



# MEDFORD PLANNING

Date: 2-27-2026

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|---|---|---|
| <input checked="" type="checkbox"/> Building Department           | <input checked="" type="checkbox"/> Avista Utilities            | <input checked="" type="checkbox"/> Medford Irrigation District |
| <input checked="" type="checkbox"/> City Attorney                 | <input checked="" type="checkbox"/> Charter Communications      | <input type="checkbox"/> Rogue River Valley Irrigation          |
| <input checked="" type="checkbox"/> Engineering                   | <input checked="" type="checkbox"/> Hunter Communication        | <input type="checkbox"/> Talent Irrigation District             |
| <input checked="" type="checkbox"/> Engineering – Mike Casper     | <input checked="" type="checkbox"/> LS Networks of So. Oregon   | <input type="checkbox"/> Medford School Dist. 549C              |
| <input checked="" type="checkbox"/> Engineering – Karl MacNair    | <input checked="" type="checkbox"/> Lumen (Centurylink)         | <input type="checkbox"/> Phoenix School District 4              |
| <input checked="" type="checkbox"/> Engineering – Jennifer Ingram | <input checked="" type="checkbox"/> Pacific Power & Light       | <input type="checkbox"/> R.V. International Airport             |
| <input checked="" type="checkbox"/> Fire Department               | <input checked="" type="checkbox"/> Rogue Disposal              | <input type="checkbox"/> OR Dept. of Aviation                   |
| <input checked="" type="checkbox"/> Parks & Recreation            | <input checked="" type="checkbox"/> Rogue Valley Sewer Services | <input type="checkbox"/> Federal Aviation Admin.                |
| <input type="checkbox"/> Police Department                        | <input type="checkbox"/> Rogue Valley Transit District          | <input type="checkbox"/> Fire District #2                       |
| <input checked="" type="checkbox"/> Water Commission              | <input type="checkbox"/> US Post Office                         | <input type="checkbox"/> Fire District #3                       |
| <input type="checkbox"/> City Manager                             | <input type="checkbox"/> Jackson Co. Admin. Officer             | <input checked="" type="checkbox"/> ODOT                        |
| <input type="checkbox"/> Floodplain – Liz Hamblin                 | <input type="checkbox"/> Jackson Co. Health                     | <input type="checkbox"/> ODOT Rail                              |
| <input type="checkbox"/> Urban Renewal (MURA)                     | <input type="checkbox"/> Jackson Co. Planning                   | <input type="checkbox"/> OR Dept Fish & Wildlife                |
| <input type="checkbox"/> Alt Trans Advis Comm (ATAC)              | <input checked="" type="checkbox"/> Jackson Co. Roads & Parks   | <input type="checkbox"/> Army Corps of Engineers                |
| <input type="checkbox"/> DLCD – Josh LeBombard                    | <input type="checkbox"/> Jackson Co. Surveyor                   | <input type="checkbox"/> Bear Creek Watershed Council           |

<b>File No.</b>	AC-26-006	<b>Project Name:</b>	Habitat For Humanity Restore expansion
<b>Agent Contact:</b>	<p>Consideration of a request for a proposed phased expansion of the Habitat For Humanity Restore, an existing commercial development consisting of three buildings located on a single parcel totaling approximately 3.55 acres (3.75 gross acres). (The property is currently being reviewed for a three-lot partition, tentatively approved with LDP-24-168.) The proposed expansion consists of a 19,105 square foot addition to the existing Habitat for Humanity Restore building, along with a 3,049 square foot administration building to be sited at the northeast corner of the site. The parcel is located south of Garfield Street and fronted by Loyalty Way along its northern boundary and S. Pacific Highway along its western boundary (Addresses: 2201, 2207 &amp; 2233 S Pacific Highway), and zoned C-R (Regional Commercial) (371W32C TL 700).</p> <p><b>Associated:</b> LDP-24-168, PA-25-214, FP-25-418</p>		
Amy Gunter info@rogueplanning.com			
<b>Planner:</b>			
Dustin Severs Dustin.Severs@cityofmedford.org			

A Land Development Committee meeting is scheduled for Wednesday, March 18, 2026, at 9:30 a.m. via Zoom webinar.

Link to join the webinar: <https://us02web.zoom.us/j/83028661620>

Webinar ID: 830 2866 1620

Attached are documents for your review. Please investigate and submit a written report setting forth any necessary conditions as required of your department/agency for approval to the Planning Department within ten working days.

If no comments are received within the 10-day review period, it will be assumed that there are no comments.

If you have any questions, please contact the planner listed above. Thank you.

ROGUE PLANNING & DEVELOPMENT SERVICES, LLC



# Habitat For Humanity Restore Addition and Administrative Office Development

Site Plan and Architectural Review

**SITE PLAN and ARCHITECTURAL REVIEW**  
**For an addition to the Habitat for Humanity Restore**  
**And construction of a new Administrative Office Building**

**Property Owner:** Habitat for Humanity Rogue Valley  
2201 South Pacific Highway  
Medford, OR 97501

**Agent:** Rogue Planning & Development Services, LLC  
1314-B Center Dr., PMB#457  
Medford, OR 97501

**Project Management:** Steve Ennis  
152 Manzanita Street  
Ashland, OR 97520

**Architectural Design:** CDArchitects  
1175 E. Main Street, Suite 2E  
Medford, Oregon 97504

**Engineering Services:** AKS Engineering & Forestry  
Marquess & Associates  
PO BOX 490  
Medford, OR 97501

**Landscape Design:** Madera Designs Inc  
2994 Wells Fargo Drive  
Central Point, OR 97502

**Subject Properties:** 2233 S Pacific Highway (future Parcel 1)  
2207 S Pacific Highway (future Parcel 3)

**Map & Tax Lot:** 37 1W 32C; 700 (Partition Plat Pending)

**General Land Use Plan:** Commercial

**Zoning:** Regional Commercial

**Overlays:** Frequent Transit Corridor

**Project proposal:**

The application seeks approval for a Site Plan Review application that allows for the expansion of the Habitat for Humanity Restore located at 2233 South Pacific Highway. Additionally, the request includes a 2,925 square foot single-story office building to the south of the metal shop building at 2207 South Pacific Highway.

**Property Description:**

The parent parcel was recently divided as part of a three-lot partition. The proposed development is for two of the three Parcels.

**Parcel 1:**

The subject property is a 1.48-acre tract that is on the east side of the South Pacific Highway (part of the Habitat for Humanity property which has a pending plat).

The subject property is approximately 100 feet south of the Loyalty Way and South Pacific Highway intersection and 207 feet north of the intersection of Charlotte Ann and South Pacific Highway. The property is occupied by an 11,580 square foot structure constructed largely in 1963 with a 1994 addition. The structure is occupied by the Habitat for Humanity ReStore. The ReStore occupies both the indoor structure as well as approximately 40,470 square feet of uncovered, outdoor storage and sales area spread between the entire Habitat for Humanity property area.

The subject property and the immediately adjacent properties are designated as General Land Use Plan (GLUP) designated as Commercial. The zoning designation is Regional Commercial. Properties abutting Charlotte Anne and adjacent to the subject property are also zoned Regional Commercial. The properties to the east abutting Charlotte Ann are zoned Urban High Density.

The property to the east, northeast, and southeast are vacant commercial land.

South Pacific Highway is an Oregon Department of Transportation (ODOT), State Highway (OR HWY 99S). It is classified as Major Arterial Street. It is 76.8 feet wide right of way (ROW) along the frontage of the property. The highway is improved with four travel lanes, a left-only center turn lane, a three-to-four-to-four foot wide park row, and a seven-foot sidewalk.

There is a 12.87-foot Public Utility Easement (PUE) along the property frontage. A 15-foot-wide utility and access easement along the east property line. There is a 20-foot-wide right-of-way and utility easement serving a cellular tower on the property at 2207 S Pacific Highway.

Access to the property is via two driveway access points. A driveway from the highway is approximately 205 feet from the Loyalty Way intersection with South Pacific Highway. Access easements are available leading from the driveway through the Restore site to Parcel 2 which is occupied by the current Habitat

for Humanity Administrative offices. The share access driveway extends through to Parcel 3 and along the north side of Parcel 2, leading to a driveway access to Loyalty Way.

The property is largely asphalted where not occupied by a structure. There are approximately 43,636 square feet of asphalt areas. There is a public parking area between the building and the highway. There are 20 striped parking spaces within the parking area between the building and the street for the Restore structure.

There are no significant natural features on the property.

Parcel 3:

2207 S Pacific Hwy. is Parcel 3 of the recent partition. The 44,428 square foot (1.02 acre) parcel is occupied by a 5,421 square foot single-story metal shop building on a concrete slab. A cellular phone tower is to the south of the shop building. There is a paved material storage yard between the building and Loyalty Way.

Loyalty Way is a Commercial street and the property has proposed adequate dedication during the previously approved partition platting to provide required right of way dedication.

There are no significant natural features on the property.

### **Detailed Proposal:**

Rogue Valley Habitat for Humanity proposes a two-phase redevelopment of its multi-parcel lot. The project spans Parcel 1 and Parcel 3, both zoned C-R (Regional Commercial) within a Frequent Transit Corridor (FTC). The proposal modernizes and expands the existing Habitat ReStore, improves circulation and stormwater facilities, and establishes a new administrative office building to support long-term organizational operations. This allows for the sale of the Parcel 2 which houses the Administrative Offices and approximately 6,000 square feet of storage for the ReStore.

### **1. Parcel 1 - ReStore Expansion & Site Improvements**

Parcel 1 consists of 65,226 sq. ft. (1.50 acres) and currently supports the main Habitat ReStore building, outdoor sales and storage areas, donation drop-offs, and associated parking areas. Portions of the existing building are identified for demolition to accommodate a modernized building footprint and site circulation improvements.

The proposal includes demolition of approximately 4,296 square feet of existing structure, retaining retail store front of 7,095 square feet and construction of:

- 9,051 square foot covered outdoor retail area
- 4,875 square foot processing / warehouse area
- 4,853 square foot covered drop-off/receiving area

The existing block with covered entry portion of the ReStore will remain. The proposed addition is taller than the single-story block building. The new portion of the ReStore will have metal siding. The new addition will add height and enhance the storefront. The proposal requires the development of landscape areas and stormwater planters which improve the sites' environmental sustainability and reduces unchecked stormwater from the fully paved site. The proposal improves pedestrian amenities by providing interconnected pedestrian walkways that lead from the street frontage through the parking area and to the ReStore, through to the Administrative office building. Additionally, the proposal allows for updated building signage. These materials are consistent with modern commercial construction and improve the appearance of the existing ReStore.

