEGAL DESCRIPTION

SEE ALTA SURVEY

HORIZONTAL DATUM

OREGON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO LANE COUNTY MONUMENT B8GV26.

VERTICAL DATUM

NAVD 88 BASED ON GPS TIES TO LANE COUNTY MONUMENT B8GV26, ELEVATION OF 50.19.

SHEET INDEX

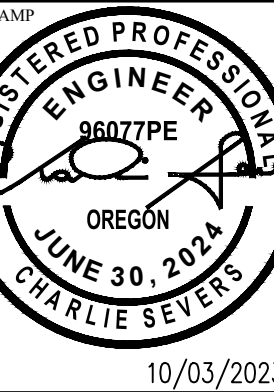
SHEET	TITLE
CV-01	COVER SHEET
SV-01	TOPOGRAPHIC SURVEY
SV-02	TOPOGRAPHIC SURVEY
SP-01	PRELIMINARY SITE PLAN
CG-01	PRELIMINARY GRADING & STORMWATER PLAN
UT-01	PRELIMINARY WATER & SEWER PLAN

REVISIONS

PROJECT NO:
152.001
DRAWN:
S. JANIK
CHECKED:
C. SEVERS
SUBMITTAL DATES:

OTB DATE

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



FLORENCE, OR DOLLAR GENERAL
 COMMERCIAL DEVELOPMENT PROJECT
 US HIGHWAY 101
 FLORENCE, OR



SHEET TITLE

COVER SHEET

SHEET

CV-01

DEWATERING NOTE

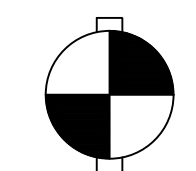
THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION. UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO CITY OF FLORENCE & ODOT FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

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.

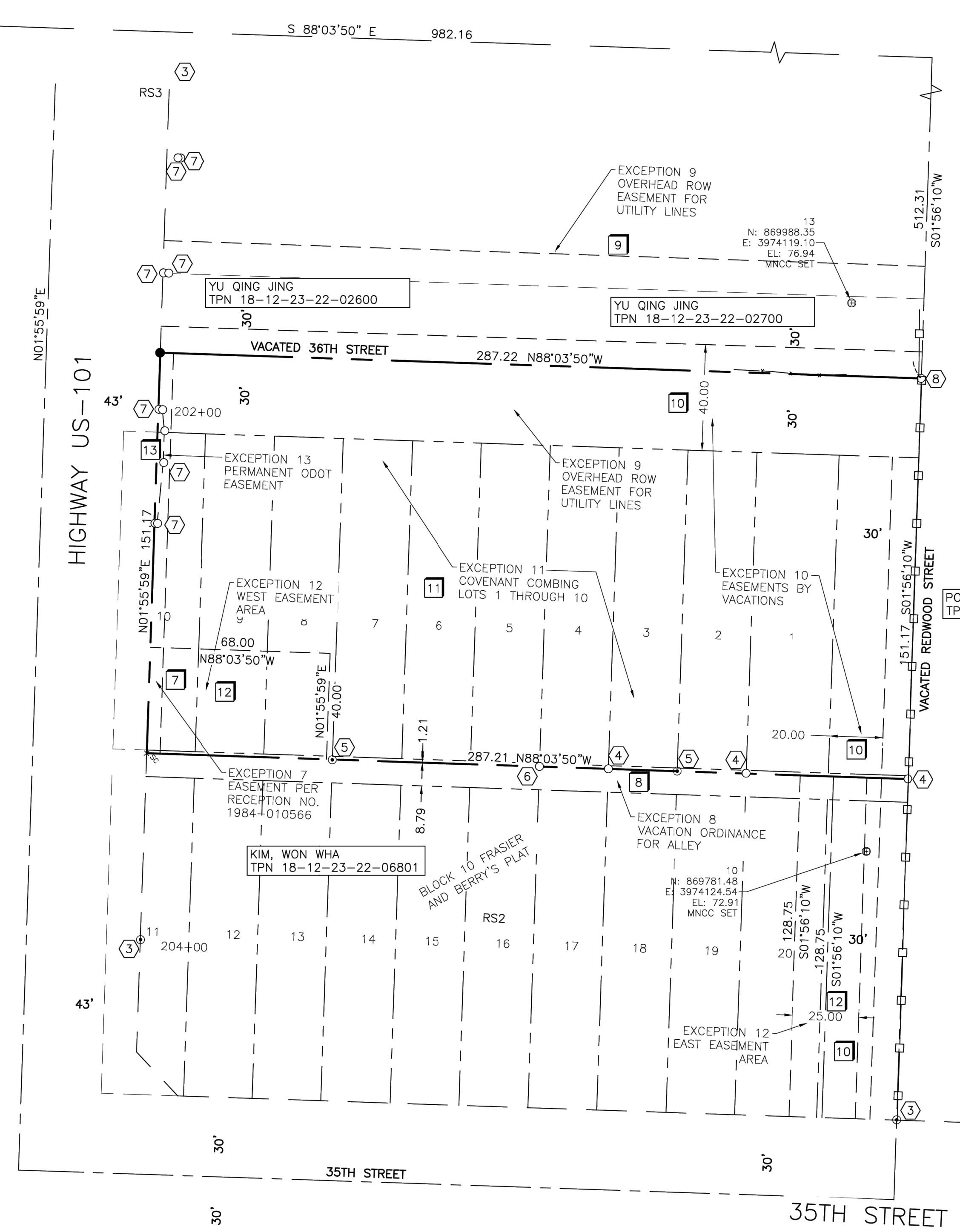


VERTICAL DATUM
NAVD 88

15 14
22 23

N 02°23'16" E
5,305.82

22 23
27 26



LEGAL DESCRIPTION

(LEGAL DESCRIPTION PER CASCADE TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0337881:)

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 10, PLAT OF FRASIER AND BERRY'S PART OF THE CITY OF FLORENCE, AS PLATTED AND RECORDED IN BOOK 2, PAGE 1, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON;

ALSO THAT PORTION OF VACATED 36TH STREET AND VACATED REDWOOD STREET (FORMERLY BERRY STREET) ADJOINING THE HEREIN ABOVE DESCRIBED LAND AND INURING THERETO AS VACATED BY RESOLUTION NO. 16, SERIES 1997, RECORDED MAY 29, 1997, RECEPTION NO. 9736101, LANE COUNTY OFFICIAL RECORDS, IN LANE COUNTY, OREGON;

EXCEPT THEREFROM THE SOUTHERN 3.79 FEET OF VACATED REDWOOD STREET (FORMERLY BERRY STREET) THAT INURES TO LOT 1, BLOCK 10, PLAT OF PLAT OF FRASIER AND BERRY'S PART OF THE CITY OF FLORENCE, AS PLATTED AND RECORDED IN BOOK 2, PAGE 1, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON;

ALSO THAT PORTION OF THE VACATED ALLY ADJOINING THE HEREIN DESCRIBED LAND AND INURING THERETO AS VACATED BY RESOLUTION NO. 17, SERIES 1996, RECORDED DECEMBER 6, 1996, RECEPTION NO. 9681557, LANE COUNTY OFFICIAL RECORDS, IN LANE COUNTY, OREGON;

EXCEPT THEREFROM THE SOUTHERN 3.79 FEET OF THE NORTH ONE-HALF OF SAID VACATED ALLY, IN LANE COUNTY, OREGON.

EXCEPT THEREFROM THAT PORTION DESCRIBED IN WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION RECORDED MARCH 20, 1984, RECEPTION NO. 8410566, LANE COUNTY OFFICIAL RECORDS, IN LANE COUNTY, OREGON.

PORTER LINDELIN FAMILY TRUST
TPN 18-12-23-22-09100

LEGEND (MONUMENTS)

- BRASS CAP
- + PK NAIL
- REBAR AND CAP AS NOTED
- ⊙ REBAR AND CONROL CAP
- ⦿ REBAR WITHOUT CAP
- SET 5/8" REBAR WITH ORANGE CAP MARKED "PRIGGE 38985"
- +SC SET SCRIBE ON CONCRETE
- RSx REFERENCE SURVEY NO.
- CSN COUNTY SURVEY NO.

NARRATIVE

MTN2COAST, LLC WAS RETAINED TO SURVEY TAX LOT #6800 ASSESSORS MAP NO. 18 12 23 2 2. WE ESTABLISHED THE BOUNDARIES BY RETRACING SURVEY COMPLETED BY WOBBER, CSN 45252. ALL CORNERS MATCHED HIS SURVEY AND TIES TO THE SECTION CORNERS WELL. FOUND ODOT MARKERS AT THE CORNERS OF EASEMENT EXCEPTION NO. 13. NO SURVEY FOUND IN THE RECORD FOR THESE MONUMENTS.

