

CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

August 25, 2017
PUBLIC NOTICE

Notice is hereby given that in accordance with Section 13.030 Administrative Provision of the City of Gearhart Zoning Ordinance the Gearhart Planning Commission will hold a public hearing on Thursday, September 14, 2017 at 6:00 p.m., Gearhart City Hall, 698 Pacific Way, Gearhart, Oregon.

File #17-012V - Variance request submitted by CDDG Gearhart, LLC (Dollar General) seeking relief from Article 9 Section 9.040 Variance of Off-Street Parking and Loading requirements for a new store located on the east side of Highway 101 approximately 256 feet north of Pacific Way, further described as Assessors Plat 6 10 10BA Tax Lot 401. Criteria relevant to the application are in Section 9.040 Variance of Off-Street Parking and Loading Facilities; Section 3.5 C-2 General Commercial; Article 6 Signage, Highway Access, Lighting and Landscaping.

A copy of the application, all documents and evidence relied upon and applicable criteria pertinent to the request are available for review on the city website and at Gearhart City Hall at the office of Chad Sweet, 503-738-5501. Copies may be obtained at a reasonable cost. A Staff report will be available for inspection at no cost and may be obtained at reasonable cost seven (7) days prior to the hearing. All interested parties are invited to express their opinion for or against the request at the hearing, by letter addressed to the Gearhart Planning Commission, P O Box 2510, Gearhart, Oregon 97138, or by email at planning@cityofgearhart.com received prior to 4:00 o'clock pm the day of the hearing. The public hearing will be conducted in accordance with Section 13.050 of the Gearhart Zoning Ordinance.

Any person testifying may appeal the decision, however, failure to raise an issue, including constitutional or other issues regarding conditions of approval, with sufficient specificity to afford the City and parties to the request an opportunity to respond to the issues precludes appeal on said issue to the State Land Use Board of Appeals (LUBA), or to seek damages in circuit court due to a condition of approval.

Cheryl A. Lund
Gearhart Planning Commission
City of Gearhart

Mail/Publish 8/25/2017

CITY OF GEARHART PLANNING COMMISSION
From: Carole Connell, City Planner
Re: Approval request for an Off-Street Parking Variance

CITY STAFF REPORT
September 7, 2017

City File # 17-012 Dollar General

Application Purpose: An application for approval of a Variance to reduce the number of off-street parking stalls from 46 to 27 (40% reduction) for a proposed Dollar General retail store on Highway 101

Public Hearing Date: September 14, 2017

Property Owner: Beach Development LLC
3457 Hwy. 101 North
Seaside, OR 97138

Applicant: Dollar General
CD DG Gearhart LLC
4336 Marsh Ridge
Carrollton, Texas 75010