The proposed ReStore addition is to eliminate the 40,470 square feet of uncovered, outdoor, storage and sales area. The proposed addition is not anticipated to increase or alter traffic impacts because the proposal is for a structure to cover an outdoor sales "floor" to better preserve the donated items.

Parcel 1 provides 29 parking spaces, including six (6) EV-ready stalls. ADA accessible parking and accessible paths are incorporated into the new parking layout.

A 24-foot shared access easement is proposed along the center of the property. This easement will connect all parcels internally and provide unified access to both Loyalty Way and S. Pacific Highway, creating a cohesive circulation network that improves traffic flow, emergency access, and delivery vehicle maneuvering. An access easement along the south side of the property is also proposed to allow access between this parcel and the adjacent lot to the east (371W32C - 800).

New landscaping is proposed along the perimeter of the building, internal drive aisles, and parking areas. Plantings include deciduous street trees, shrubs, and ground covers that enhance the site's appearance and provide shade.

Stormwater generated by the expanded building and paved areas is routed to on-site infiltration planters.

## **2. Parcel 3 – New Habitat Administrative Office Building**

Parcel 3 consists of 44,428 sq. ft. (1.02 acres). This site is the location of the cabinet shop building. To the east of the cabinet shop, a new 3,049 sq. ft. administrative office building is proposed. The office program includes:

- Multiple private offices for executive, operations, construction, marketing, volunteer coordination, and bookkeeping staff

- A 382 sq. ft. conference room
- A 253 sq. ft. reception/lobby
- A staff room, ADA restroom, and ADA shower
- 1,155 sq. ft. of attic storage accessed by interior stairs

Exterior materials include EIFS cladding, corrugated metal siding, standing-seam metal roofing, metal trim, and select wood accents, providing a durable and cohesive architectural identity consistent with the broader Habitat campus.

Parcel 3 provides:

- 15 parking spaces, which meets the maximum allowed for a commercial office of this size
- 3 EV-ready stalls
- 2 bicycle parking spaces

Cross-access easements connect Parcel 3 directly to Parcel 1 and extend through to both Loyalty Way and S. Pacific Highway, ensuring seamless internal circulation. The site is mid-block between Loyalty Way and Charlotte Ann. In the near future, Center Drive will connect through Loyalty Way to Charlotte Ann creating a complete block. The block will be less than the maximum allowed. The easements reduce the need to travel on the public streets to go between the properties to limit access to the highway.

Landscaping around the office building includes a mix of trees, shrubs, and park-strip plantings that frame the building and parking areas. Stormwater is handled by on-site infiltration facilities integrated into the landscape.

### **3. Phasing Plan**

#### **Phase 1 – Parcel 1 (ReStore)**

- Demolition of the outdated building section
- Construction of expanded retail, warehouse, drop-off, and covered areas
- Installation of new parking, EV conduits, ADA facilities, stormwater improvements, and landscaping
- Establishment of the cross-access system

#### **Phase 2 – Parcel 3 (Administrative Office)**

- Construction of the new office building
- Parking, landscaping, and stormwater improvements
- Completion of the circulation network connecting both parcels

Thank you for your time.

Amy Gunter  
Rogue Planning & Development Services, LLC



Figure 1: AERIAL PHOTOGRPAH OF SITE

IN THE MATTER OF AN APPLICATION FOR A SITE PLAN AND	)	
ARCHITECTURAL REVIEW FOR THE PROPERTY IDENTIFIED AS	)	FINDING OF FACT
T371W32C TAX LOT 700. FUTURE PARCELS 1 AND 3	)	AND
HABITAT FOR HUMANITY ROGUE VALLEY: APPLICANT	)	CONCLUSIONS
ROGUE PLANNING & DEVELOPMENT SERVICES, LLC: AGENT	)	OF LAW

**Section 10.200 Site Plan and Architectural Review**

Type III Commercial and Industrial Development

10.200.(5) *Site Plan and Architectural Review Approval Criteria (Types II and III).*

(a) The Site Plan and Architectural Commission, SPAC – Type III Review, shall approve a site plan and architectural review application for a commercial or industrial development, if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:

- (i) The proposed development is compatible with uses and development that exist on adjacent land, and

Finding:

The proposal includes expansion of the existing Habitat for Humanity ReStore on Parcel 1 and construction of a new administrative office building on Parcel 3. Both improvements occur within the Regional Commercial (C-R) zoning district, where commercial and service-oriented uses are permitted and expected.

The surrounding properties support a mix of uses that are compatible with the proposed development. To the north is a vacant commercial parcel planned for the future Medford Food Co-op. To the west is a large parking area serving Rogue Credit Union. To the east is additional vacant commercial land. Across South Pacific Highway to the south is the Harry & David warehouse facility, a large commercial/industrial operation.

The proposed ReStore additions, including expanded retail space, warehouse functions, and a covered drop-off area, are consistent with the scale and character of development in the vicinity and do not introduce any incompatible or higher-intensity use than what is already present in the subject property and is not incompatible with the area.

The new administrative office building is modest in size, commercial in nature, and appropriately located among surrounding commercial properties.

The proposed buildings utilize materials, forms, and site layout typical of commercial development in the C-R zone. Landscaping, upgraded parking areas, and improved circulation further support compatibility by enhancing the appearance and organization of the site.

(ii) The proposed development complies with the applicable provisions of all City ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in Section 10.186.

Finding:

The proposed development complies with all applicable provisions of the Medford Municipal Code, including the development standards of the Regional Commercial (C-R) zoning district, the parking and bicycle requirements, landscaping and buffering standards, circulation requirements, and site development regulations.

Restore (Parcel 1): the building coverage, building placement, site circulation, parking configuration, landscaping quantities, and stormwater improvements conform to the applicable standards. Parking on Parcel 1 is below the maximum allowed for commercial development, and the property qualifies for no minimum parking due to its location within 0.50 miles of a Frequent Transit Corridor. Required EV-ready spaces and bicycle parking are also provided.

Administrative Office (Parcel 3): the new administrative office building complies with C-R dimensional standards, including building coverage, height, and setbacks. The parking count meets the maximum allowed for this use, EV-ready and bicycle parking requirements are satisfied, and the layout provides safe and adequate circulation. Landscaping is provided consistent with code requirements.

A request to consider the constrained highway right of way of the existing roadway as a Legacy Street is requested as part of this application. Findings addressing the criteria are attached.

**Section 10.200(F) Conditions of Approval**

In approving a site plan and architectural review application, the approving authority may impose, in addition to those standards expressly specified in this code, conditions determined to be reasonably necessary to ensure compliance with the standards of the code and the criteria in Subsection (E) above, and to otherwise protect the health, safety and general welfare of the surrounding area and community as a whole.

Finding:

The applicant understands that the city can impose conditions of approval regarding circulation, design, exterior elements, height, mass and impose other design restrictions.

### **10.337**

#### **Uses Permitted in Commercial and Industrial Zoning Districts.**

##### Finding:

The proposed development on Parcel 1 and Parcel 3 includes expansion of the Habitat for Humanity ReStore and the construction of a new administrative office building. Both elements, office and retail are consistent with uses permitted in the Regional Commercial zone.

### **10.426**

#### **Street Circulation Design and Connectivity.**

##### Finding:

The proposal incorporates street circulation and connectivity improvements. The development provides dedicated and shared access routes that link the sites internally and externally in a manner that contributes to the overall connectivity of the area.

Specifically, the project establishes cross-parcel vehicular access and shared easements that connect Parcel 1 and Parcel 3 to one another and to the surrounding public street network via Loyalty Way and S. Pacific Highway. This coordinated access ensures that vehicles, pedestrians, and service traffic can move safely and efficiently between parcels and out to the adjacent public rights-of-way.

Internal driveways and easements are aligned to allow phased construction while maintaining access continuity throughout development and use. The proposed circulation layout also supports pedestrian movement within both parcels by providing sidewalks and safe walkways that tie to external pedestrian infrastructure along Loyalty Way and S. Pacific Highway.

Furthermore, an access easement is provided to the adjacent property to the east at 371W32C - 800.

Where possible, a six-inch raised curb (along the east / west driveway shared between the three parcels and providing the primary site access from Loyalty Way. The internal driveway system has a 24-foot travel lane serving head-in parking that is proposed along the west side of the proposed Restore Structure and on the east side of the existing Administration Building (redevelopment site).

The property is mid block between Loyalty Way and Charlotte Ann Road with a block face of 590 feet. To the north of the subject property, Center Drive is proposed to be extended through to Charlotte Anne Road which creates a block that is approximately 3,200 feet which is less than the maximum block length in the Commercial Zone. Additionally the cross access easement reduces vehicular need to use the highway to travel between the properties and reduces driveway intersections with the highway.

## **10.721**

### **Commercial and Industrial Site Development Standards.**

#### Finding:

The proposed development complies with the lot coverage and setback standards of the C-R zoning district. The Regional Commercial zone allows a maximum lot coverage of 50%, and the proposal remains below this threshold on both parcels, with Parcel 1 at approximately 42% coverage and Parcel 3 at approximately 19%. All buildings are placed outside required setback areas, with both the ReStore expansion and the new administrative office maintaining appropriate separation from property lines and public rights-of-way.

### **Large Retail Structures (10.722 – 10.725)**

#### Finding:

The proposed development does not qualify as a Large Retail Structure

### **Grading and Drainage Requirements (10.727 – 10.729)**

#### Finding:

The project includes grading activities necessary to construct the ReStore additions, the new administrative office building, parking areas, drive aisles, and stormwater facilities. Grading is designed to direct runoff toward stormwater treatment and infiltration facilities, ensuring positive drainage and preventing adverse impacts to adjoining properties.

An excavation and grading permit will be obtained prior to commencement of any grading activities. The grading plan identifies finished floor elevations, surface drainage patterns, storm drain system components, and erosion control measures consistent with City requirements. Stormwater infiltration planters and associated elements are incorporated into the design, meeting the drainage provisions.

The proposed grading does not create excessive slopes, unstable conditions, or drainage patterns that would negatively affect adjacent land or public rights-of-way. All runoff will be treated and detained on-site through the planned stormwater management facilities shown on Attachment C1.

### **Fencing (10.731 – 10.735)**

#### Finding:

The project includes installation of new 8-foot square tube steel security fencing around portions of the ReStore building addition, as shown in the architectural elevations. This fencing is located outside of required vision clearance areas and does not obstruct visibility for vehicles or pedestrians. Existing

chain-link fencing on the property is retained and all retained fencing complies with height and placement requirements for commercial zones.