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

TITLE EXCEPTIONS FROM CASCADE TITLE COMPANY, COMMITMENT NO. 0337881, DATED DECEMBER 12, 2022

SCHEDULE B EXCEPTIONS 1 THROUGH 5 AND SPECIAL EXCEPTION 6 AND 14 ARE GENERAL EXCEPTIONS AND ARE NOT APPLICABLE TO SURVEY.

- S 7. PERMANENT EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: STATE OF OREGON DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION
PURPOSE: OREGON STATE HIGHWAY RIGHT OF WAY
RECORDING DATE: MARCH, 20 1984
RECEPTION NO.: 1984-010566
AREA AFFECTED: SAID PREMISES
SURVEYORS NOTE: A STRIP OF LAND 43' IN WIDTH LYING ON THE EASTERLY SIDE OF THE CENTER LINE OF THE OREGON COAST HIGHWAY.
- S 8. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: STATE OF OREGON
PURPOSE: UTILITIES, IF ANY, OVER AND ACROSS
RECORDING DATE: DECEMBER 6, 1996
RECEPTION NO.: 1996-081557
AREA AFFECTED: SAID PREMISES
SURVEYOR'S NOTE: 10' WIDE ALLEY RUNNING EAST AND WEST BETWEEN 35TH AND 36TH STREETS, HIGHWAY 101, AND SPRUCE STREET. NO EASEMENT RESERVATION INCLUDED IN VACATION.
- S 9. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: CENTRAL LINCOLN PEOPLE'S UTILITY DISTRICT
PURPOSE: OVERHEAD ELECTRIC POWER AND COMMUNICATIONS LINES
RECORDING DATE: MAY 22, 1997
RECEPTION NO.: 1997-034853
AREA AFFECTED: SAID PREMISES
SURVEYOR'S NOTE: 10' WIDE EASEMENT OVERHEAD POWER LINES TO PLACE, CONSTRUCT, OPERATE, AND MAINTAIN, INSPECT, RECONSTRUCT, REPAIR, REPLACE, AND KEEP CLEAR. DESCRIPTION MAY BE WRONG AS IT DOESN'T FALL ON PROPERTY THE WAY IT IS DESCRIBED.
- S 10. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTEE: CITY OF FLORENCE
PURPOSE: UTILITIES, IF ANY, OVER, UNDER AND ACROSS
RECORDING DATE(S): MAY 29, 1997, JUNE 25, 1997, AND MARCH 30, 1998
RECEPTION NO(S): 1997-036101, 1997-042718, AND 1998-022492
AREA AFFECTED: SAID PREMISES
SURVEYOR'S NOTE: TWO 20' WIDE STRIPS RUNNING NORTH AND SOUTH ALONG THE WESTERLY AND EASTERLY EDGES OF THE REDWOOD RIGHT OF WAY AND THE SOUTH 40' OF 36TH STREET RIGHT OF WAY.
- B 11. COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE GOOD AND SAFETY OF THE PUBLIC, IN COMPLIANCE WITH THE BUILDING AND PLANNING REGULATIONS OF THE CITY OF FLORENCE.
RECORDING DATE: SEPTEMBER 02, 2020
RECEPTION NO.: 2020-049434
- S 12. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: AMBROSIA QSR OREGON, LLC
PURPOSE: PRIVATE ACCESS EASEMENT AND MAINTENANCE AGREEMENT
RECORDING DATE: DECEMBER 23, 2020
RECEPTION NO.: 2020-076013
AREA AFFECTED: SAID PREMISES
- S 13. PERMANENT EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: STATE OF OREGON DEPARTMENT OF TRANSPORTATION
PURPOSE: CONSTRUCT, RECONSTRUCT, REPAIR, AND MAINTAIN A PUBLIC HIGHWAY AND ITS APPURTENANCES AND FACILITIES, AND ALSO TO CONSTRUCT AND MAINTAIN WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES, AND FACILITIES, AND APPURTENANCES THEREFORE, UPON, OVER, UNDER, AND ACROSS
RECORDING DATE: APRIL 14, 2021
RECEPTION NO.: 2021-025809

ALTA/NSPS LAND TITLE TABLE A SURVEY NOTES

COMMITMENT FOR TITLE INSURANCE BY CASCADE TITLE COMPANY, COMMITMENT NO. 0337881, DATED DECEMBER 22, 2022.

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY ARE SHOWN ON MAP.
2. UNASSIGNED, NO ADDRESS PROVIDED.
3. ACCORDING TO FEMA FIRM MAP 41039C0938G DATED 06/05/2020, THE PROPERTY LIES IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD.
4. GROSS LAND AREA: 43418 SQUARE FEET. 1.00 ACRES.
5. VERTICAL RELIEF, SEE CONTOURS ON MAP (SEE SV-2).
6. ZONING 200, COMMERCIAL VACANT. ZONING REPORT NOT PROVIDED BY CLIENT.
7. NO BUILDINGS AT GROUND LEVEL.
9. NO PARKING SPACES DESIGNATED ON SITE.
11. LOCATION OF UTILITIES SHOWN ON MAP (ALSO SEE UTILITY NOTE ON SV-2).
13. NAMES OF ADJOINING OWNERS ACCORDING TO LANE COUNTY DATABASE SHOWN ON SV-1.

CERTIFICATION

TO: CAPITAL GROWTH BUCHALTER, INC.
CASCADE TITLE 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 MARCH 2023.

DATE OF PLAT OR MAP: MARCH 28, 2023.

Blair E Prigge
BLAIR E PRIGGE, PLS 38985

DATUM

HORIZONTAL - OREGON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO LANE COUNTY MONUMENT BBGV26.

VERTICAL - NAVD 88 BASED ON GPS TIES TO LANE COUNTY MONUMENT BBGV26, ELEVATION OF 50.19.

MONUMENT NOTES

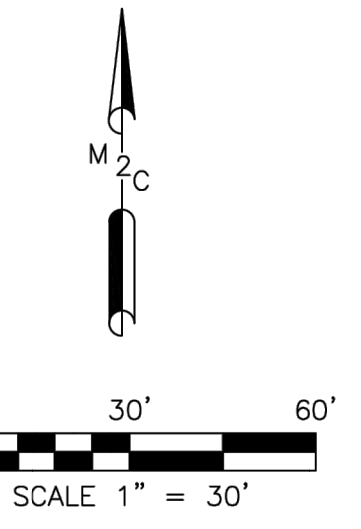
1. FOUND 2-3/8" BRASS CAP SURFACE MONUMENT MARKED "LANE COUNTY SURVEYORS OFFICE" ±4" BELOW SURFACE AND ±2" NORTHEAST OF BOARD AND CHAIN LINK FENCE INTERSECTION; LANE COUNTY MONUMENT BBGV26 IS THE SOUTHWEST CORNER OF SECTION 23.
2. FOUND BRASS CAP SURFACE MONUMENT IN THE CENTER OF THE NORTHBOUND LANE OF OAK STREET WITH ASPHALT ENCROACHING OVER THE EDGE; NORTHWEST CORNER OF SECTION 23.
3. FOUND 5/8" REBAR WITH NO CAP ±0.2' SOUTHWEST OF BOARD FENCE CORNER.
4. FOUND 5/8" REBAR WITH YELLOW CAP MARKED "WOBBER ASSOC".
5. FOUND BENT 5/8" REBAR; SHOT AT BASE.
6. FOUND 5/8" REBAR WITH REBAR SMASHED THROUGH THE TOP OF YELLOW CAP.
7. FOUND 5/8" REBAR WITH YELLOW CAP MARKED "ODOT R/W" WITH PINK FLAGGING ATTACHED.
8. FOUND 5/8" REBAR WITH YELLOW CAP MARKED "WOBBER PLS 1093".