Location: A vacant 0.94 acre parcel; Tax Lot 401 Map 06N10W10BA

Completeness: 08-22-17

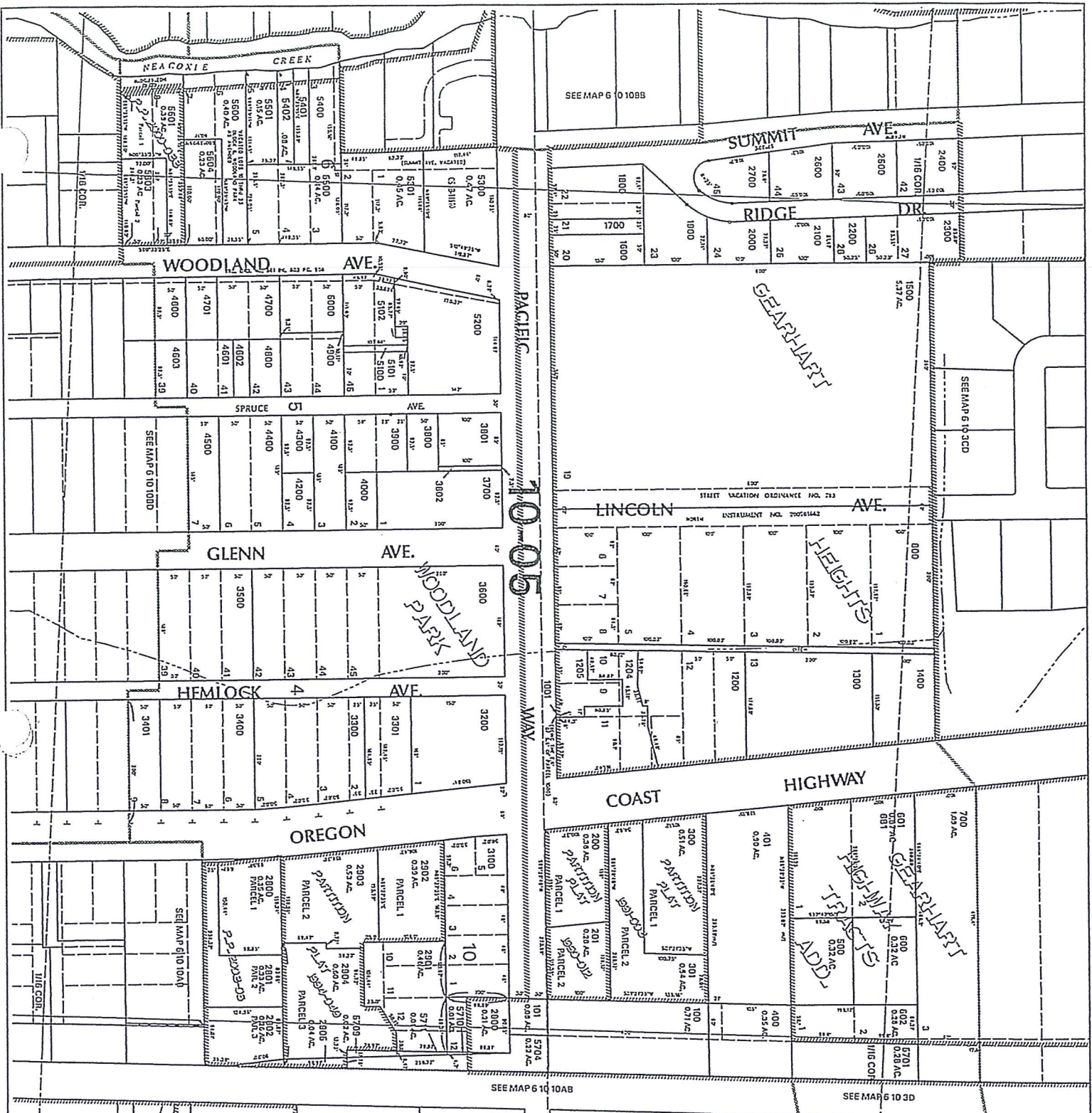
Notice Mailed: 08-25-17

Notice Published: 08-25-17

Initial hearing: 09-14-17

120-day deadline: 12-20-17

Exhibits: Applicant's application, site plan, photos, elevations, Drainage Study, Traffic Impact Study, sign plan, landscape plan
Gearhart City Administrator: email with concerns, 8-25-17
Gearhart Volunteer Fire Dept.: comments pending
Gearhart Bldg. Inspector: letter with conditional approval, 8-28-17
Gearhart Police Chief: letter with concerns, 8-28-17
Clatsop Co. Public Health: letter with concerns, 8-30-17
ODOT: letter with conditional approval 8-31-17



T6N R10W SEC 10BA WM
 CLATSOP COUNTY
 Scale 1:1200



SEE MAP 6 10 3D
 SEE MAP 6 10 10A
 SEE MAP 6 10 9B

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81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



Plat Map prepared by the
 Platting Division of the
 Clatsop County Assessor's
 Office under the authority of
 the Clatsop County Assessor
 on March 13, 2000.

March 13, 2000
 6:10.101

Review Criteria: GZO Section 3.5 General Commercial C-2 Zone
GZO Section 6.040 Sign Requirements
GZO Section 6.070 Maintenance of Minimum Ordinance Requirements
GZO Section 6.100 Distance from Property Line
GZO Section 6.130, 140 & 150 Off-Street Parking and Loading
GZO Section 1.160 Access Control on Highway 101
GZO Section 6.220 Outdoor Lighting
GZO Section 8.030 Criteria for Granting Variances
GZO Section 9.040 Variance of Off-Street Parking and Loading Facilities
GZO Article 13 Application, Notice and Hearing Procedures
Gearhart Transportation System Plan (TSP), 2017
Gearhart Comprehensive Plan

I. FINDINGS

- A. Background: Dollar General proposes to construct a 9100 square foot, one-story retail store on the vacant parcel. The site is on the east side of Highway 101 an estimated 360 feet north of the Pacific Way intersection.
- B. Site information: The subject 0.94-acre parcel is flat and undeveloped. There are no floodplain or wetland designations on the parcel.