### **Off-Street Parking and Loading Requirements (10.741 – 10.751)**

Finding:

The subject properties are located within 0.50 miles of a Frequent Transit Corridor, which eliminates minimum parking requirements for commercial development. Despite this exemption, Parcel 1 provides 29 parking spaces, including 6 EV-ready stalls, and Parcel 3 provides 15 parking spaces, including 3 EV-ready stalls. These parking totals remain below the maximum parking ratios permitted for the Regional Commercial zoning district.

Bicycle parking requirements are also met. Parcel 1 provides 10 bicycle parking spaces, all of which are covered, meeting both the minimum quantity and covered-space requirement. Parcel 3 provides 2 bicycle parking spaces, satisfying the 10% requirement for a commercial office use.

The development also provides adequate loading accommodations. The ReStore expansion includes dedicated loading and donation drop-off areas located adjacent to the warehouse and processing areas, designed so that service vehicles can maneuver without conflicting with customer parking or pedestrian circulation. Loading access is internal to the site and does not rely on backing movements into the public right-of-way.

### **Noise Standards and Regulations (10.752)**

Finding:

The uses associated with the project (retail sales, warehouse processing, donation drop-off, and administrative office functions) are typical commercial activities permitted in the Regional Commercial zone and are not expected to generate noise levels exceeding those allowed by the ordinance. All operations occur within enclosed buildings or designated service areas, and no outdoor amplified sound or noise-producing equipment is proposed. Loading and donation activities are located on-site and oriented away from nearby public streets, further limiting off-site noise impacts.

### **Pedestrian Walkways (10.772–10.776)**

Finding:

The site design provides continuous pedestrian connections between parking areas, building entrances, and the public sidewalks along S. Pacific Highway and Loyalty Way. Accessible walkways connect designated ADA parking spaces to the main entrances of both the ReStore and the administrative office building. Crosswalks are provided where pedestrian paths cross drive aisles, and all walkway widths, grades, surfacing, and ADA features meet City standards.

**10.780**  
**Landscape and Irrigation Requirements.**

Finding:

The plans provide landscaping within parking areas and around building perimeters. Trees, shrubs, and groundcovers are included throughout the site in designated planter areas, including landscaping integrated with stormwater infiltration planters. The landscape plan also includes irrigation provisions consistent with City requirements.

Along the frontage of the highway, a five-foot strip will be dedicated. Adjacent to the five-foot dedication, a 10-foot landscape buffer planted in accordance with MLDO 10.780 standards will be added to the permit submittal site plans.

**10.781**  
**Concealment of Trash Receptacles**

Finding:

The trash receptacles associated with the ReStore will be within the structure in bays at the rear of the ReStore addition. The receptacles are completely screened from the view from any public right of way. The trash and recycling from the Administrative office is gathered and dumped in the dumpsters of the ReStore.

**10.782**  
**Concealment of HVAC**

Finding:

The existing HVAC is screened upon the existing ReStore roof. Any HVAC equipment expansion will be with the existing package unit on the roof. New heat will be within the building of the enclosed warehouse portion of the ReStore addition.

**10.783**  
**Location of Wall Mounted Utilities**

Finding:

The electric and gas meters exist on the side of the ReStore building these will be retained and no wall-mounted utilities will be on the front facing facades.

## **10.790**

### **Buffer yards.**

#### Finding:

A buffer yard is not required because abutting lots are also C-R zoned.

## **10.797**

### **Street Frontage Landscaping Requirements.**

#### Finding:

Along the frontage of the subject property, the proposal is to provide a right of way dedication of five-feet. This ~990 square foot of dedicated area, and eventual frontage improvement along the OR HWY 99 frontage of the subject property and adjacent properties from the intersection of Garfield Street to Matt Loop are to be completed by Oregon Department of Transportation in the near future.

Adjacent to the five foot dedicated strip a 10-foot landscape buffer will be provided. The landscape buffer will be designed and planted in accordance with Table 797.1. (4 trees/25 shrubs per 100 feet of frontage less driveways) and all standards required for landscape plan and irrigation requirements from MLDO 10.780.

There will be seven trees and shrubs planted along the frontage of the ReStore parcel. The revised civil engineering, landscape and irrigation plans including the area of the street frontage landscape buffer will be provided with the building permit submittals.

The construction of the OR Hwy 99 frontage improvements are occurring just outside of Phoenix now and ODOT is working their way towards the subject property. It is requested that the landscape buffer installation be deferred until the frontage improvements are made by ODOT as the utility easement is in the location of the future landscape buffer and the landscape buffer will be damaged during the frontage improvements.

## **10.799**

### **Electric Vehicle Charging Design**

#### Finding:

The required number of electric vehicle (EV) parking spaces are provided in the parking area. Pursuant to Section 10.746(7) of the MLDO and OAR 918-460-0200; Conduit capable of supporting the future installation of Level 3 EV Charging Stations shall be installed. However, no charging stations are proposed to be installed at this time. Spaces reserved for future Electric vehicle parking "E.V." are marked on the site plan. When the charger are installed, the spaces will be designated for EV parking only. The station signage will notice the required information pertaining to fees, voltage, problem reporting, etc.

**PLANNING CODE ANALYSIS (GENERAL INFO)**

CODE: MEDFORD MUNICIPAL CODE 2025 (M.M.C.)  
 ZONING: C-R (REGIONAL COMMERCIAL)  
 ADMIN. MAPPING: FTC (FREQUENT TRANSIT CORRIDOR)  
 MAP: 37-1W-32C  
 (E) TAXLOT: 700  
 (E) ADDRESS: 2201, 2207, & 2233 S PACIFIC HWY.  
 (E) LOT AREA: MEDFORD, OR 97501  
 155,007 S.F. (3.55 ACRES)

**PLANNING CODE ANALYSIS (PHASE 1: PARCEL 1/BUILDING 1)**

**PROJECT INFO.**  
 (N) TAXLOT: T.B.D.  
 (N) LOT AREA: 65,226 S.F. (1.50 ACRES)  
 (E) BUILDING AREA(S)  
**BUILDING 1 (RETAIL)**  
 2233 S PACIFIC HWY: 12,453 S.F.  
 (N) BLDG. AREA(S)  
**BUILDING 1 ((E) - DEMO + ADDITION)**  
 2233 S PACIFIC HWY: 27,262 S.F.

**10.721 SITE DEVELOPMENT STANDARDS**  
**MAX. COVERAGE FACTOR:**  
 PROPOSED COVERAGE: 27,262 S.F./65,226 S.F. = .42 = 42%  
 42% < 50% :: **COMPLIES**

**10.743 OFF-STREET PARKING STANDARDS**  
**MIN. REQ. PARKING SPACES:** 0 SPACES  
 PROPOSED PARKING SPACES: 29 > 0 :: **COMPLIES**

\*PER SECTION 10.743(5), NO PARKING IS REQUIRED WHEN A DEVELOPMENT IS LOCATED WITHIN 0.50 MILES OF A "FREQUENT TRANSIT CORRIDOR".  
 DISTANCE TO F.T.C. (RVTD ROUTE 10): 0.02 MILES  
 0.02 < 0.50 :: **COMPLIES**

**MAX. ALLOWED PARKING SPACES:**  
 BUILDING 1 (COMMERCIAL): 5 SPACES/1,000 S.F.  
 27,262 S.F. X (5 SPACES/1,000 S.F.) = 136 SPACES  
 PROPOSED PARKING SPACES: 29 < 136 :: **COMPLIES**

**10.746(7) ELECTRIC VEHICLE CHARGING READINESS**

**MIN. REQ. E.V. READY PARKING SPACES:**  
 BUILDING 1 (COMMERCIAL): 20%  
 29 SPACES X 0.20 = 6 E.V. SPACES  
 PROPOSED E.V. READY SPACES\*: 6 = 6 :: **COMPLIES**

\*PURSUANT TO SECTION 10.746(7) OF THE M.M.C. & OAR 918-460-0200, CONDUIT CAPABLE OF SUPPORTING THE FUTURE INSTALLATION OF LEVEL 2 ELECTRIC VEHICLE CHARGING STATIONS SHALL BE INSTALLED, HOWEVER NO CHARGING STATIONS ARE PROPOSED TO BE INSTALLED AT THIS TIME. SPACES RESERVED FOR FUTURE CHARGING STATIONS ARE MARKED "E.V." ON SITE PLAN.

**10.747 & 10.748 BICYCLE PARKING STANDARDS**

**MIN. REQ. BICYCLE PARKING SPACES:**  
 BUILDING 1 (COMMERCIAL 25,000 S.F. < X < 50,000 S.F.): 10% BUT ≥ 10  
 29 SPACES X 0.10 = 3 BICYCLE SPACES  
 PROPOSED BICYCLE SPACES: 3 < 10 :: 10 BICYCLE SPACES REQ.  
 10 BICYCLE SPACES  
 10 = 10 :: **COMPLIES**

**MIN. REQ. COVERED BICYCLE SPACES:** 50%  
 BUILDING 1: 10 BICYCLE SPACES X 0.50 = 5 COVERED SPACES  
 PROPOSED COVERED SPACES: 10 > 5 :: **COMPLIES**

**PLANNING CODE ANALYSIS (PHASE 2: PARCEL 3/BLDG. 3 & 4)**

**PROJECT INFO.**  
 (N) TAXLOT: T.B.D.  
 (N) LOT AREA: 44,428 S.F. (1.02 ACRES)  
 (E) BUILDING AREA(S)  
**BUILDING 3 (SHOP)**  
 2207 S PACIFIC HWY: 5,421 S.F.  
 (N) BLDG. AREA(S)  
**BUILDING 4 (ADMIN. OFFICE)**  
 ADDRESS T.B.D.: 3,049 S.F.