RS(X) REFERENCED SURVEYS

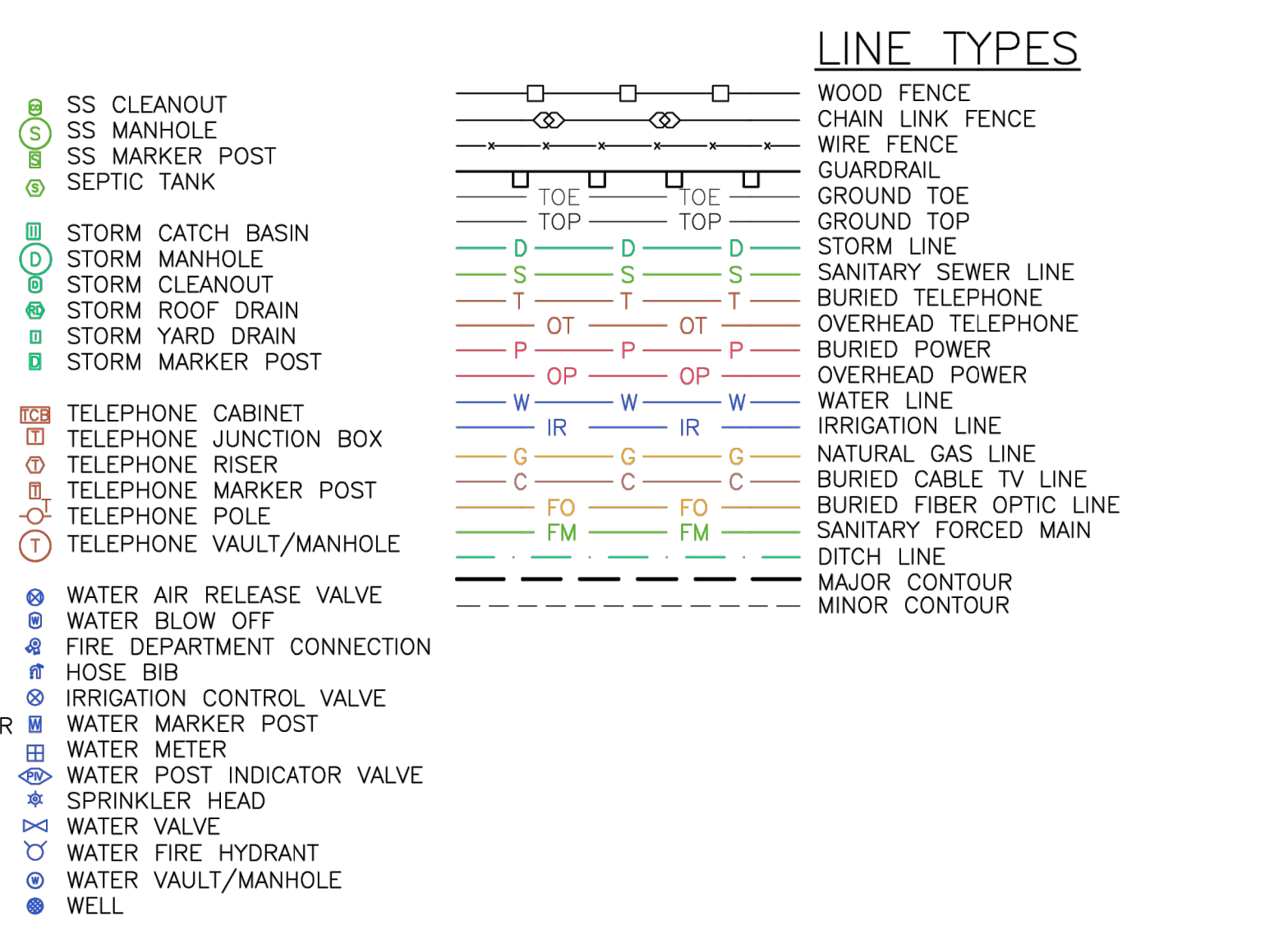
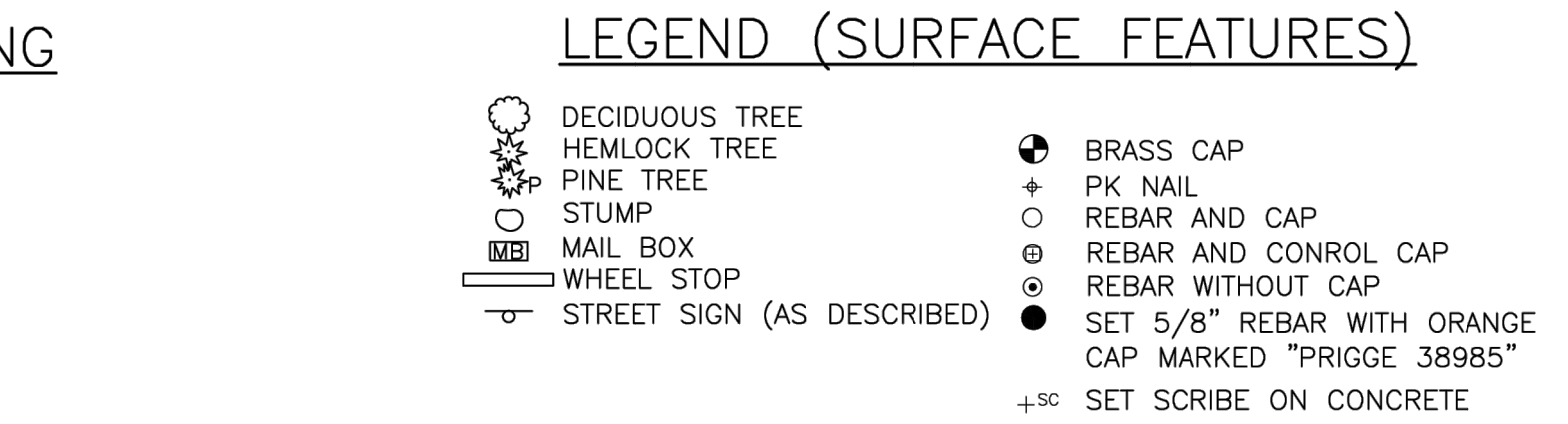
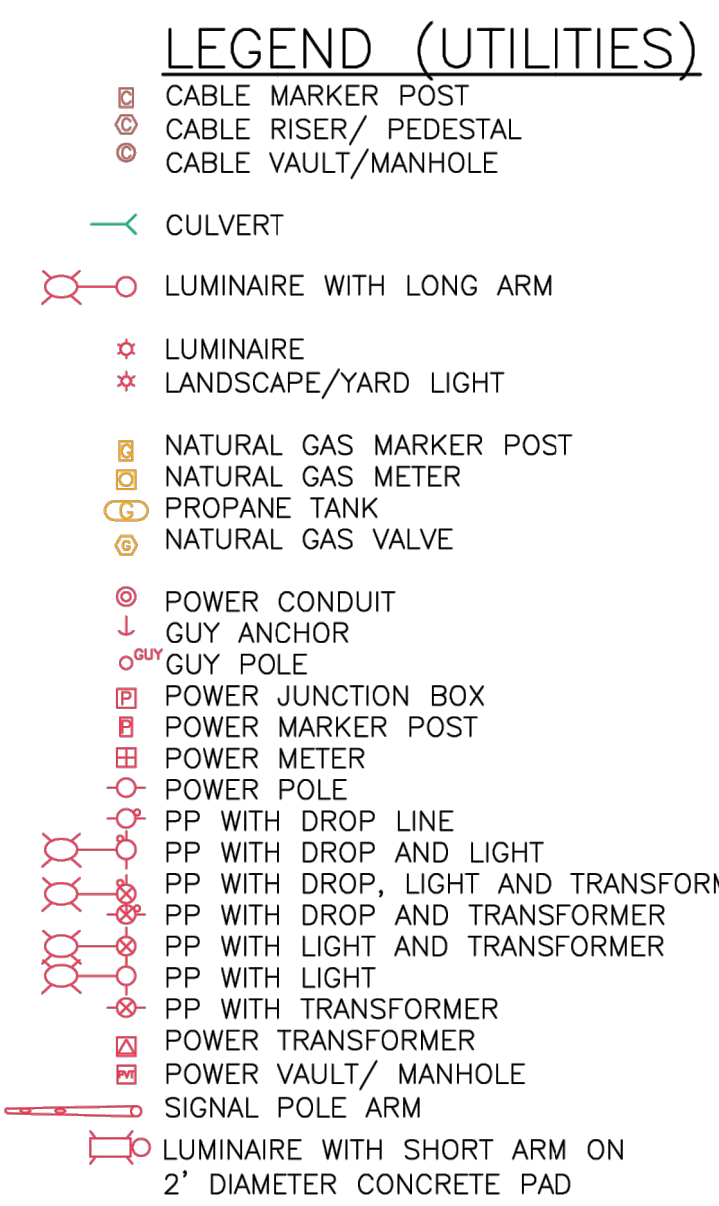
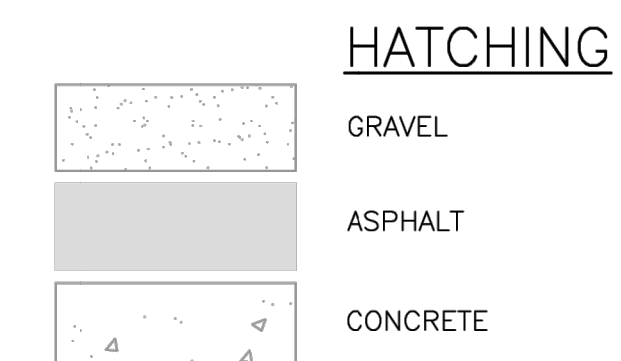
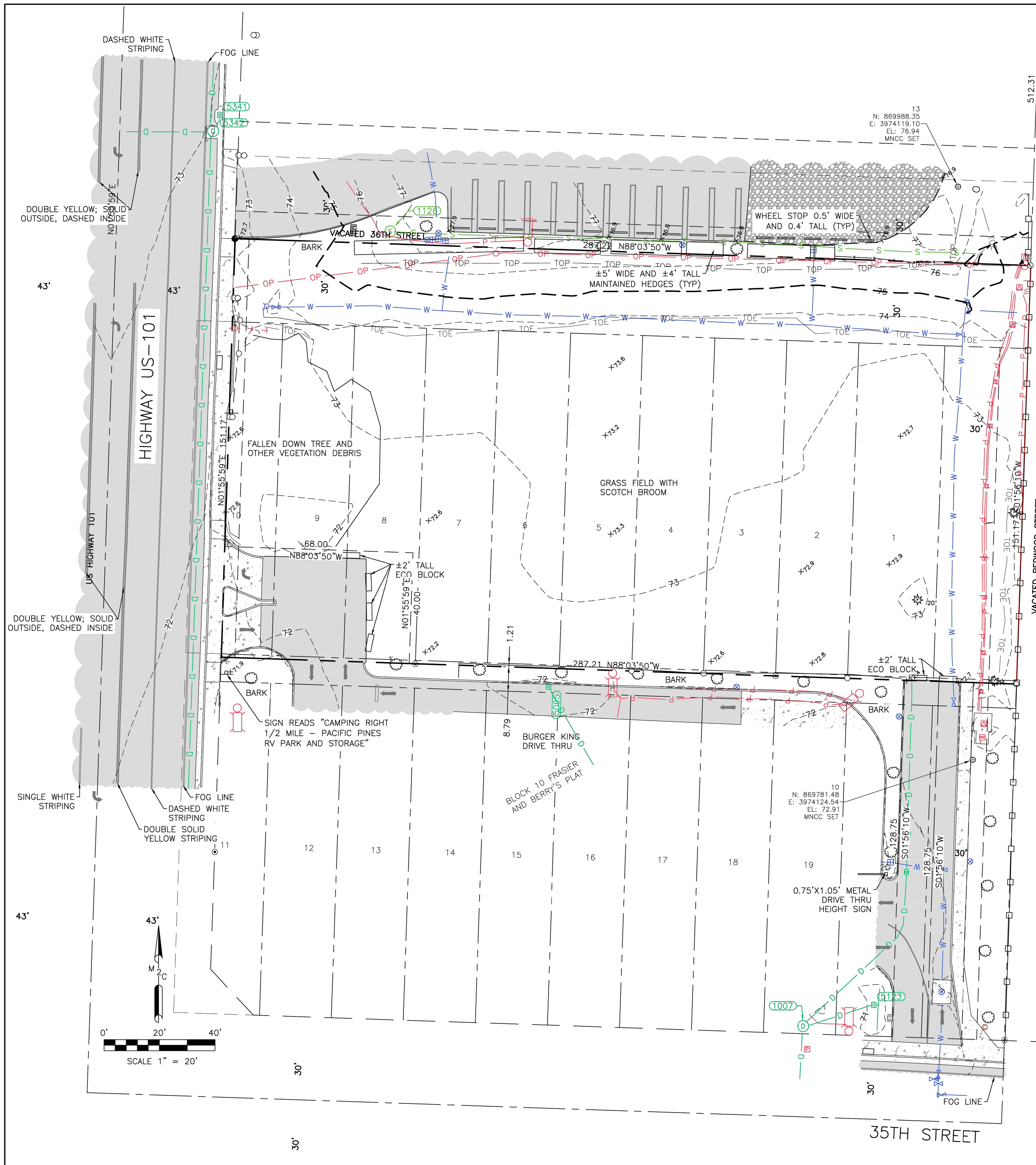
1. PLAT OF FRASIER & BERRY'S PART OF THE CITY OF FLORENCE, LANE COUNTY, OREGON.
2. RECORD OF SURVEY UNDER CSN 45252.
3. RECORD OF SURVEY UNDER CSN 30445
4. RECORD OF SURVEY UNDER CSN 23807