There is an existing shared driveway onto Highway 101, an estimated half of which is on the subject parcel and the other half is on the parcel to the north. The access serves several businesses in a commercial center to the north, a private tennis club to the northeast and the property owner's business office to the east.

There is an existing septic sewer line from the highway that extends to the shopping center, the tennis club and the business office east of the site. The line is located partially on the subject site. The site survey and draft easement documents refer to three proposed easements for: "A" access, "B" the Beach parcel, "C" the Cross parcel and "D" for septic connection to the existing line. The easements do not include a map illustration or legal description.

Existing franchise private utility easements are located in the south west corner of the lot and along the highway frontage.

- C. Plan and Zone Standards: The site is designated commercial by the Gearhart Comprehensive Plan and is designated General Commercial C-2 by the Gearhart Zoning Ordinance. The Dollar General store is a permitted retail use in the C-2 zone.
- D. Agency Coordination: The proposal was referred to city departments, a consulting city engineer (OTAK), Clatsop County Public Health Department and ODOT. Agency concerns are summarized below.

Public Service and Utility Issues:

1. Water: There is a 6 inch water line adjoining the highway frontage of the parcel. The Gearhart Fire Chief has discussed his concerns with the applicant about water supply and water pressure to the site. The 6 inch main on the highway likely needs to be upgraded to an 8 inch main to service the store. The applicant suggested an optional reservoir tank on site and possibly a building sprinkler system to augment the supply and pressure concerns. To date the Chief has been fighting a fire in southern Oregon and no additional information has been provided by the applicant to address water concerns.
2. Fire: The City Building Inspector letter indicates the applicant needs to demonstrate that the required Fire Apparatus Access requirements of the Oregon Fire Code are met.
3. Septic System: Michael McNickle, Clatsop County Public Health Director indicates by letter there is an existing system located behind the proposed building. He is not familiar with the details of the system. He said if it handles more than 2500 gallons of sewage per day then the DEQ has purview over this system (Gary Artman 541-687-7746). If less, this department will need the following documents to conduct a review and approval for the use of the system:
 - a) An evaluation of existing system;
 - b) An authorization permit from Clatsop County Public Health;
 - c) Water use records for a similar-sized Dollar Store; and
 - d) A copy of the Operation and Maintenance (O&M) records, and a copy of the O&M contract
4. Streets: One access to the parcel is from an existing driveway onto Highway 101. ODOT comments on the proposal and the Traffic Impact Analysis indicates no objections. ODOT requires a conditional approval that the applicant shall satisfy their driveway approach requirements prior to issuance of an occupancy permit.

5. Storm Drainage: The contracted city engineer OTAK reviewed the applicant's drainage report and provided redlines and comments. The report dated 8-30-17 concludes "the drainage configuration is not a feasible design. The design does not drain the entire site to the detention basins and the basins do not contain any freeboard. In order to get the recommended 12" of freeboard, the East pond's depth would have to increase by lowering the bottom or raising the elevation of the site contributing to the east pond. The west pond could have the pond bottom lowered, surrounding site raised, or pond footprint increased. However, the pond bottom cannot be lowered much due to the invert elevation of the existing drainage system at the proposed outfall. An alternate design should be submitted for approval. Due to the existing drainage system outflowing to the pond to the east, detention for the site is recommended."
6. Safety: The City Police Chief's letter describes traffic safety concerns about the proposed use in relation to its highway access, existing lane configuration, proximity to the signal at Pacific Way and the amount of traffic.

FINDINGS: The City finds there are traffic safety concerns and unresolved utility issues regarding the septic system, water pressure, water supply, and storm water drainage.

E. GZO Section 3.5 C-2 Zone

The purpose of the C-2 zone is to provide for a broad range of commercial uses and activities to serve the needs of the City and its visitors. The C-2 zone establishes use and development standards, signage, landscaping, buffer; highway access and clear vision standards as applicable to the request.

