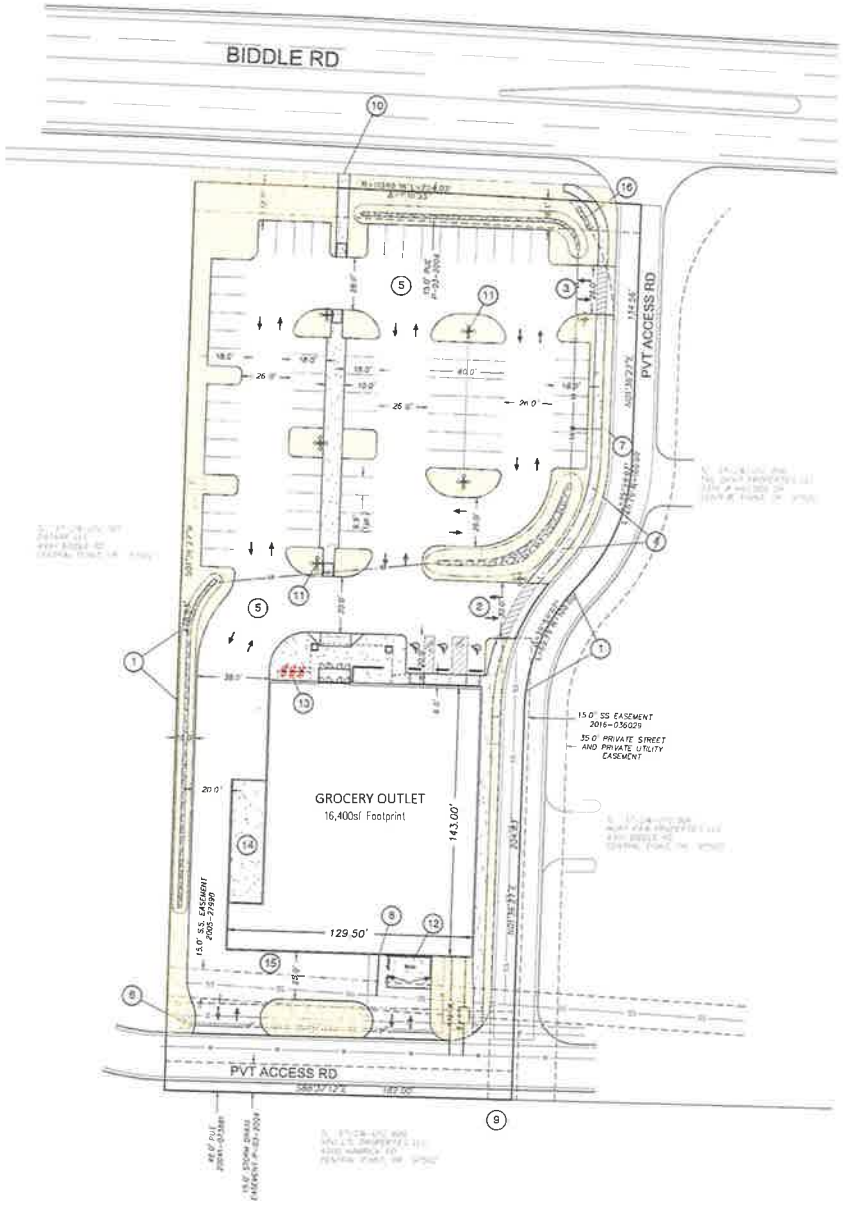
PRELIMINARY SITE PLAN

GROCERY OUTLET

Proposed Grocery Store

SITUATED IN THE SE1/4 SW1/4 SECTION 02, T37S, R02W W.M.
JACKSON COUNTY, OREGON
CITY OF CENTRAL POINT
JULY 2024



GRAPHIC SCALE

0 30 45 60 90

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
N.T.S.

SITE DATA & CALCULATIONS

[illegible]

SITE REQUIREMENTS
(C-5 COMMERCIAL DISTRICT)
Central Point Municipal Code Table 17.75.01

[illegible]

MAXIMUM BUILDING HEIGHT 35 ft

SITE DATA:

CONSTRUCTION OF NEW COMMERCIAL GROCERY STORE BUILDING WITH A TOTAL SITE ACREAGE = 2.24 ACRES

REQUIRED PARKING PER TABLE 17.64.02(B) OF THE CENTRAL POINT MUNICIPAL CODE:
(RETAIL SALES) REQUIRES 1 SPACE PER 1,000 SQ.FT.
16,400 SQ.FT. OF RETAIL / 200 SQ.FT. = 82 SPACES
TOTAL MAXIMUM NUMBER OF STALLS ALLOWED = 82
NO MINIMUM REQUIREMENT FOR PARKING

APPLICANT IS PROPOSING 75 PARKING SPACES WHICH IS BELOW THE MAXIMUM NUMBER OF STALLS

20% OF PROPOSED PARKING SHALL BE EV READY

ONE ADA STALL IS REQUIRED FOR EVERY 25 PARKING SPACES, THEREFORE 3 ADA PARKING STALLS ARE REQUIRED AND PROVIDED

0.33 BICYCLE PARKING SPACES ARE REQUIRED FOR EVERY 1000 SQ.FT. OF RETAIL AREA. 16,400 / 1000 * 0.33 = 5.41 SPACES REQUIRED. 6 BICYCLE PARKING SPACES ARE PROVIDED NEAR THE FRONT ENTRANCE