**10.721 SITE DEVELOPMENT STANDARDS**  
**MAX. COVERAGE FACTOR:**  
 PROPOSED COVERAGE: 8,470 S.F./44,428 S.F. = .19 = 19%  
 19% < 50% :: **COMPLIES**

**10.743 OFF-STREET PARKING STANDARDS**  
**MIN. REQ. PARKING SPACES:** 0 SPACES  
 PROPOSED PARKING SPACES: BUILDING 4: 15 SPACES  
 BUILDING 3: 15 > 0 :: **COMPLIES**  
 0 = 0 :: **COMPLIES**

\*PER SECTION 10.743(5), NO PARKING IS REQUIRED WHEN A DEVELOPMENT IS LOCATED WITHIN 0.50 MILES OF A "FREQUENT TRANSIT CORRIDOR".  
 DISTANCE TO F.T.C. (RVTD ROUTE 10): 0.08 MILES  
 0.08 < 0.50 :: **COMPLIES**

**MAX. ALLOWED PARKING SPACES:**  
 BUILDING 4 (OFFICE): 5 SPACES/1,000 S.F.  
 3,049 S.F. X (5 SPACES/1,000 S.F.) = 15 SPACES  
 BUILDING 3 (INDUSTRIAL): 1 EMPLOYEE + 0.30/1,000 S.F.  
 2 EMPLOYEES + 5,421 S.F. X (0.30/1,000 S.F.) = 3 SPACES  
 PROPOSED PARKING SPACES: BUILDING 4: 15 SPACES  
 BUILDING 3: 15 = 15 :: **COMPLIES**  
 0 = 0 :: **COMPLIES**

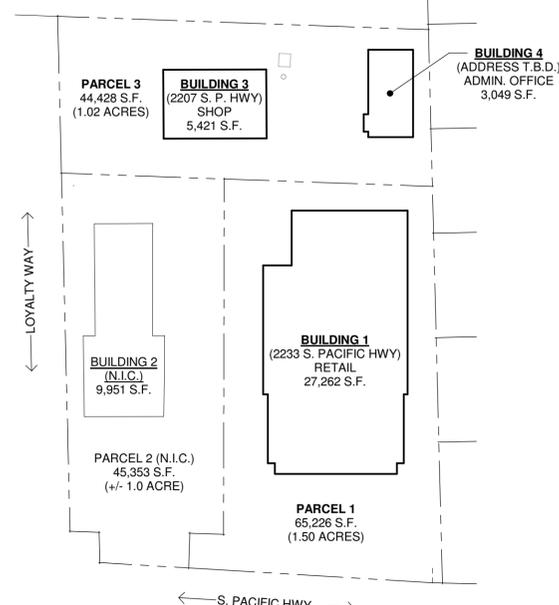
**10.746(7) ELECTRIC VEHICLE CHARGING READINESS**

**MIN. REQ. E.V. READY PARKING SPACES:**  
 BUILDING 4 (COMMERCIAL): 20%  
 15 SPACES X 0.20 = 3 E.V. SPACES  
 PROPOSED E.V. READY SPACES\*: 3 = 3 :: **COMPLIES**

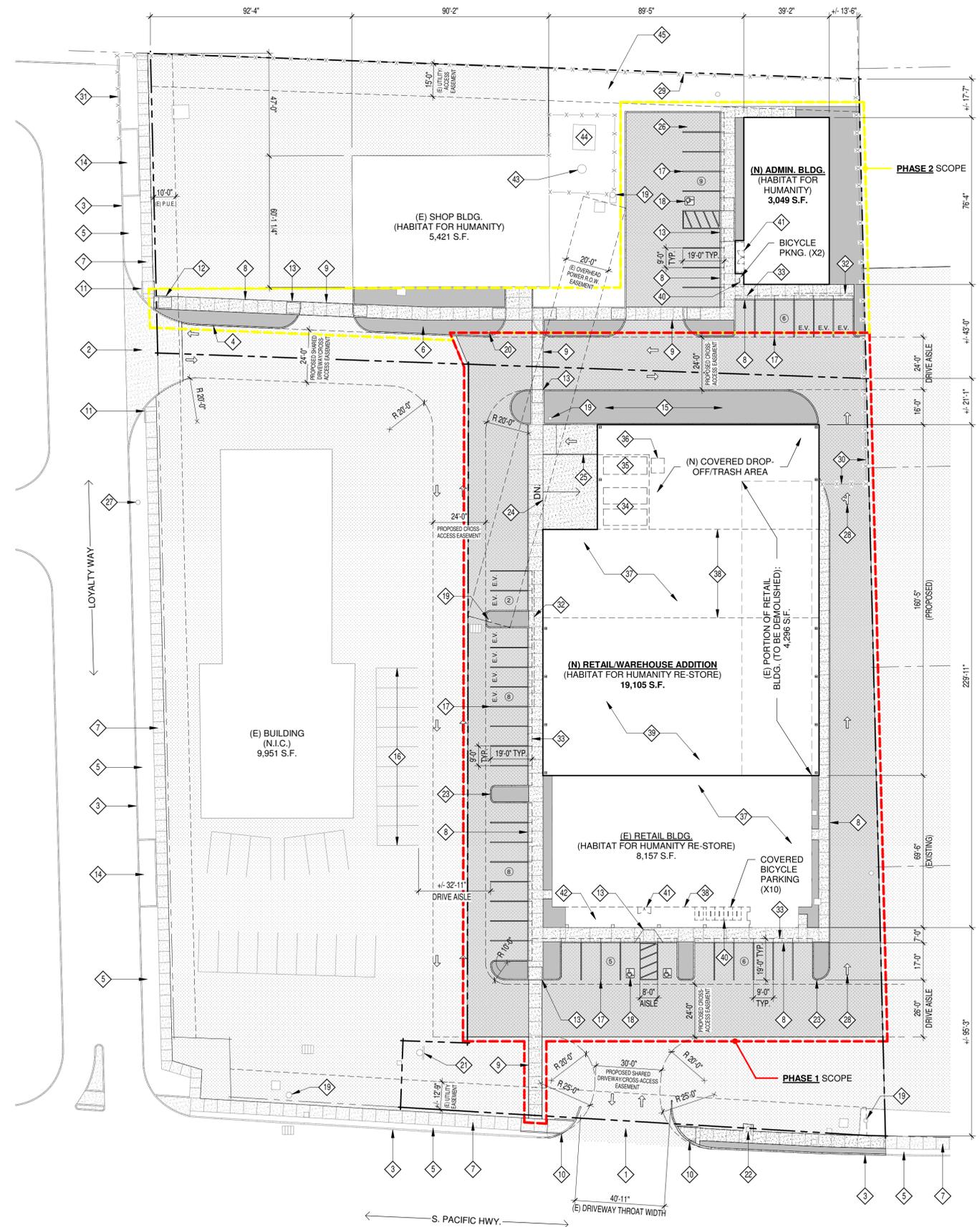
\*PURSUANT TO SECTION 10.746(7) OF THE M.M.C. & OAR 918-460-0200, CONDUIT CAPABLE OF SUPPORTING THE FUTURE INSTALLATION OF LEVEL 2 ELECTRIC VEHICLE CHARGING STATIONS SHALL BE INSTALLED, HOWEVER NO CHARGING STATIONS ARE PROPOSED TO BE INSTALLED AT THIS TIME. SPACES RESERVED FOR FUTURE CHARGING STATIONS ARE MARKED "E.V." ON SITE PLAN.

**10.748 BICYCLE PARKING STANDARDS**

**MIN. REQ. BICYCLE PARKING SPACES:**  
 BUILDING 4 (OFFICE): 10%  
 15 SPACES X 0.10 = 2 BICYCLE SPACES  
 PROPOSED BICYCLE SPACES: 2 = 2 :: **COMPLIES**



**REFERENCE PLAN**  
NTS



**SITE PLAN**  
1" = 30'-0"  
ACTUAL NORTH PROJECT NORTH

- KEYNOTES**
- (E) ASPHALT DRIVEWAY
  - (E) CONC. DRIVEWAY
  - (E) 6" CONC. CURB
  - (N) 6" CONC. CURB
  - (E) LANDSCAPE STRIP
  - (N) LANDSCAPE STRIP
  - (E) CONC. SIDEWALK
  - (N) RAISED CONC. SIDEWALK, TYP.
  - (N) CONC. CROSSWALK (FLUSH W/ ASPHALT)
  - (E) ADA CURB RAMP TO BE REPLACED
  - (E) ADA CURB RAMP W/ DETECTABLE WARNING SURFACE
  - (N) ADA CURB RAMP W/ DETECTABLE WARNING SURFACE
  - (N) ADA CURB RAMP, TYP.
  - (E) PUBLIC STORMWATER FACILITY
  - (N) PRIVATE STORMWATER FACILITY
  - (E) PARKING
  - (N) PARKING STRIPING, TYP.
  - (N) ADA PARKING SYMBOL, TYP.
  - (E) POWER POLE
  - (E) LIGHT POLE
  - (E) BUSINESS SIGN
  - (E) HIGHWAY SIGN
  - (N) PARKING AREA PLANTER, TYP.
  - (N) CONC. RAMP
  - (N) 42" HIGH GUARDRAIL
  - (E) CONC. WALL (TO BE DEMOLISHED)
  - (E) STORM DRAIN MANHOLE
  - (N) DIRECTIONAL ARROW, TYP.
  - (E) CHAIN LINK FENCE W/ PRIVACY SLATS
  - (E) CHAIN LINK FENCE W/ PRIVACY SLATS (TO BE REMOVED)
  - (E) CHAIN LINK FENCE
  - (N) CONDUIT FOR FUTURE E.V. CHARGING STATIONS
  - 2' PARKING ENCROACHMENT, TYP.
  - (2) 40 YD. DUMPSTERS
  - 30 YD. DUMPSTER
  - 6 YD. RECYCLING DUMPSTER
  - ENCLOSED/CONDITIONED SPACE BELOW (SEE FLOOR PLAN/A3.1)
  - EDGE OF ENCLOSED/CONDITIONED AREA BELOW
  - COVERED UNENCLOSED/UNCONDITIONED SPACE BELOW (SEE FLOOR PLAN/A3.1)
  - PROPOSED U-STYLE BICYCLE RACK W/ CLEAR PARKING SPACE FOR (2) BICYCLES, TYP. (SEE FLOOR PLAN/A3.1)
  - PRIMARY BUILDING ENTRANCE (SEE FLOOR PLAN/A3.1)
  - COVERED ENTRY AREA BELOW (SEE FLOOR PLAN/A3.1)
  - (E) CELLPHONE TOWER
  - (E) CELL TOWER SHED
  - (E) UNDEVELOPED LAND

- SITE LEGEND**
- EXISTING (E)
  - TO BE DEMOLISHED
  - NEW (N)
  - PROPERTY LINE
  - PHASE 1 SCOPE BOUNDARY
  - PHASE 2 SCOPE BOUNDARY
  - FENCE
  - (E) CONCRETE PAVING
  - (N) CONCRETE PAVING
  - (E) ASPHALT PAVING
  - (N) ASPHALT PAVING
  - (N) LANDSCAPING