FINDINGS: The C-2 zone permits "Retail business establishments excluding new and used car, boat, recreational vehicle or manufactured dwelling sale." The subject request is for a retail store. The parcel is required to have a 25-foot building setback from the front property line. The proposed building is setback an estimated 76' to 83' from the highway property line. Because the parcel is surrounded by land zoned C-2 on all sides, there are no minimum side or rear yard setbacks required by the zone. However, *Section 6.100 Distance from Property Line*, which requires a new structure to be set back 5 feet from a property line. Proposed building setbacks are 76' to 83' from the front, 50' from the north, 90' from the east and 10' from the south property lines. The building is 20' high, under the 35 foot maximum height limit of the C-2 zone. Therefore the proposed building and location complies with the C-2 zone standards.

F. GZO Section 6.040 Sign Requirements

1. Purpose.

The purpose of this section is to regulate such factors as the size, location, and illumination of signs with the intent of safeguarding and enhancing the City's visual environment, traffic safety and the City's economic well-being.

2. General Requirements

The following general requirements shall apply to all signs:

- A. *Signs shall not contain flashing elements or moving, rotating or other such animated parts.*

FINDINGS: The applicant provided a stock sign plan to illustrate the foam polycarbonate materials and black and yellow color scheme. But the dimensions on their plans are not accurate. The applicant indicates the signs will be modified to meet city size and height standards. The proposed signage is internally illuminated and the applicant indicates there is no flashing elements, nor moving, rotating or animated lights.

- B. *All signs shall be designed and located so as to prevent the casting of glare or direct light from artificial illumination upon adjacent public streets or adjacent property.*

FINDINGS: The applicant said the signs will be located to avoid glare or direct illumination on adjacent streets or properties.

- C. *All signs and sign structures shall be erected and attached totally within the site, except where permitted to extend into a street right-of-way.*

FINDINGS: The applicant said all signs will be located within property lines and out of public ROW.

- D. *Signs shall not extend into or over or upon any public street or right-of-way. Except a sign may extend over a public sidewalk provided the bottom of the sign structure shall be at least eight (8) feet above the grade of the sidewalk and the sign does not project more than three (3) feet into the public right-of-way.*

FINDINGS: Same as "C." above.

- E. *Signs or sign support structures shall not be located so as to detract from a motorist's view of vehicular or pedestrian traffic, or a traffic sign.*

FINDINGS: The applicant said signs will be located so as not to interfere with motorist's view and will be outside of clear vision triangles at the driveway intersection. The City agrees the ground mounted sign is located outside the clear vision triangle at the driveway intersection with the highway.

- F. *Only one side of a double faced sign is counted in measuring the area of a sign. Sign area does not include foundation supports and other essential structures which do not serve as a backdrop or border of the sign.*

FINDINGS: The applicant said only one side of the double faced ground sign will be counted towards the overall square footage.

G. *All signs shall be kept in good repair and maintenance.*

FINDINGS: The applicant said there will be an annual maintenance program to check illumination and sign condition.

H. *It is the responsibility of the property owner to remove any abandoned sign within 30 days of the termination of its use.*

FINDINGS: The applicant said all signs will be removed from the store within 30 days if the store is closed.

I. *No sign including its supporting structure shall be placed so that its height exceeds eighteen (18) feet.*

FINDINGS: Although the applicant's illustration is taller than 18 feet, the applicant said the sign at this location will not exceed a height of 18'.

J. *Permanent signs are not permitted on undeveloped site i.e. a lot without a use.*

FINDINGS: The applicant said no signs will be installed on the undeveloped site.

K. *Signs shall only advertise uses or products on the site where the sign is located.*

FINDINGS: The applicant said the sign will include the name of the store.

1. *Subsection 4. B. Sign requirements for the C-2 zone: Permitted and conditional uses shall have permanent signs limited to one free standing sign per business not to exceed 32 square feet, and/or one sign, flush to the building, limited to 2 feet high by 12 feet long.*

FINDINGS: The applicant said they propose one free-standing sign that is 32 square feet at 18' height and one wall sign on the front façade that is 2' high x 12 feet long. If the store is approved an approved sign plan shall be obtained from the city prior to sign installation.

G. GZO Section 6.070 Maintenance of Minimum Ordinance Requirements

No lot area, yard, or other open space or off-street parking or loading area which is required by this ordinance shall be reduced below the minimum required for it by this ordinance.

FINDINGS: This section of the Gearhart Zoning Ordinance implies a reduction in the required number of parking stalls is not permitted. The applicant proposes a 40% reduction from the required 46 to 27 parking spaces. Article 9 Variances provides off-street parking variance criteria. The two sections appear to be in conflict with each other. A legal opinion is pending.