SHEET INDEX

- SV-1 ALTA TITLE SHEET, MONUMENT NOTES, DATUM, REFERENCE SURVEYS
- SV-2 TOPOGRAPHIC MAP, LEGEND, LEGAL DESCRIPTION, UTILITY NOTE, SURVEY NOTES



DATE 03/29/2023	REGISTERED PROFESSIONAL LAND SURVEYOR <i>Blair E Prigge</i>	 MTN2 COAST PROFESSIONAL LAND SURVEYORS 2320 MOTTMAN RD SW, STE 106 TUMWATER, WA 98512 360.688.1949	PROJECT NAME: FLORENCE, OREGON DOLLAR GENERAL ALTA/NSPS LAND TITLE SURVEY	SHEET NAME: SV-1
M2C PROJECT NO.: 23-053	OREGON JULY 09, 2002 BLAIR E PRIGGE 38985 RENEWS: 12/31/2024		CLIENT NAME: JSA CIVIL	SHEET NO. 1 OF 2
DRAWN TLM				
CHECKED PBJ				
APPROVED BEP				



- ### SURVEY NOTES
- INSTRUMENT USED: SOKKIA IX TOTAL STATION AND TOPCON VR GPS.
 - SURVEY COMPLETED 03/09/2023.
 - ALL MONUMENTS SHOWN AS FOUND VISITED 03/2023.
 - PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
 - CONTOURS WERE ESTABLISHED FROM FIELD MAPPING, 1' CONTOURS SHOWN.
 - MTN2COAST (M2C) WAS RETAINED BY CHARLIE SEVERS WITH JSA CIVIL TO COMPLETE AN ALTA/NSPS LAND TITLE SURVEY OF LANE COUNTY TAX PARCEL 1812232206800.

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.

UTILITY STRUCTURES

PT NO.	DESCRIPTION	ELEV
1007	SDMH	71.57
	CL CHANNEL 8"	69.2
	4 PIPE ON NORTH SIDE OF STRUCTURE	
1126	SSMH	76.28
	IE 8" PVC E	67.8
5342	SDMH LID HAS "S" ON IT	73.02
	IE CHANNEL 24" RCP , N, S	67.9
	IE 8" RCP W	68.5
	IE 12" RCP NE	69.9
5095	SDCB	71.63
	FULL OF DEBRIS	
5123	SDCB	70.87
	IE 4" PVC E	67.9
5341	SDCB	72.69
	IE 12" RCP S	69.9

DATE 03/29/2023
 SCALE 1" = 20'
 M2C PROJECT NO.: 23-053
 DRAWN TLM
 CHECKED PBJ
 APPROVED BEP

REGISTERED PROFESSIONAL LAND SURVEYOR
 Blair E. Prigge
 OREGON
 JULY 09, 2002
 BLAIR E. PRIGGE
 38985
 RENEWS: 12/31/2024