**RESTORE METAL BUILDING ADDITION FOR:  
ROGUE VALLEY HABITAT FOR HUMANITY**

PRELIMINARY - NOT FOR CONSTRUCTION

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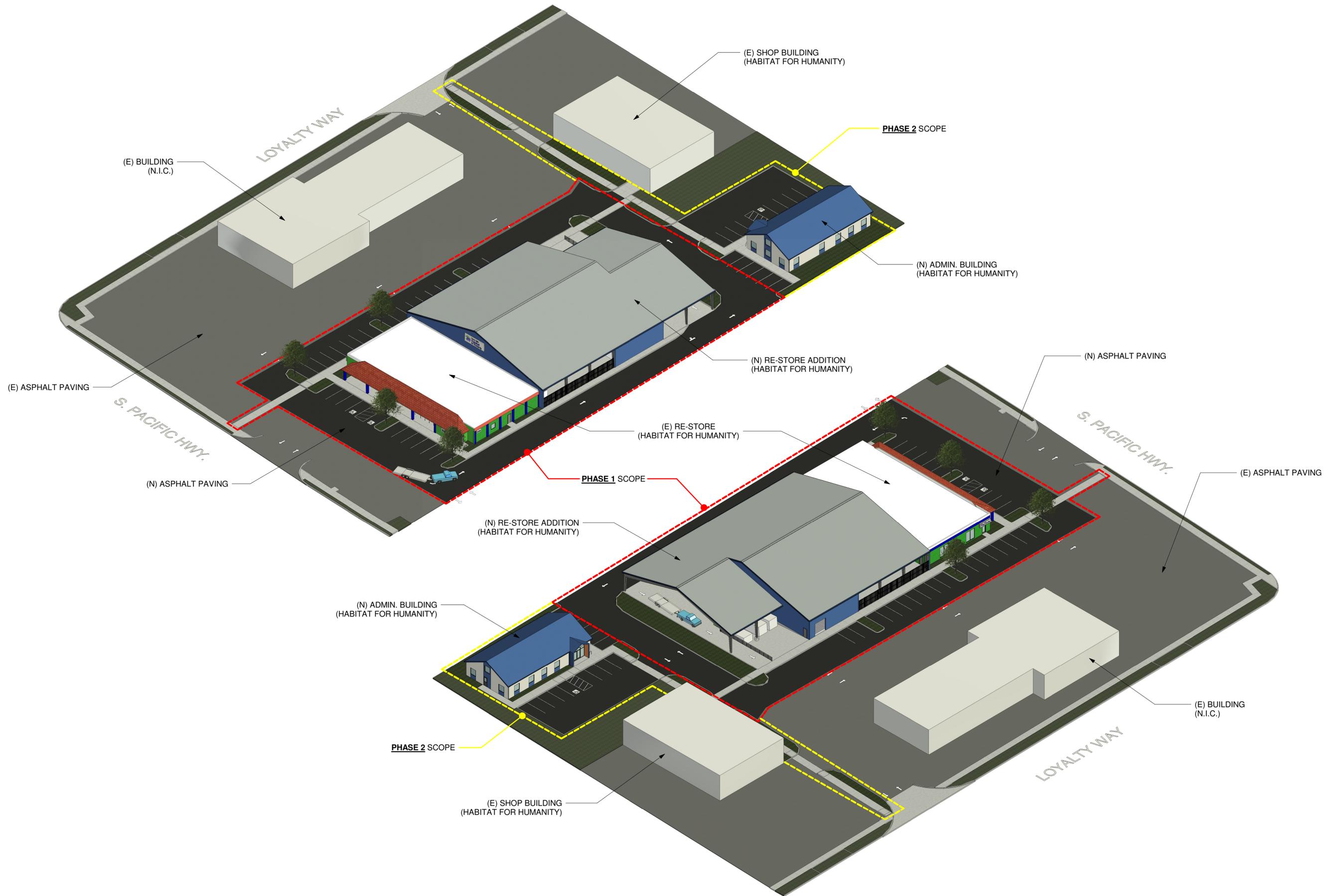
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 REVIEWED JD  
 JOB NO 0793  
 SITE PLAN

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**A1.1**



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RESTORE METAL BUILDING ADDITION FOR:  
 ROGUE VALLEY HABITAT FOR HUMANITY

ONE INCH AT FULL SCALE  
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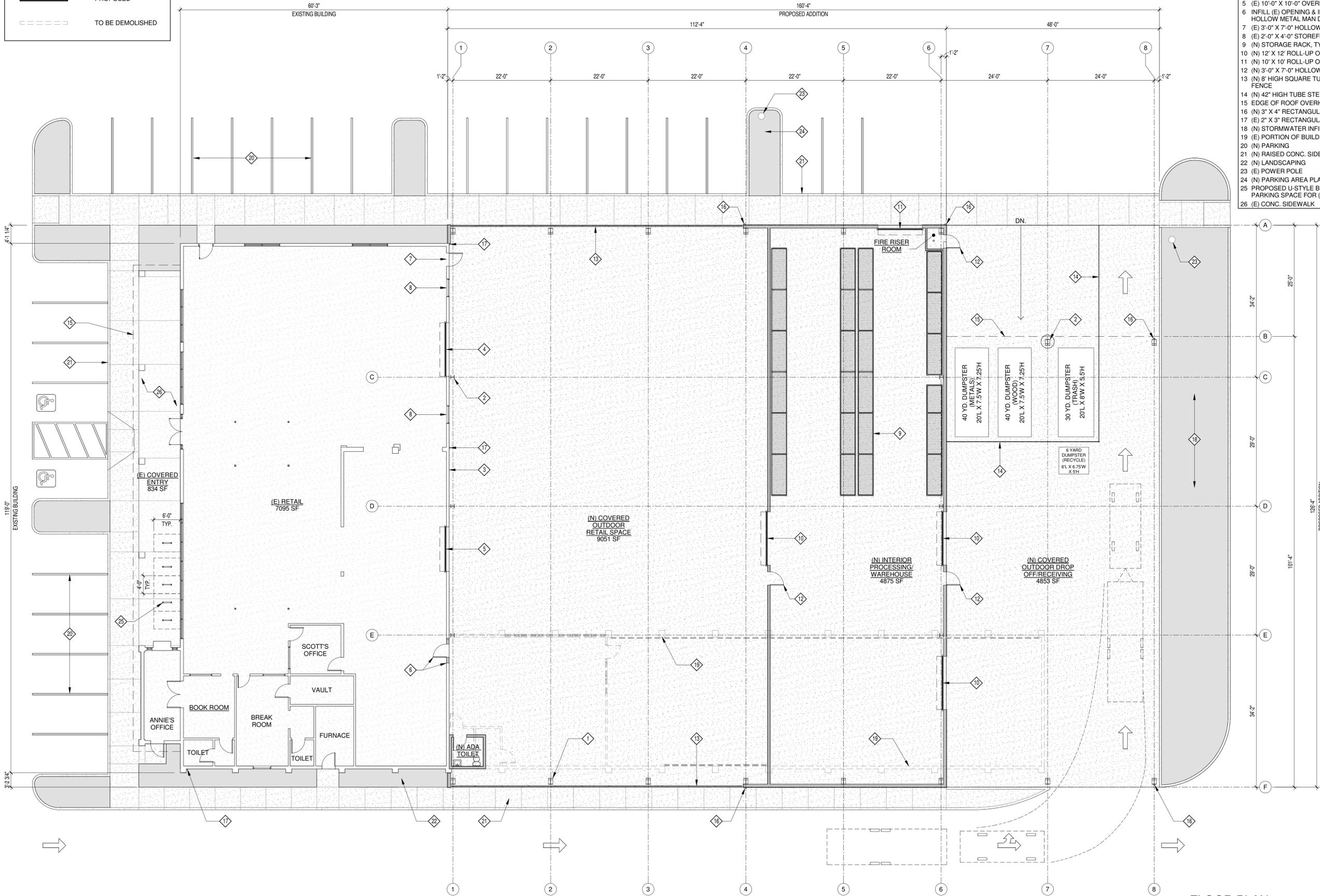
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 3D SITE IMAGES

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 A0.1

3D SITE IMAGES

WALL LEGEND	
	EXISTING
	PROPOSED
	TO BE DEMOLISHED

KEYNOTES	
1	(N) STRUCT. STEEL BUILDING FRAME, TYP.
2	(N) METAL BUILDING FRAME, TYP.
3	(E) CMU WALL
4	(E) 12'-0" X 10'-0" OVERHEAD ROLL-UP DOOR
5	(E) 10'-0" X 10'-0" OVERHEAD ROLL-UP DOOR
6	INFILL (E) OPENING & INSTALL (N) 3'-0" X 7'-0" HOLLOW METAL MAN DOOR
7	(E) 3'-0" X 7'-0" HOLLOW METAL MAN DOOR
8	(E) 2'-0" X 4'-0" STOREFRONT WINDOW
9	(N) STORAGE RACK, TYP.
10	(N) 12' X 12' ROLL-UP OVERHEAD DOOR
11	(N) 10' X 10' ROLL-UP OVERHEAD DOOR
12	(N) 3'-0" X 7'-0" HOLLOW METAL MAN DOOR
13	(N) 8' HIGH SQUARE TUBE STEEL SECURITY FENCE
14	(N) 42" HIGH TUBE STEEL GUARDRAIL
15	EDGE OF ROOF OVERHANG ABOVE
16	(N) 3' X 4' RECTANGULAR DOWNSPOUT
17	(E) 2' X 3' RECTANGULAR DOWNSPOUT
18	(N) STORMWATER INFILTRATION PLANTER
19	(E) PORTION OF BUILDING TO BE DEMOLISHED
20	(N) PARKING
21	(N) RAISED CONC. SIDEWALK, TYP.
22	(N) LANDSCAPING
23	(E) POWER POLE
24	(N) PARKING AREA PLANTER, TYP.
25	PROPOSED U-STYLE BICYCLE RACK W/ CLEAR PARKING SPACE FOR (2) BICYCLES, TYP.
26	(E) CONC. SIDEWALK