H. GZO Section 6.100 Distance from Property Line

Where a side or rear yard is not required and a structure is not to be erected at the property line, it shall be set back at least 5 feet from the property line.

FINDINGS: The proposed building is 50 feet from the north property line, 10 feet from the south property line and 90 feet from the rear property line. Therefore the building setbacks meet this standard.

I. GZO Section 6.160 Access Control on Highway 101

For property fronting Highway 101 the following additional criteria applies.

- 1. One driveway per 300 feet of highway frontage is allowed. Frontages of less than 300 feet shall be allowed one driveway.*

FINDINGS: Driveway access to the proposed store is from an existing driveway that is shared with other businesses. ODOT requires the applicant to apply for a new approach permit and a design plan to construct a modified left turn lane to ODOT satisfaction. This should be a condition of approval.

- 2. Driveways on properties with one or two driveways allowed must be located adjacent to a side property line. Access easements must be granted to the property adjacent to the driveway. Half-width driveways maybe allowed.*

FINDINGS: The existing driveway adjoins the north property line of the site and will be expanded to serve the proposed store. A sketch and description of the driveway easement serving adjoining parcels shall be finalized prior to issuance of a building permit. This should be a condition of approval.

- 3. New driveways on properties located adjacent to properties that have existing property line driveways must be located adjacent to and utilize the existing driveway and use the same or an expanded curb cut.*

FINDINGS: The proposed driveway is a shared driveway that will be expanded to the south to incorporate access to the proposed store. The pavement proposal to widen the existing entry by 15' is subject to ODOT approach permit approval. The new pavement into the site will widen to 28' then narrow to 24'5" near its east terminus.

- 4. Curb cuts shall not exceed 15 feet for one-way drive, 24 feet for a two-lane two-way drive, or 36 feet for a three-lane two-way with a turn lane drive.*

FINDINGS: It appears the ultimate curb-cut width at the highway will be 80' wide. Modification of the curb cut on a state road is subject to ODOT approval. The existing driveway does not meet the maximum 36' width requirement.

5. *Parking lots located in front of a structure fronting on a highway shall be located adjacent to at least one side property line and access easements shall be granted to the adjacent property owner for access through the parking lot.*

FINDINGS: The driveway is adjacent to an existing driveway on the north property line. An easement for shared access shall be completed and recorded prior to issuance of a building permit.

6. *If a new parking lot is located to the front of a structure on a property adjacent to a property(s) with an existing parking lot, the new parking lot shall be located adjacent to the existing parking lot(s).*

FINDINGS: A portion of the new parking lot is adjacent to the existing retail center parking lot to the north.

H. GZO Section 6.220 Outdoor Lighting

Lighting fixtures shall be shielded or recessed into the building design to avoid casting glare onto adjacent property or upward into the night sky.

FINDINGS: The application does not include a detailed outdoor lighting plan.

I. GZO Section 6.130 to 6.150 Off Street Parking and Loading

No off-street parking is required in a C1 Zone except for residential dwellings and neighborhood cafes. In all other zones, and for residential dwellings and neighborhood cafes in the C1 zone:

- (1) *At the time a structure is erected or enlarged, or the use of a structure or parcel of land is changed within any zone in the City, off-street parking spaces shall be provided in accordance with the requirements of this section and zone designation standards listed in Article 3 unless greater requirements are otherwise established.*

FINDINGS: The proposed store is 9100 square feet and is required to have one parking space per 200 gross square feet, for a total of 46 spaces. The applicant proposes 27 spaces, therefore does not meet the minimum requirement.

- (2) *If parking space has been provided in connection with an existing use, the parking space shall not be eliminated if it would result in less than is required by this section.*

FINDINGS: Proposed parking spaces are not being provided in connection with an existing use. This criterion is not applicable.

- (3) *Where square feet are specified the area measured shall be the gross floor area primary to the functioning of the particular use of property but shall exclude space devoted to off-street parking or loading.*

FINDINGS: The gross square footage of the building is the basis for the parking requirement and the 46 spaces has been calculated in accordance with this standard.

- (4) *Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season.*

FINDINGS: This is not applicable because the required parking for the request is based on building size not on the number of employees.