PROFESSIONAL LAND SURVEYORS
 MTN2COAST LLC
 2320 MOTTMAN RD SW, STE 106
 TUMWATER, WA 98512
 360.688.1949

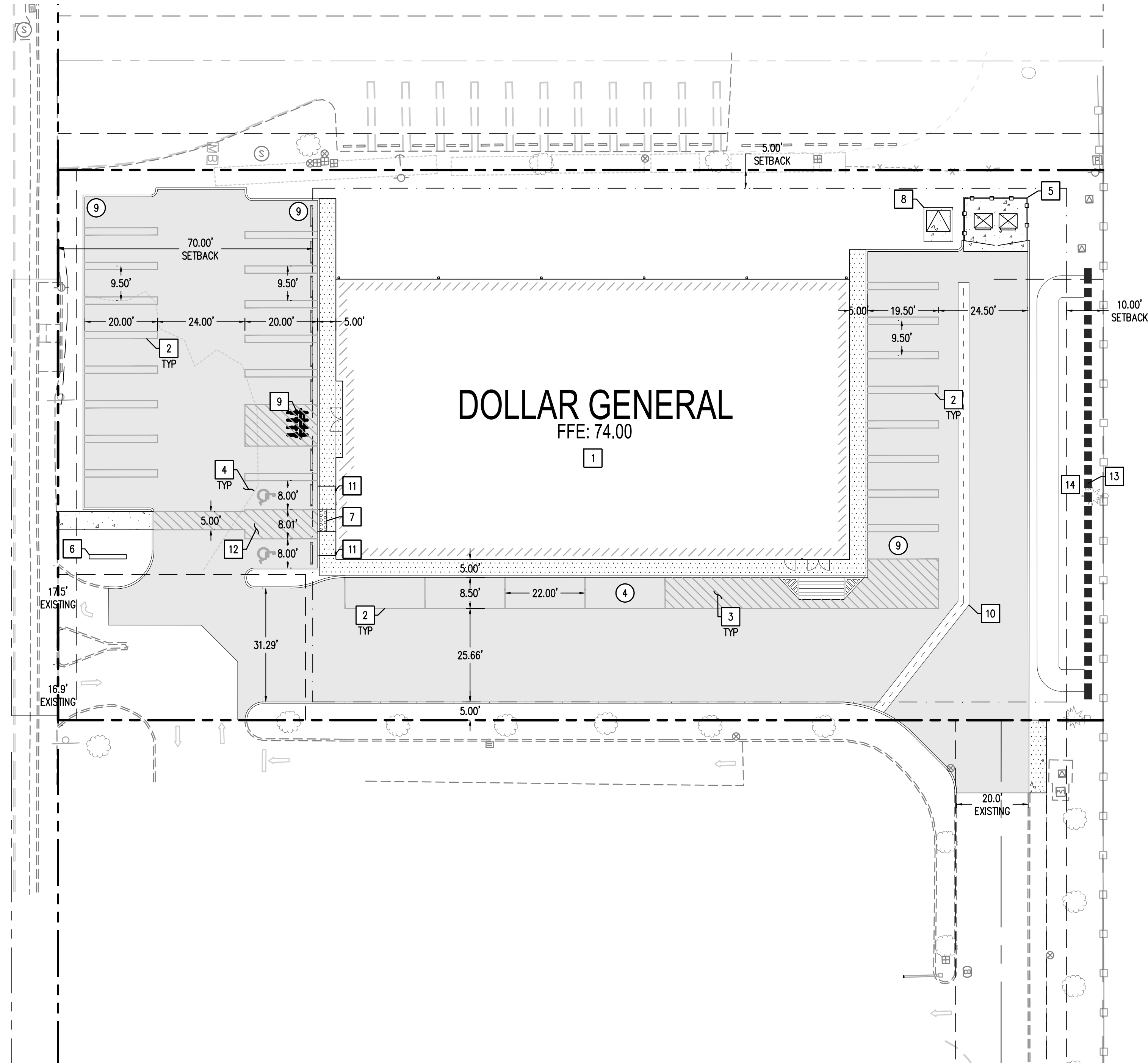
PROJECT NAME:
 FLORENCE, OREGON
 DOLLAR GENERAL
 ALTA/NSPS LAND TITLE SURVEY

CLIENT NAME:
 JSA CIVIL

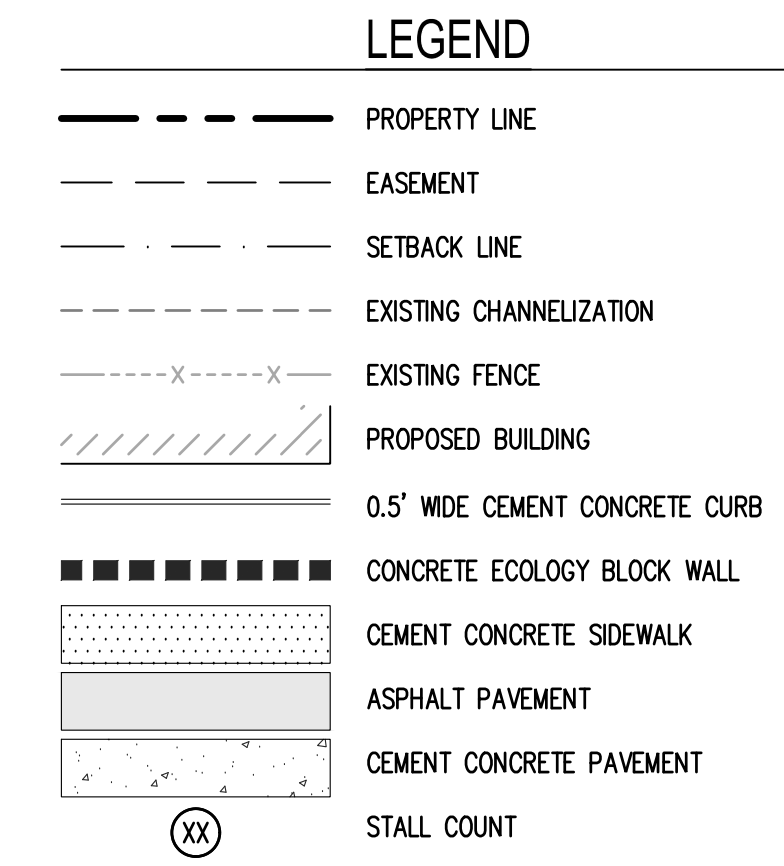
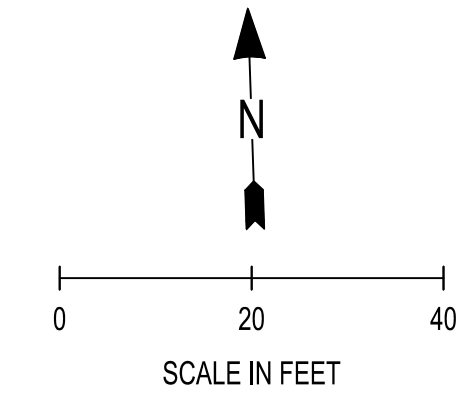
SHEET NAME:
 SV-2

SHEET NO.
 2 OF 2

US HIGHWAY 101

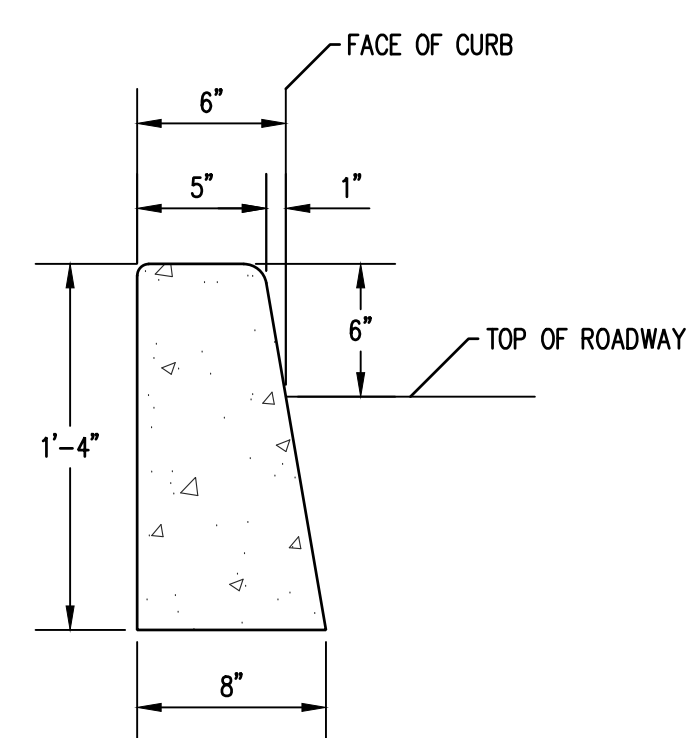


SITE DATA AND ZONING INFORMATION	
APPROXIMATE ACREAGE	0.99 ACRES ± (43,418 SF)
ZONING	H-C HIGHWAY COMMERCIAL
PARKING REQUIRED	1 PER 333 SF FLOOR SPACE = 10,640 SF / 333 SF 31.95 TOTAL SPACES
PARKING PROVIDED	31 TOTAL SPACES / 2 ACCESSIBLE SPACES
BIKE SPACES REQUIRED	1 PER 10 VEHICLE PARKING SPACES = 31 / 10 = 3.1 TOTAL REQUIRED = 4 SPACES
BIKE SPACES PROVIDED	4 TOTAL BIKE SPACES