**FLOOR PLAN**  
 3/32" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"

**RESTORE METAL BUILDING ADDITION FOR:  
 ROGUE VALLEY HABITAT FOR HUMANITY**

PRELIMINARY - NOT FOR CONSTRUCTION

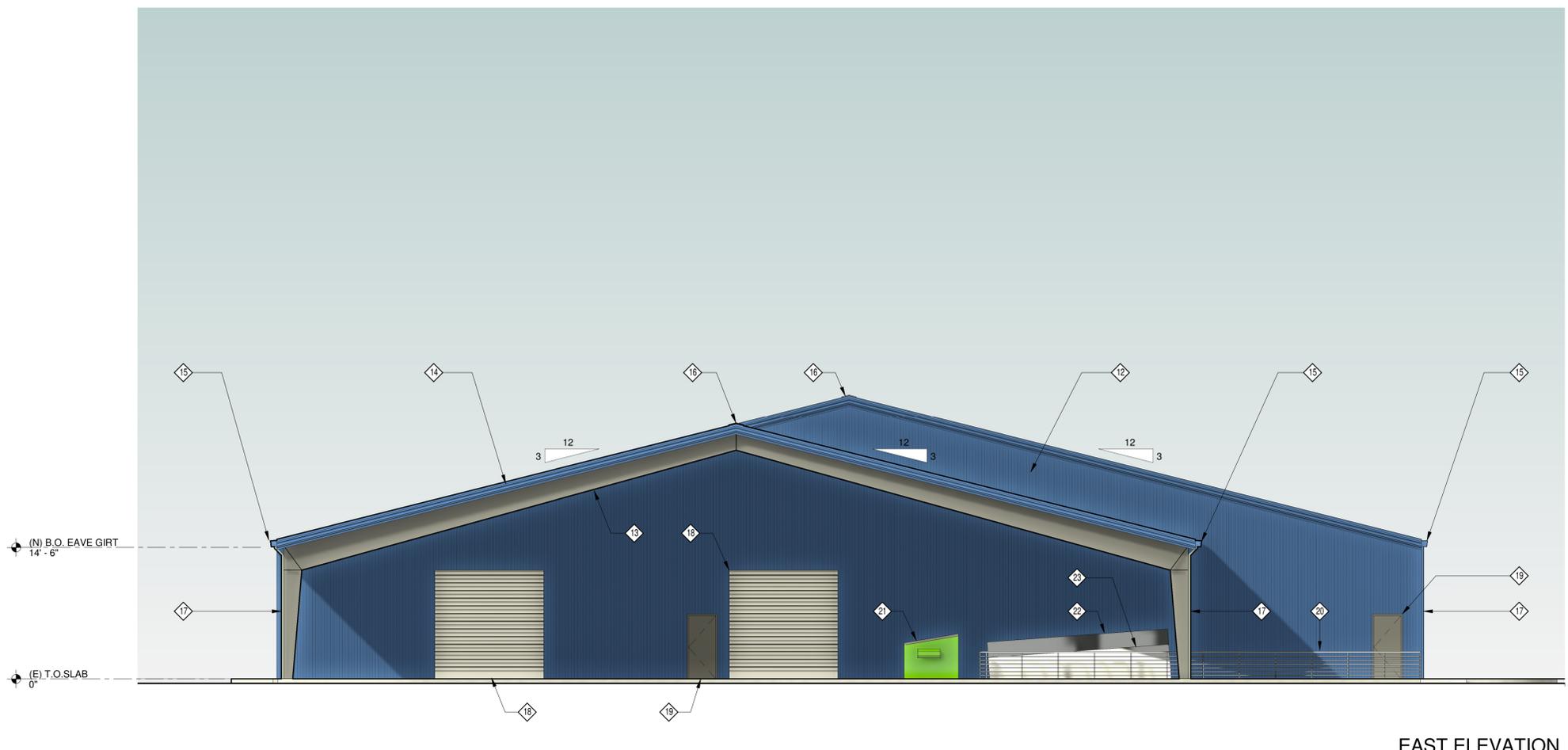
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 FLOOR PLAN

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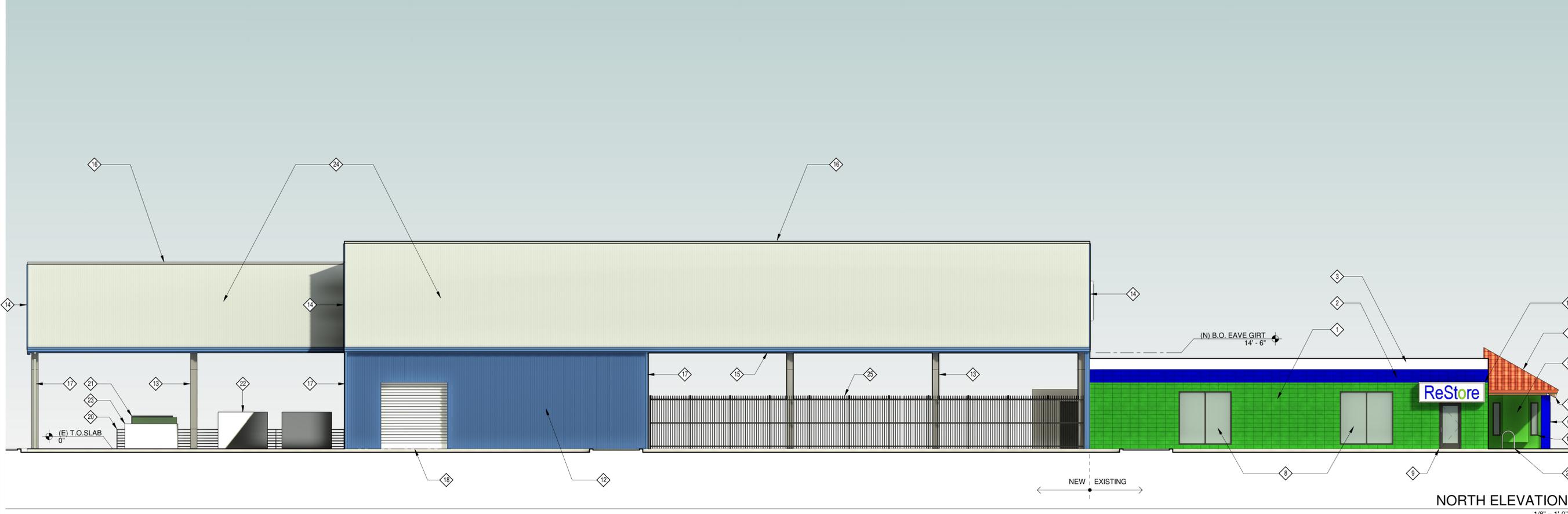


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EAST ELEVATION  
1/8" = 1'-0"

KEYNOTES	
1	(E) STACK BOND CMU WALL W/ GREEN EXT. PAINT FINISH, TYP.
2	(E) STACK BOND CMU WALL W/ BLUE EXT. PAINT FINISH, TYP.
3	(E) SINGLE-PLY ROOF MEMBRANE LAPPED OVER T.O. CMU WALL
4	(E) SPANISH BARREL-TILE ROOF
5	(E) CMU WALL W/ STUCCO CLADDING & GREEN EXT. PAINT FINISH, TYP.
6	(E) CONCRETE PILLAR W/ STUCCO CLADDING & BLUE EXT. PAINT FINISH, TYP.
7	(E) GLULAM ROOF FRAMING
8	(E) STOREFRONT
9	(E) 3'-0" X 7'-0" SINGLE STOREFRONT DOOR
10	(E) SELF-ILLUMINATED BUILDING SIGN
11	(E) 1'-2" X 5'-0" WINDOW
12	(N) CORRUGATED METAL SIDING, TYP.
13	(N) STRUCT. STEEL BUILDING FRAME, TYP.
14	(N) METAL BUILDING RAKE TRIM
15	(N) METAL RAIN GUTTER
16	(N) METAL BUILDING RIDGE CAP
17	(N) 3" X 4" RECTANGULAR DOWNSPOUT
18	(N) 12' X 12' ROLL-UP OVERHEAD DOOR
19	(N) 3'-0" X 7'-0" HOLLOW METAL MAN DOOR
20	(N) 42" HIGH TUBE STEEL GUARDRAIL
21	6 YD. RECYCLING DUMPSTER
22	(2) 40 YD. DUMPSTERS
23	30 YD. DUMPSTER
24	(N) CORRUGATED METAL SCREW-DOWN ROOF
25	(N) 8' HIGH SQUARE TUBE STEEL SECURITY FENCE
26	(N) U-STYLE GALV. STEEL BICYCLE RACK



NORTH ELEVATION  
1/8" = 1'-0"