- (5) *Fractional space requirement shall be counted as a whole space.*

FINDINGS: In this case the required 45.5 spaces are rounded up to 46.

- (6) *Parking spaces shall be a minimum of nine (9) feet by eighteen (18) feet for standard spaces, and eight (8) feet by sixteen (16) feet for compact spaces.*

FINDINGS: Parking spaces on the west side of the lot are 9' wide x 20' deep and are 9' x 18' on the north side in compliance with the minimum standard stall size.

- (7) *For uses requiring four or more spaces, up to fifty percent (50%) of the spaces may be compact in size.*

FINDINGS: No compact spaces are provided. More stalls could be added if the design included compact spaces.

PARKING SPACES REQUIRED FOR EACH USE:

Commercial

- a. Retail store, except as provided in subsection (b) below. One space for each 200 square feet of gross floor area. This is the applicable standard as discussed above.*
- b. Service or repair shop or retail store handling bulky merchandise such as automobiles or furniture. One space for each square feet of gross floor area. This standard is not applicable to the Dollar General store.*

SECTION 6.140 OFF-STREET LOADING REQUIREMENTS

At the time a structure is erected or enlarged, or the use of a structure or parcel of land changed within any zone in the City, off-street loading spaces shall be provided in accordance with the requirements of this section and Section 6.150 unless greater requirements are otherwise established.

Merchandise, materials, or supplies:

Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use.

If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use.

Off-street parking areas used to fulfill the requirements of this ordinance shall not be used for loading and unloading operation except during periods of the day when not required to take care of parking needs.

FINDINGS: The proposed plan illustrates a semi-truck loading berth about 80 feet long on the north property line just east and separate from customer parking spaces. Trucks exiting the site are required to back out through the parking lot before entering the highway.

Passenger loading zone:

A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school or other public meeting place which is designed to accommodate more than 25 persons at one time.

FINDINGS: This section is not applicable because the subject site is not a school or public meeting place.

SECTION 6.150 OFF-STREET PARKING AND LOADING, GENERAL PROVISIONS

The following general provisions shall govern the application of off-street parking and loading requirements.

- 1. The provision and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this ordinance. Should the owner or occupant of a lot or building change the use to which the lot or buildings is put, thereby increasing off-street parking or loading requirements, it shall be a violation of this ordinance to begin or maintain such altered use until the required increase in off-street parking or loading is provided.*

FINDINGS: Continued availability and maintenance of parking and loading spaces shall be enforced by the City if necessary. The City is concerned that a future change in building use to a more intensive commercial business will be constrained by a lack of off-street parking in relation to the size of the building and the minimum city parking requirements. A future use in the 9100 square foot building may generate parking needs greater than Dollar General argues are typical for their stores. If this occurs, overflow parking could occur in the parking lots of adjoining uses. A higher occupancy commercial use would also intensify highway traffic hazards entering and exiting the site because of its close proximity to the Pacific Way intersection.

- 2. Requirements for types of buildings and use not specifically listed herein shall be determined by the Planning Commission based upon the requirements of comparable uses listed.*

FINDINGS: Required parking spaces for the retail store are specifically listed in the parking requirements section so this section is not applicable. However, the proposal does not meet the minimum number of spaces required.

3. *In the event several uses occupy a single structure or parcel of land, the total requirements for off street parking shall be the sum of the requirements of the several uses computed separately.*

FINDINGS: The proposed store is a single use therefore not subject to this shared stall calculation. Without a variance approval the use does not comply with the minimum parking requirement.

4. *Owner of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the City in the form of deeds, leases, or contracts to establish the joint use.*

FINDINGS: The applicant does not propose to share the parking with another use nor request shared use of adjoining parking spaces on adjoining parcels therefore this provision does not apply. Dollar General argues that parking needs at stores in other cities do not utilize the amount of spaces required in Gearhart.

5. *Off-street parking spaces for one or two-family dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located not farther than 200 feet from the building or use they are required to serve, measured in a straight line from the building.*

FINDINGS: The parking spaces adjoin the building and are within 200 feet of the store.

6. *Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.*

FINDINGS: The proposed spaces are separated from the loading area in the rear and are only intended for customers.

7. *A Plan drawn to scale, indicating how the off-street parking and loading requirements are to be met shall accompany an application for a building permit.*

FINDINGS: The applicant provided a parking plan with the variance application.