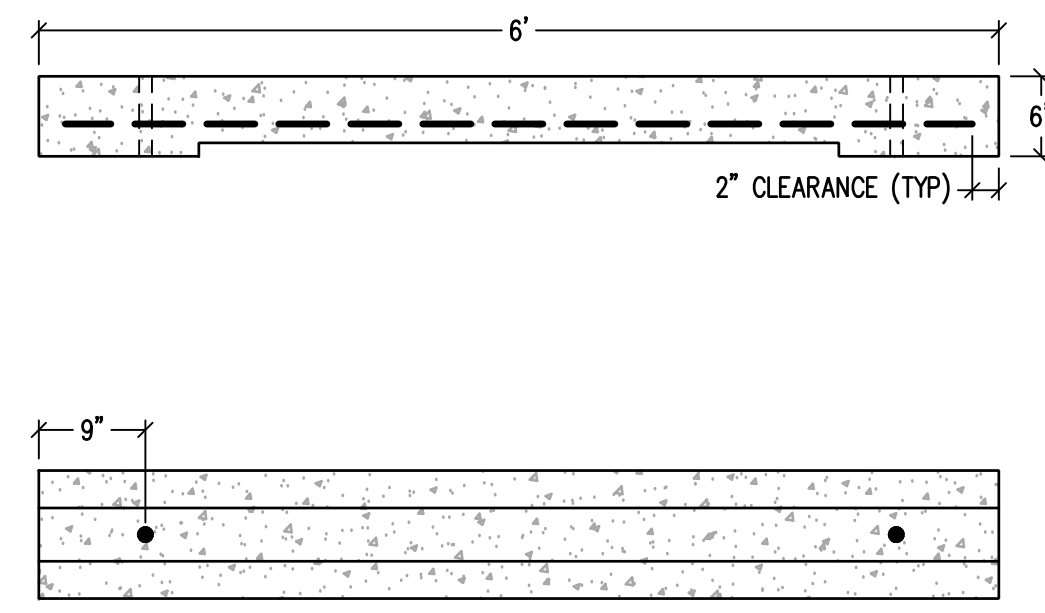
X CONSTRUCTION NOTES

1. PROPOSED BUILDING: SEE ARCHITECTURAL PLANS
2. 4" WIDE 90° PARKING STALL STRIPING
TWO (2) COATS OF YELLOW PAINT
W/ 7 MIL DFT PER COAT
3. 4" WIDE 45° DIAGONAL STRIPING AT 18" O.C.
TWO (2) COATS OF YELLOW PAINT
W/ 7 MIL DFT PER COAT
4. ACCESSIBLE PARKING STALL
4" WIDE 90° PARKING STALL STRIPING
TWO (2) COATS OF WHITE PAINT
W/ 7 MIL DFT PER COAT
5. TRASH ENCLOSURE: 6' TALL BOARD-ON-BOARD FENCING AROUND PERIMETER
6. LIGHTED PYLON SIGN: BY DOLLAR GENERAL SIGN VENDOR
7. PARALLEL CURB RAMP
8. CEMENT CONCRETE PAD FOR PAD MOUNT TRANSFORMER
9. FOUR 2' WIDE x 6' LONG BICYCLE PARKING STALLS
10. CEMENT CONCRETE VALLEY GUTTER
11. ACCESSIBLE PARKING PLACARD AFFIXED TO BUILDING
12. 4" WIDE 45° DIAGONAL STRIPING AT 18" O.C.
TWO (2) COATS OF WHITE PAINT
W/ 7 MIL DFT PER COAT
13. 2' WIDE x 4' TALL x 40' LONG CEMENT CONCRETE ECOLOGY BLOCK WALL
14. STORM RETENTION POND



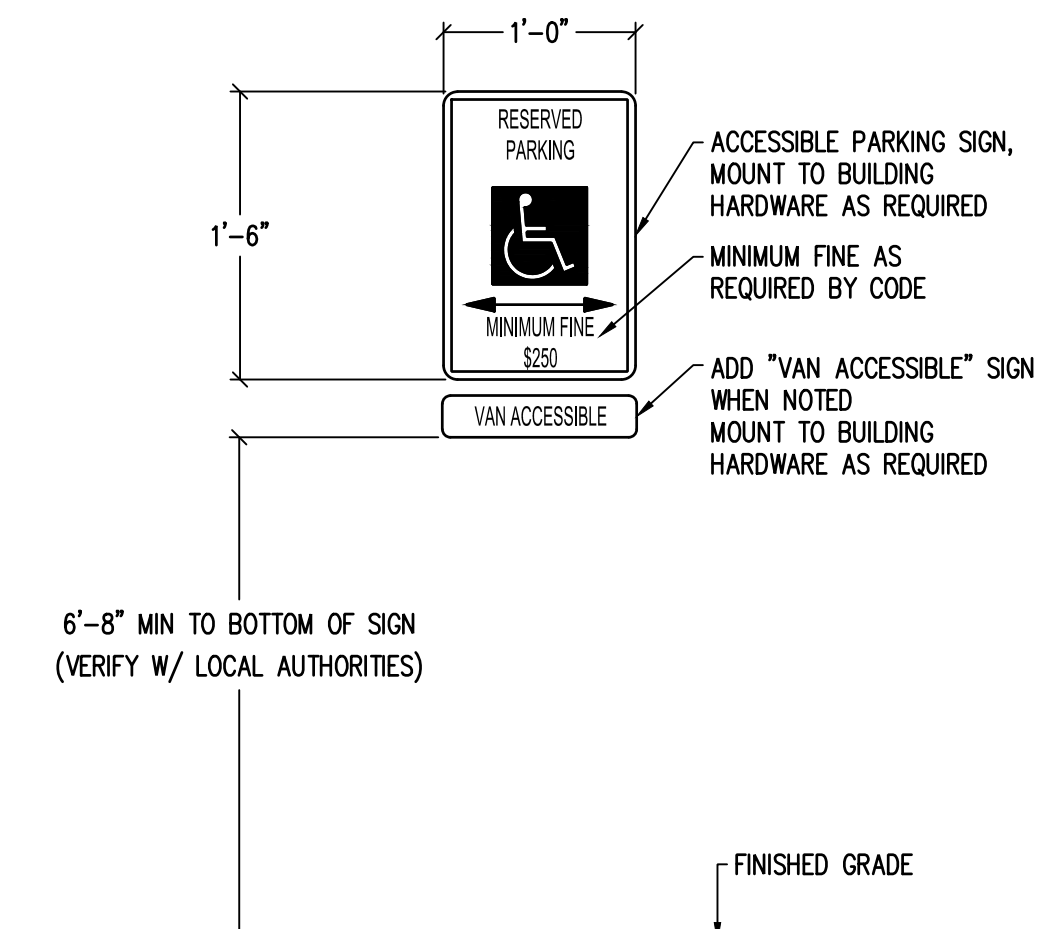
CEMENT CONCRETE BARRIER CURB
NTS

NOTES:
1. CONCRETE SHALL BE 4,000 PSI.
2. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PERMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE SPACE EVERY 15'.



PRECAST CEMENT CONCRETE WHEELSTOP
NTS

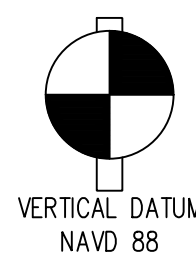
NOTE: CONCRETE FOR WHEEL STOP SHALL MEET 3,000 PSI (MIN) IN 28 DAYS



ACCESSIBLE PARKING SIGN AND POST
NTS

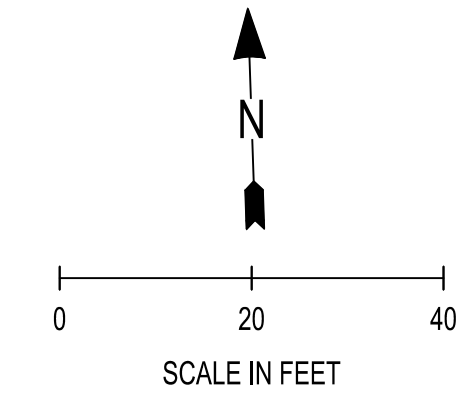
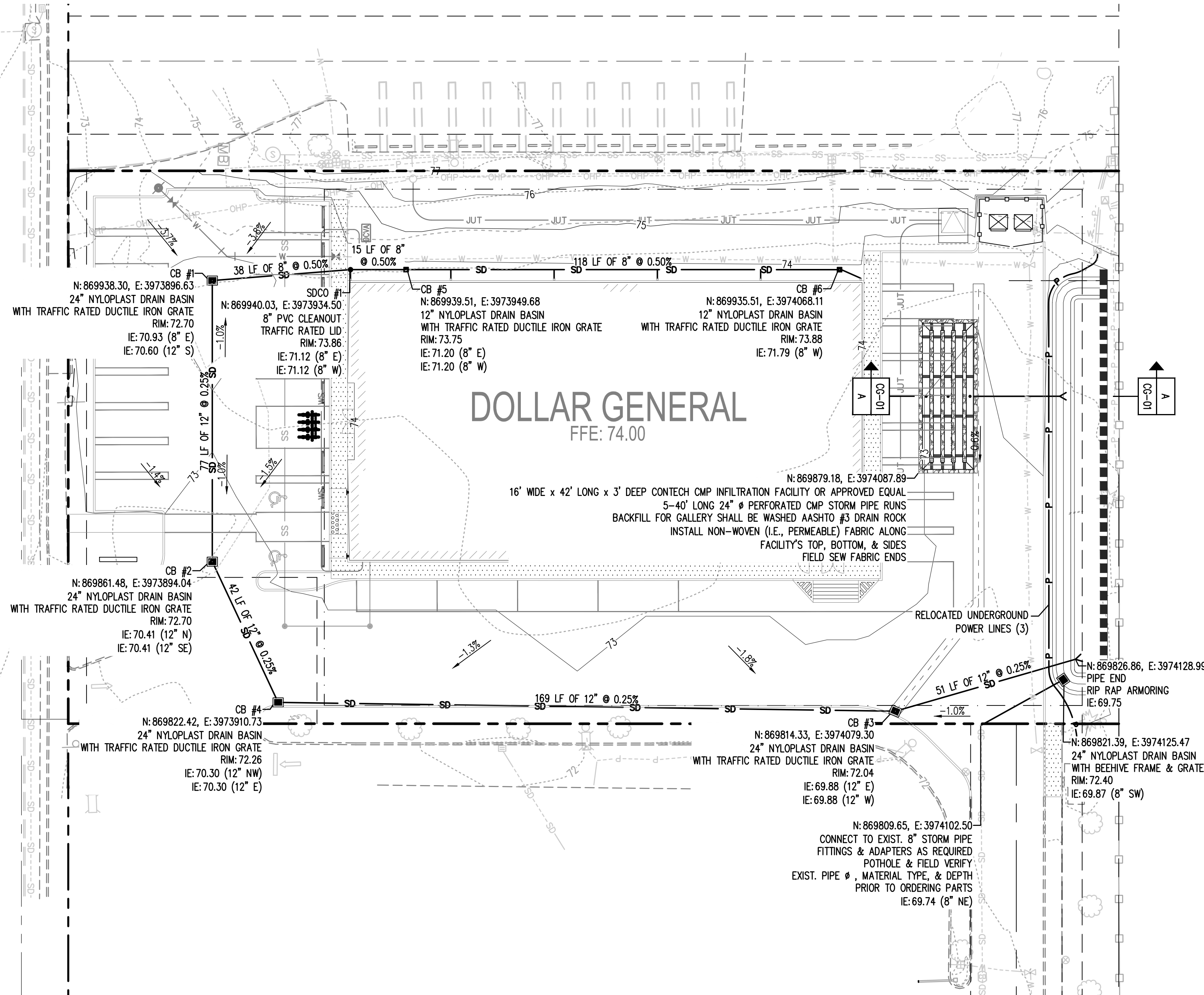
04_03_2023 09:08:26 AM User: severs PROJECTS\52 CAPITAL GROWTH\BUCHALTER\152.001 FLORENCE, OR DOLLAR GENERAL\ACAD\152.001 SP-01.DWG