RESTORE METAL BUILDING ADDITION FOR:  
 ROGUE VALLEY HABITAT FOR HUMANITY

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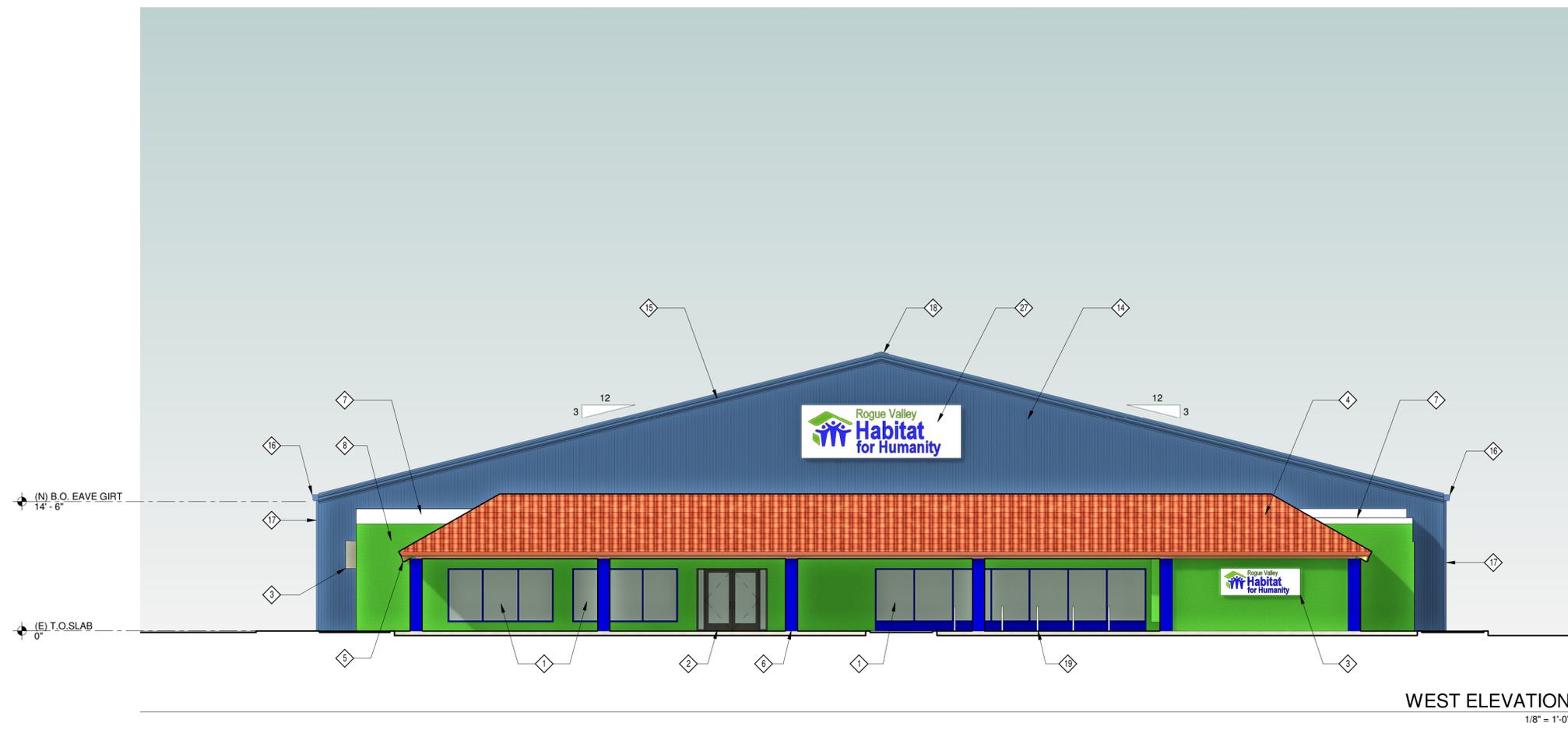
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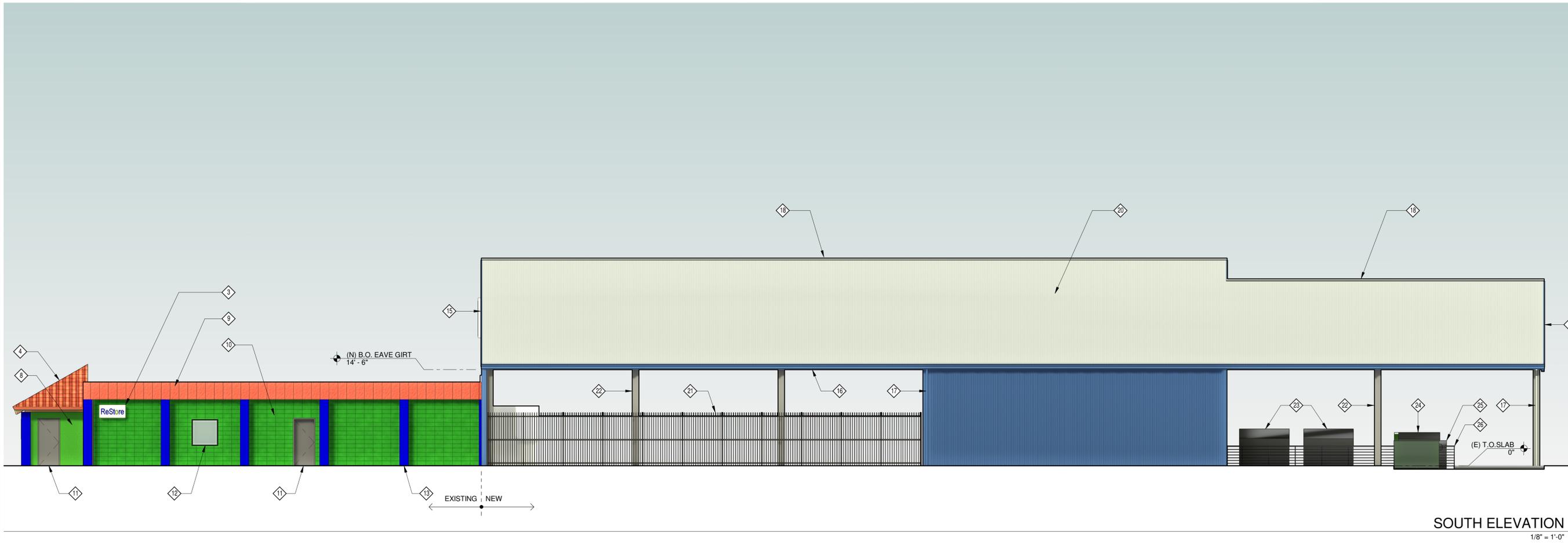
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KEYNOTES	
1	(E) STOREFRONT
2	(E) 6'-0" X 7'-0" DOUBLE STOREFRONT DOOR W/ SIDELIGHTS
3	(E) SELF-ILLUMINATED BUILDING SIGN
4	(E) SPANISH BARREL-TILE ROOF
5	(E) GLULAM ROOF FRAMING
6	(E) CONCRETE PILLAR W/ STUCCO CLADDING & BLUE EXT. PAINT FINISH, TYP.
7	(E) SINGLE-PLY ROOF MEMBRANE LAPPED OVER T.O. CMU WALL
8	(E) CMU WALL W/ STUCCO CLADDING & GREEN EXT. PAINT FINISH, TYP.
9	(E) CORRUGATED METAL CORNICE
10	(E) STACK BOND CMU WALL W/ GREEN EXT. PAINT FINISH, TYP.
11	(E) 3'-0" X 7'-0" HOLLOW METAL MAN DOOR
12	(E) 4'-0" X 4'-0" WINDOW
13	(E) CONCRETE PILASTER W/ BLUE EXT. PAINT FINISH, TYP.
14	(N) CORRUGATED METAL SIDING, TYP.
15	(N) METAL BUILDING RAKE TRIM
16	(N) METAL RAIN GUTTER
17	(N) 3" X 4" RECTANGULAR DOWNSPOUT
18	(N) METAL BUILDING RIDGE CAP
19	(N) U-STYLE GALV. STEEL BICYCLE RACK
20	(N) CORRUGATED METAL SCREW-DOWN ROOF
21	(N) 8" HIGH SQUARE TUBE STEEL SECURITY FENCE
22	(N) STRUCT. STEEL BUILDING FRAME, TYP.
23	(2) 40 YD. DUMPSTERS
24	6 YD. RECYCLING DUMPSTER
25	30 YD. DUMPSTER
26	(N) 42" HIGH TUBE STEEL GUARDRAIL
27	(N) SELF-ILLUMINATED BUILDING SIGN

**RESTORE METAL BUILDING ADDITION FOR:  
ROGUE VALLEY HABITAT FOR HUMANITY**

2283 S. PACIFIC HWY., MEDFORD, OR 97501



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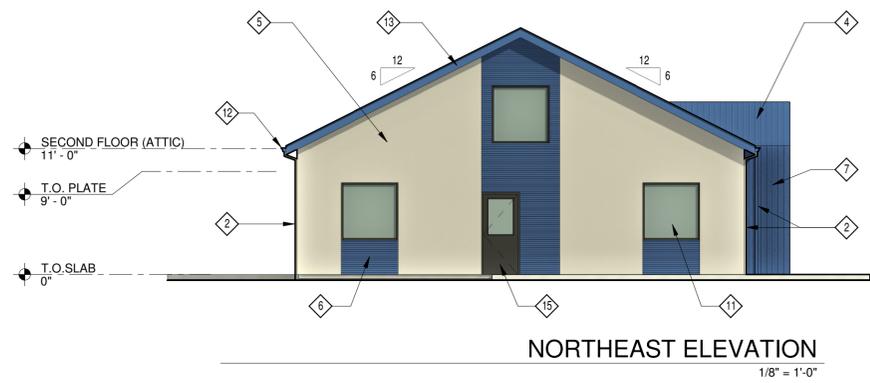
KEYNOTES	
1	EDGE OF ROOF OVERHANG ABOVE
2	2" X 3" METAL DOWNSPOUT
3	HALF WALL
4	STANDING SEAM METAL ROOFING
5	EIFS CLADDING
6	CORRUGATED METAL SIDING
7	STANDING SEAM METAL SIDING
8	TONGUE-&-GROOVE CEDAR WOOD SIDING
9	STOREFRONT
10	6'-0" X 7'-0" DOUBLE STOREFRONT ENTRY DOOR
11	5'-0" X 5'-0" FIXED STOREFRONT WINDOW
12	METAL GUTTER
13	BRAKE METAL TRIM
14	BUILDING SIGNAGE
15	3'-0" X 7'-0" EXT. HOLLOW METAL DOOR W/ HALF LITE



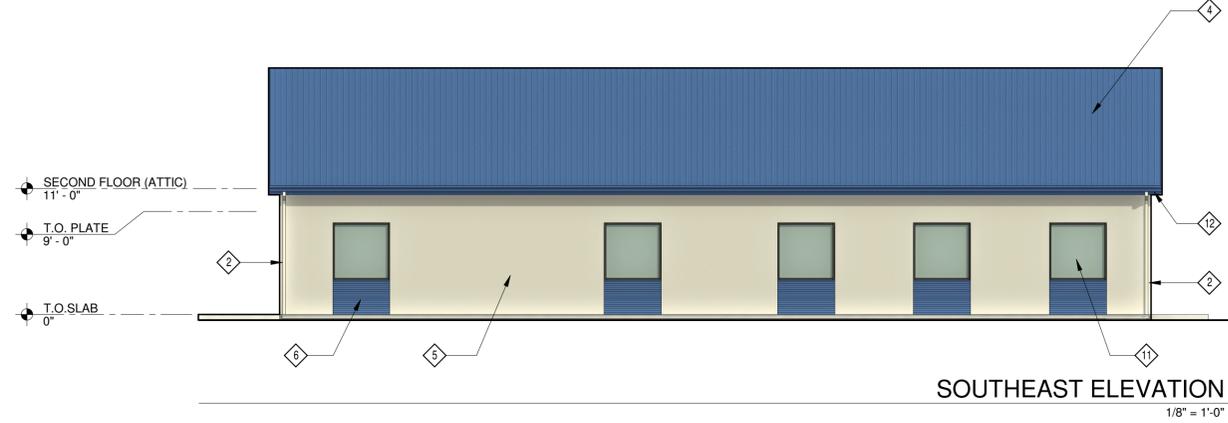
**SOUTHWEST ELEVATION**  
1/8" = 1'-0"