PROPERTY INFORMATION:

ADDRESS: 4951 BIDDLE ROAD – CENTRAL POINT, OR
MAP: 372W1C
TAX LOT: 802
ZONE: COMMERCIAL (C-5) TOURIST & OFFICE PROFESSIONAL
SURROUNDING ZONE: C-5 & C-4 & M-2
ACREAGE: 2.24 ACRES
TERRAIN: GENTLY SLOPING UN-DEVELOPED COMMERCIAL PROPERTY
STREETS: CITY OF CENTRAL POINT
STORM WATER: CENTRAL POINT & ROGUE VALLEY SEWER SERVICES
SANITARY SEWER: ROGUE VALLEY SEWER SERVICES
WATER SERVICE: CITY OF CENTRAL POINT
EXISTING LAND USE: HIGH DENSITY RESIDENTIAL
PROPOSED LAND USE: COMMERCIAL OFFICE & RETAIL
UTILITIES: WATER, SEWER, GAS, POWER, TELEPHONE, CABLE ONSITE

STORMWATER:

ALL RUNOFF FROM PROPOSED IMPERVIOUS SURFACES WILL BE COLLECTED AND ROUTED TO ONSITE STORMWATER TEATMENT AND DETENTION SWALES. THE SWALES WILL BE DESIGNED TO MAXIMIZE INFILTRATION WHILE PROVIDING THE DETENTION STORAGE UNDER THE SWALE WITH A 12" PERFORATED PIPE AND ROCK TRENCH SECTION. A STORMWATER REPORT DETAILING THE DESIGN AND R.V.S.S. REQUIREMENTS WILL BE PROVIDED AT THE TIME OF ENGINEERING PLAN REVIEW

STRUCTURAL ENGINEER:
STABILITY ENGINEERING INC
777 NE 2nd ST – STE 280
CORVALLIS, OR 97333
(541) 223-5360
CONTACT: PAUL SCHROEDER, P.E.

CIVIL ENGINEER/PLANNER:
RHINE-CROSS GROUP
112 N 5th ST – SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405
CONTACT: MARC CROSS, P.E.

OWNER:
RFS PROPERTIES, LLC
2316 W HILLSIDE DR
CENTRAL POINT, OR 97502

APPLICANT:
DICKERHOOF PROPERTIES
ATTN: DARREN DICKERHOOF
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

JURISDICTION:
CITY OF CENTRAL POINT
140 S. 3RD ST
CENTRAL POINT, OR 97502
(541)664-3321

SURVEYOR:
RHINE CROSS GROUP
112 N 5th ST – SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405
CONTACT: ORLANDO AQUINO, P.L.S.

SITEPLAN NOTES:

1. PROPERTY LINE PER PARTITION PLAT P-15/2017
2. PROPOSED NEW ACCESS DRIVEWAY. WIDTH AS SHOWN
3. EXISTING ACCESS DRIVEWAY TO BE USED FOR DEVELOPMENT. WIDTH AS SHOWN.
4. NEW 8' WIDE SIDEWALK ALONG NORTH/SOUTH PRIVATE ACCESS ROAD
5. PROPOSED ASPHALT PARKING AREA 45,110 sq. ft.
6. POINT OF CONNECTION TO EXISTING POWER, TELEPHONE AND COMMUNICATIONS LINE. RUN SERVICE LINES TO BUILDING IN UNDERGROUND CONDUITS GENERALLY AS SHOWN.
7. POINT OF CONNECTION TO EXISTING STORM SYSTEM. STORMWATER TO BE ROUTED TO ONSITE VEGETATED SWALES WITH UNDERGROUND DETENTION STORAGE AS REQUIRED TO MEET R.V.S.S. STANDARDS.
8. PROPOSED SANITARY SEWER LATERAL CONNECTION TO EXISTING R.V.S.S. SEWER MAIN.
9. NEW WATER METER TO BE INSTALLED. NEW FIRE SERVICE WITH NEW FIRE HYDRANT TO BE CONSTRUCTED PER CITY STANDARDS.
10. PROPOSED PEDESTRIAN CONNECTIONS TO STREET SIDE SIDEWALK
11. SITE LIGHTING ATTACHED TO BUILDING EXTERIOR AS WELL AS (7) LIGHT POLE FIXTURES LOCATED IN THE PARKING LOT.
12. PROPOSED CMU SCREENED TRASH ENCLOSURE
13. BICYCLE PARKING - PROVIDE (6) SPACES FOR BICYCLE PARKING
14. RECESSED LOADING DOCK
15. ON GRADE LOADING AREA
16. PROPOSED TENANT PYLON SIGN

SHEET INDEX

SP01 PRELIMINARY SITEPLAN
LS01 PRELIMINARY LANDSCAPE PLAN

DICKERHOOF PROPERTIES
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

RHINE-CROSS GROUP
ENGINEERING · SURVEYING · PLANNING
112 N 5th ST · SUITE 200 · P.O. BOX 997
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9380 rhun@rc-crp.com

REVIEWS 12-31-2025
07-15-2024

Grocery Outlet
4951 Biddle Road
CENTRAL POINT OREGON

SHEET NAME
SITEPLAN

DRAWN BY MDC
CHKD BY MDC
DATE [illegible]

REVISIONS

JOB NO.
2363

SHEET NO.
SP01