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.



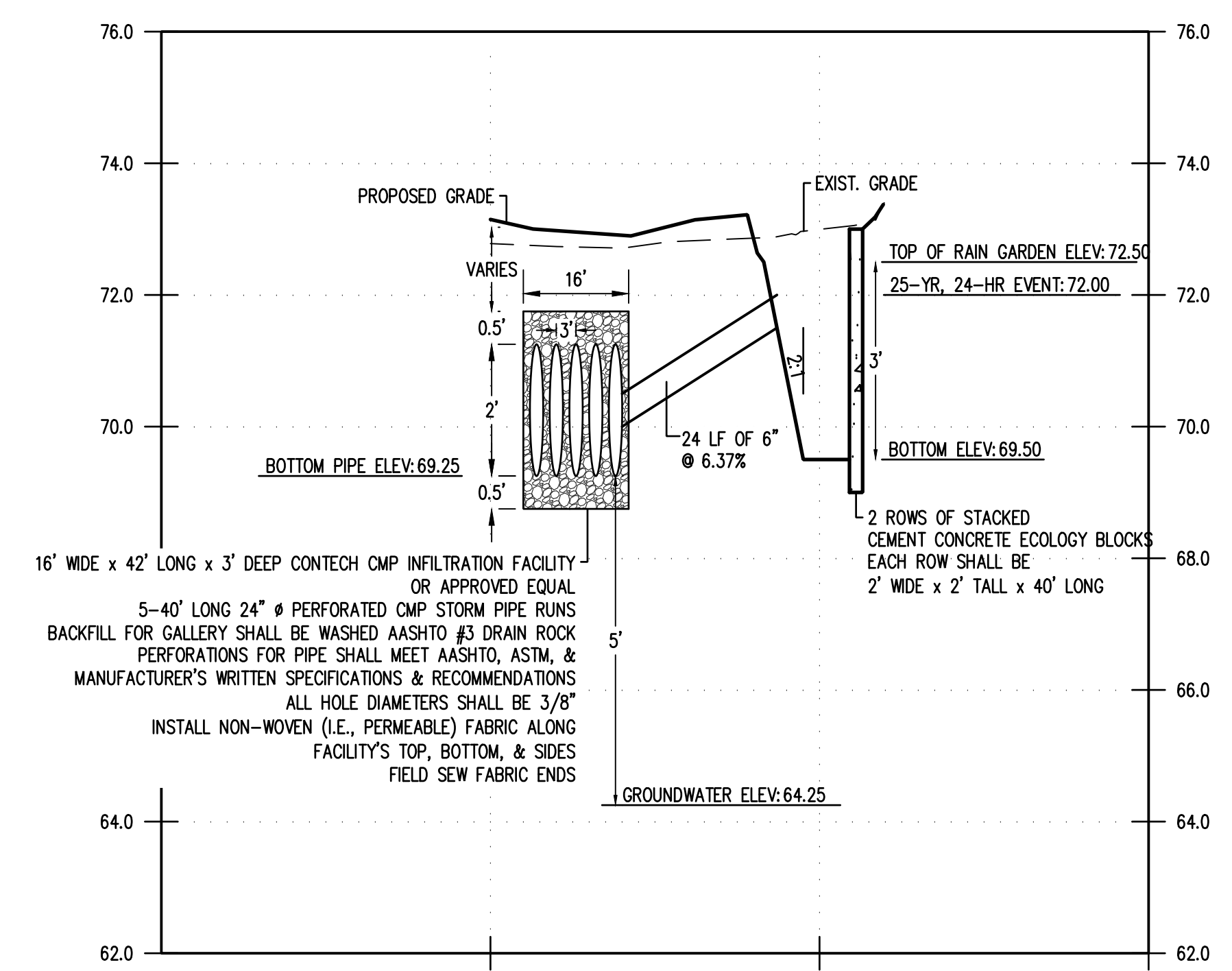
REVISIONS
PROJECT NO: 152.001 DRAWN: S. JANIK CHECKED: C. SEVERS SUBMITTAL DATES:
OTB DATE:
JSA CIVIL Engineering Planning Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
REGISTERED PROFESSIONAL ENGINEER 96077PE OREGON JUNE 30, 2024 CHARLIE SEVERS 10/03/2023
FLORENCE, OR DOLLAR GENERAL COMMERCIAL DEVELOPMENT PROJECT US HIGHWAY 101 FLORENCE, OR
CAPITAL GROWTH BUCHALTER
SHEET TITLE PRELIMINARY SITE PLAN
SHEET SP-01

US HIGHWAY 101

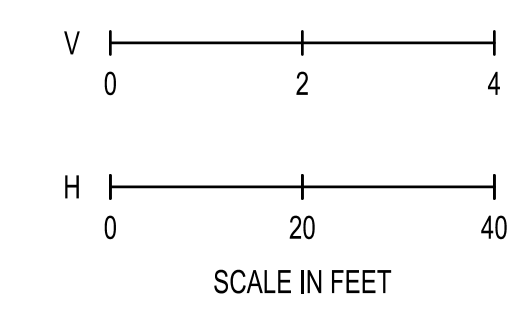


LEGEND

	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRADE BREAK
	EXISTING CHANNELIZATION
	EXISTING STORM LINE
	EXISTING CATCH BASIN
	PROPOSED BUILDING
	CEMENT CONCRETE CURB
	SAWCUT
	WATER LINE
	SEWER LINE
	STORM LINE
	CATCH BASIN
	AREA DRAIN
	STORM CLEANOUT



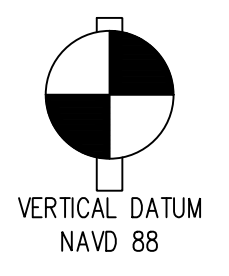
RAIN GARDEN WITH OVERFLOW STORAGE SECTION A-A



04/03/2023 0:08:15 PM User: ssevers
 N:\PROJECTS\152 CAPITAL GROWTH\BUCHALTER\152.001 FLORENCE, OR DOLLAR GENERAL\ACAD\152.001 CG-01.DWG