**NORTHWEST ELEVATION**  
1/8" = 1'-0"



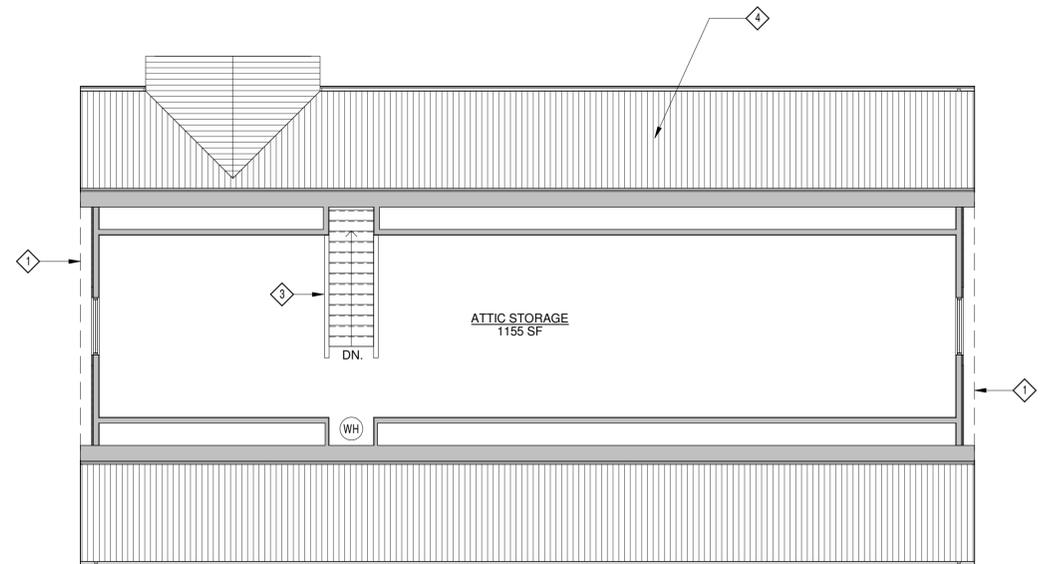
**NORTHEAST ELEVATION**  
1/8" = 1'-0"



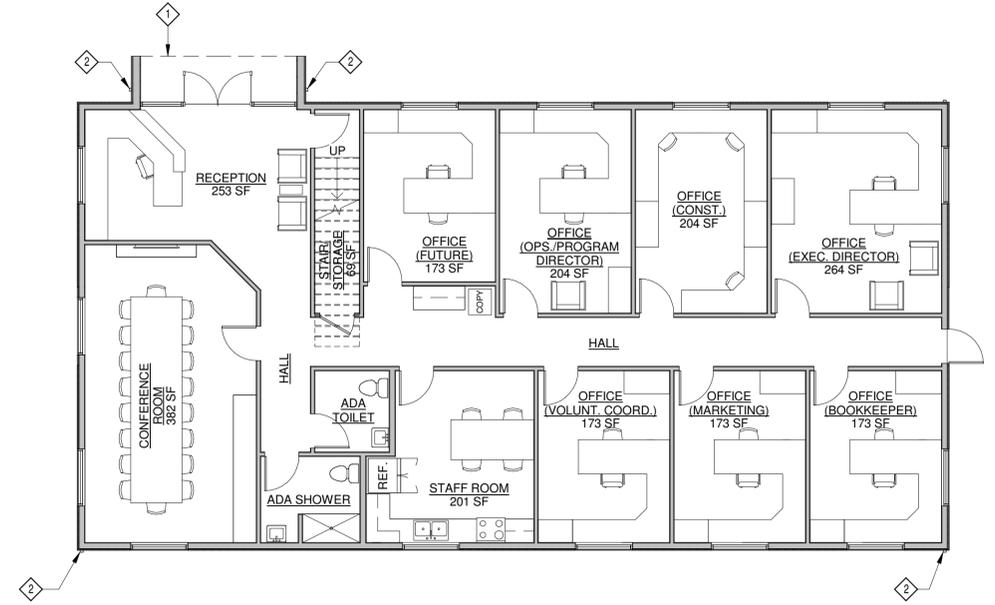
**SOUTHEAST ELEVATION**  
1/8" = 1'-0"



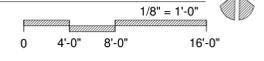
**PERSPECTIVE - MAIN ENTRANCE**



**ATTIC PLAN**  
1/8" = 1'-0"



**FIRST FLOOR PLAN**  
1/8" = 1'-0"



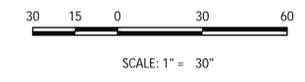
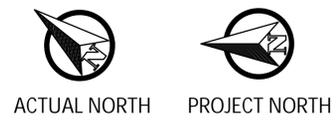
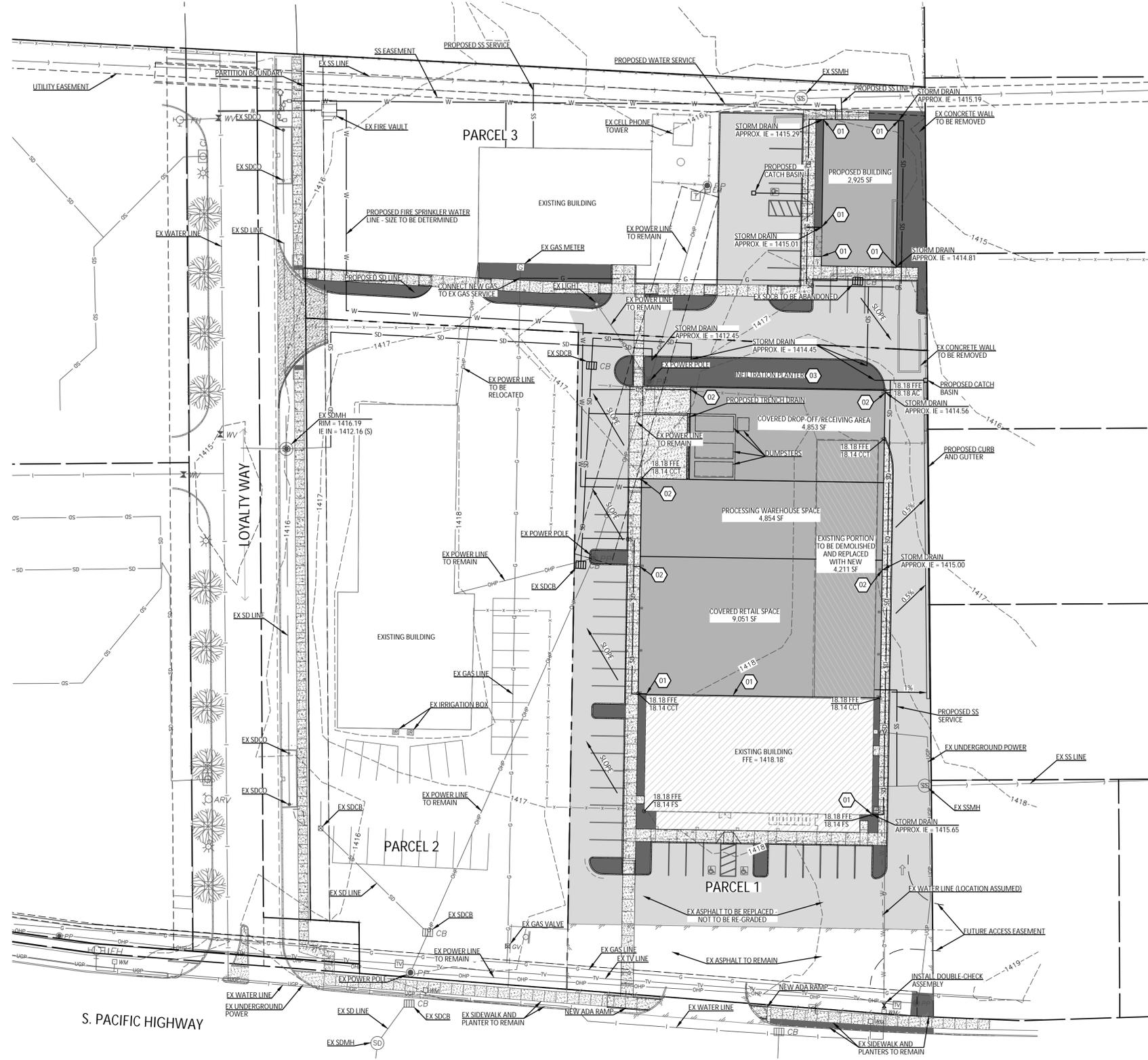
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FLOOR PLANS  
EXT. ELEVATIONS

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- 01 2"x3" DOWNSPOUT
- 02 3"x4" DOWNSPOUT
- 03 SEE LANDSCAPE PLAN FOR INFILTRATION PLANTER PLANTINGS.

**SYMBOL LEGEND**

- ASPHALT SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- CONCRETE SIDEWALK
- AIR RELEASE VALVE
- CATCH BASIN
- CLEAN OUT
- CURB INLET
- DITCH INLET
- FIRE HYDRANT
- FIRE VAULT
- MANHOLE
- REDUCER
- STREET LIGHT
- THRUST BLOCK
- TREE/FOLIAGE
- WARNING SURFACE
- WATER SERVICE
- WATER VALVE

**ABBREVIATIONS**

- |      |                          |     |                  |
|------|--------------------------|-----|------------------|
| AC   | ASPHALT SURFACE          | LF  | LINEAR FEET      |
| ARV  | AIR RELEASE VALVE        | LT  | LEFT OFFSET      |
| BS   | BOTTOM OF STEPS          | MH  | MANHOLE          |
| CB   | CATCH BASIN              | OHP | OVERHEAD POWER   |
| CCT  | CONCRETE SURFACE         | PP  | POWER POLE       |
| CL   | CENTERLINE               | PW  | POLYWRAPPED      |
| CO   | CLEANOUT                 | ROW | RIGHT OF WAY     |
| CI   | CURB INLET               | RT  | RIGHT OFFSET     |
| DI   | DITCH INLET              | SD  | STORM DRAIN      |
| DIP  | DUCTILE IRON PIPE        | SS  | SANITARY SEWER   |
| EX   | EXISTING                 | SWK | SIDEWALK         |
| FFE  | FINISHED FLOOR ELEVATION | TC  | TOP OF CURB      |
| FH   | FIRE HYDRANT             | TF  | TOP OF FOOTING   |
| FL   | FLOW LINE                | TOG | TOP OF GRATE     |
| FIB  | FIBER OPTIC              | TS  | TOP OF STEPS     |
| FS   | FINISH SURFACE           | TW  | TOP OF WALL      |
| G    | GAS                      | W   | WATER LINE       |
| GRVL | GRAVEL                   | WM  | WATER METER      |
| IE   | INVERT ELEVATION         | WO  | EX GRADE/FEATURE |

NOTE: ADD [XXXX.XX] TO TRUNCATED DESIGN GRADES TO EQUAL ACTUAL ELEVATION.



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**CONCEPTUAL GRADING AND UTILITY PLAN**

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