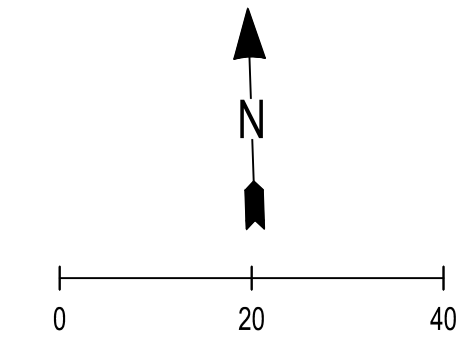
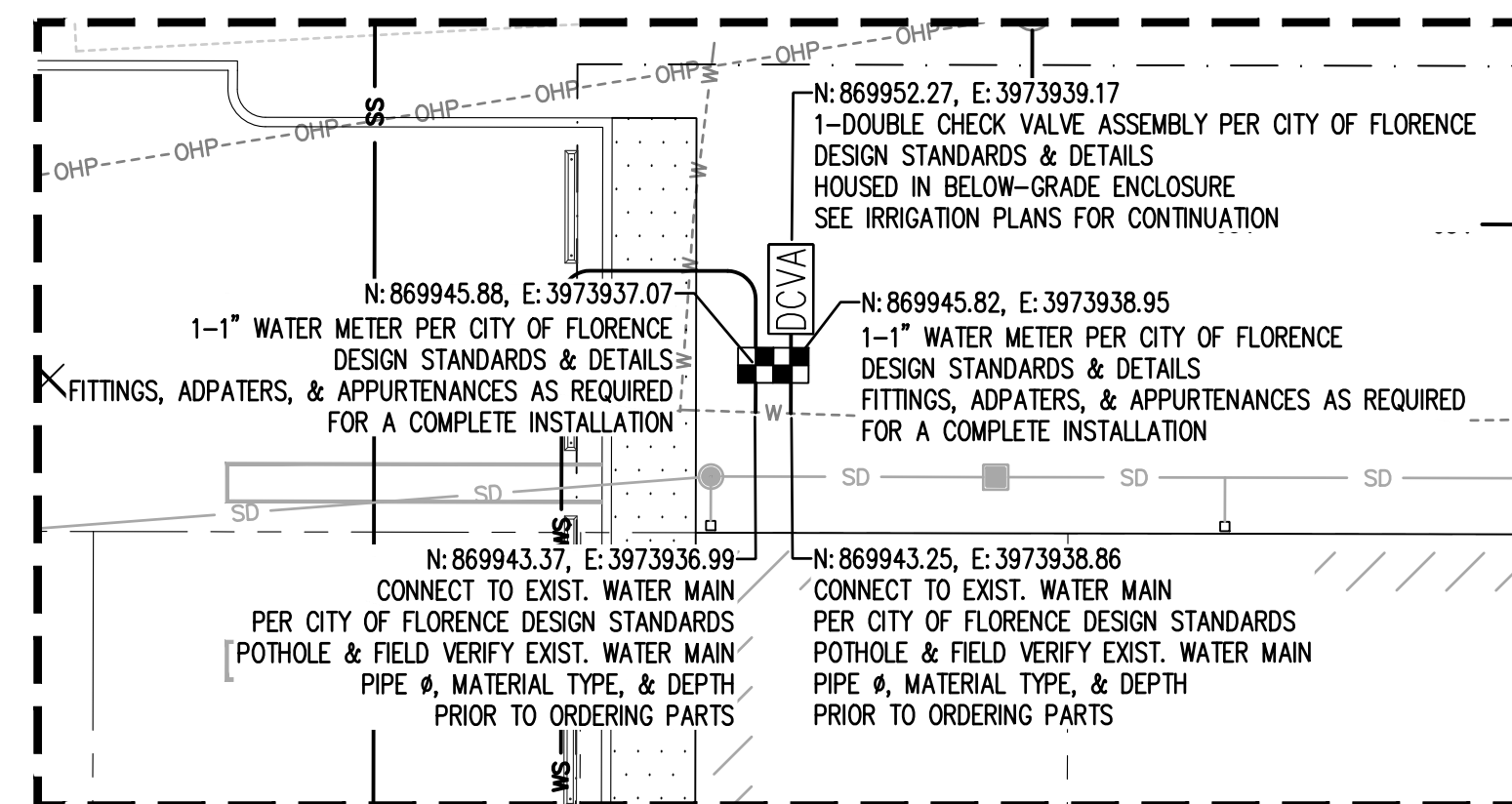
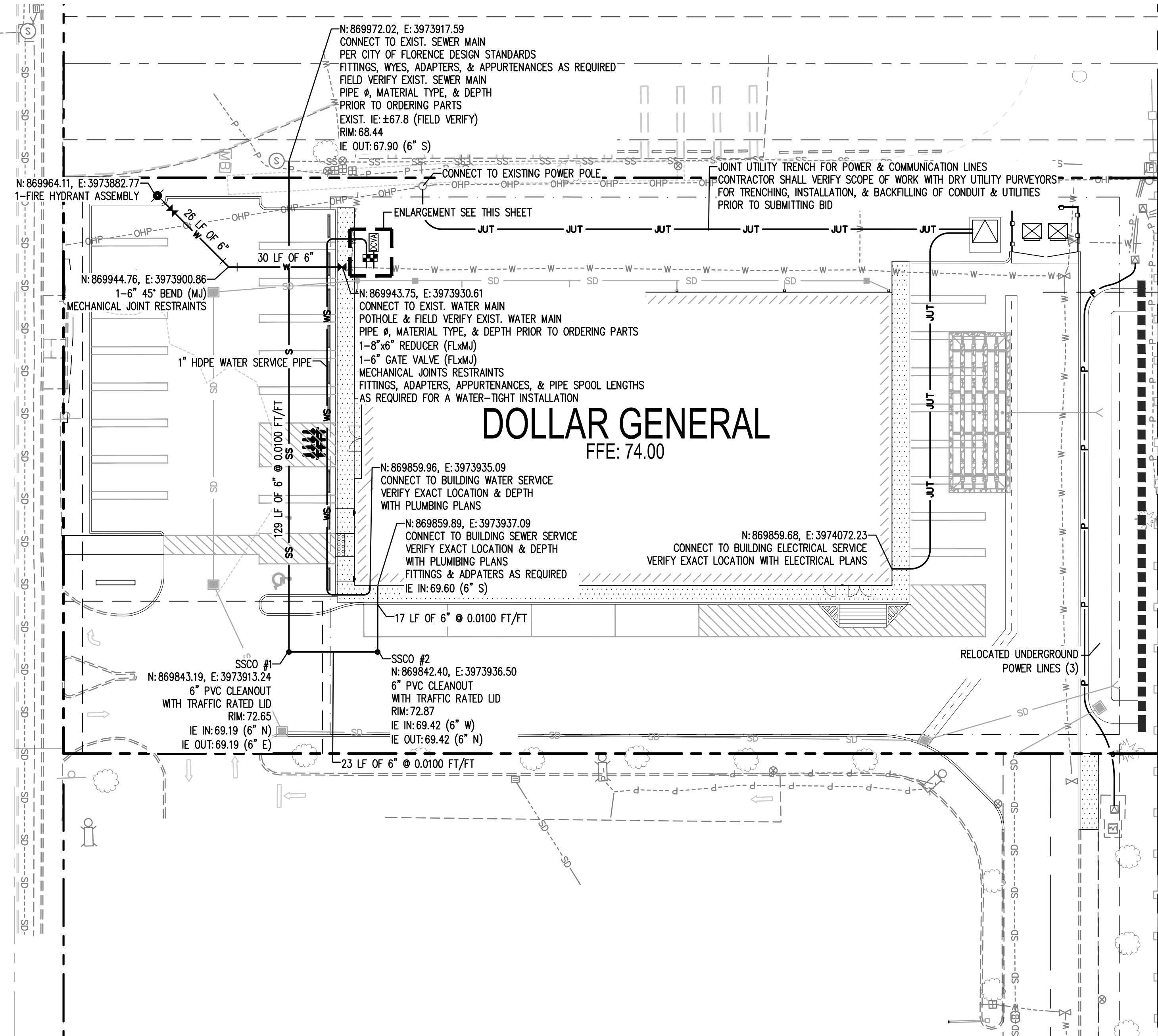
CALL BEFORE YOU DIG

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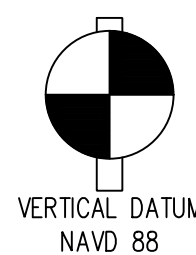
REVISIONS
PROJECT NO: 152.001 DRAWN: S. JANIK CHECKED: C. SEVERS SUBMITTAL DATES:
OTB DATE:
 JSA CIVIL Engineering Planning Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
 REGISTERED PROFESSIONAL ENGINEER OREGON JUNE 30, 2024 CHARLIE SEVERS
10/03/2023
FLORENCE, OR DOLLAR GENERAL COMMERCIAL DEVELOPMENT PROJECT US HIGHWAY 101 FLORENCE, OR
 CAPITAL GROWTH BUCHALTER
SHEET TITLE PRELIMINARY GRADING & STORMWATER PLAN
SHEET
CG-01

US HIGHWAY 101



LEGEND

- PROPERTY LINE
- EXISTING CHANNELIZATION
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD LINE
- EXISTING UNDERGROUND POWER
- EXISTING CATCH BASIN
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- STORM LINE
- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- REDUCED PRESSURE BACKFLOW ASSEMBLY
- SEWER CLEANOUT



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.

04_03_2023 09:58:57 - User: severs
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REVISIONS

PROJECT NO: 152.001
DRAWN: S. JANIK
CHECKED: C. SEVERS
SUBMITTAL DATES

OTB DATE

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

STAMP
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96077PE
OREGON
JUNE 30, 2024
CHARLIE SEVERS
10/03/2023

FLORENCE, OR DOLLAR GENERAL
COMMERCIAL DEVELOPMENT PROJECT
US HIGHWAY 101
FLORENCE, OR

CAPITAL GROWTH BUCHALTER

SHEET TITLE
PRELIMINARY WATER & SEWER PLAN

SHEET
UT-01