8. *Design requirements for parking lots and loading areas shall be as follows:*

- A. *Areas used for standing and maneuvering of vehicles shall have graveled or paved surfaces maintained adequately for all-weather use and so drained as to avoid flow of water across public sidewalks.*

FINDINGS: The parking spaces are to be paved. The drainage plan has been reviewed by the consulting city engineer who finds the plan is incomplete, inaccurate and the design is not feasible on the subject site.

- B. *Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight obscuring fence, screen*

or hedge of not less than 5 or more than 6 feet in height except where vision clearance is required.

FINDINGS: This section is not applicable because the proposed site is not adjacent to a residential zone.

C. Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on any adjacent resident dwelling located in a non-residential zone.

FINDINGS: A lighting plan has not been provided.

D. On parking lots having 4 or more parking spaces, such spaces shall be clearly marked in a permanent manner.

FINDINGS: If approved the applicant shall provide parking stall striping and curb or bumpers in front of each stall.

E. Service drives to off-street parking area shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives.

FINDINGS: The proposed plan includes adequate entry and back up aisles that are 24 – 26 feet wide. A separate loading dock in the rear of the lot requires backing into all parking spaces when exiting the site.

F. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line, and a straight line joining said lines through points 20 feet from their intersection.

FINDINGS: The proposed 80' wide driveway and approach area meets the 20' triangular area clear vision requirement.

J. SECTION 6.160 ADDITIONAL CRITERIA FOR ACCESS CONTROLS ON HIGHWAY 101

For property fronting Highway 101 the following additional criteria applies.

1. One driveway per 300 feet of highway frontage is allowed. Frontages of less than 300 feet shall be allowed one driveway.

FINDINGS: The existing driveway location has had prior approval and will be widened to provide adequate access to the site, subject to ODOT approval.

2. Driveways on properties with one or two driveways allowed must be located adjacent to a side property line. Access easements must be granted to the property adjacent to the driveway. Half-width driveways maybe allowed.

FINDINGS: The existing half width driveway is proposed to be widened for the store and access will continued to be shared with adjoining uses to the north and east, subject to completing easement descriptions and recording the easements at Clatsop County.

3. *New driveways on properties located adjacent to properties that have existing property line driveways must be located adjacent to and utilize the existing driveway and use the same or an expanded curb cut.*

FINDINGS: The proposed driveway is an expansion of the existing driveway in accordance with this section.

4. *Curb cuts shall not exceed 15 feet for one-way drive, 24 feet for a two-lane two-way drive, or 36 feet for a three-lane two-way with a turn lane drive.*

FINDINGS: The curb cut will be a total of 80 feet wide. Once on site the driveway will be an estimated 38' wide, exceeding the maximum of 36 feet for a three lane two-way drive. The wide driveway does not comply with the 36-foot maximum.

5. *Parking lots located in front of a structure fronting on a highway shall be located adjacent to at least one side property line and access easements shall be granted to the adjacent property owner for access through the parking lot.*

FINDINGS: This provision is satisfied as described in Section 6.150 above

6. *If a new parking lot is located to the front of a structure on a property adjacent to a property(s) with an existing parking lot, the new parking lot shall be located adjacent to the existing parking lot(s).*

FINDINGS: This section is satisfied as described in Section 6.150 above.

K. SECTION 6.161 LANDSCAPING REQUIREMENTS ADJACENT TO U.S. HIGHWAY 101

1. *All new sub-divisions shall provide landscaping to buffer the sub-division from Highway 101. A landscape plan and time schedule for the implementation of the plan will be submitted as a part of the development application to the Planning commission for approval.*

FINDINGS: The proposal is not a land subdivision therefore this section is not applicable.

2. *A landscaping plan shall be submitted to the City Administrator for approval before building permits are issued for any new development on lots adjacent to Highway 101.*

FINDINGS: The applicant submitted a landscape plan on the highway frontage. The groundcover is rock with an underlying fabric weed barrier. The plant materials include two-foot high shrubs and grasses (5spirea, 20fescue) and 6 dwarf mugo pine trees. On the south property line adjoining the building a lawn and fescue strip and a wood privacy fence are proposed.

3. *As a minimum requirement, a 10-foot wide strip of landscaping adjoining the Highway right-of-way shall be provided.*

FINDINGS: At the narrowest portion the highway strip is no less than 10 feet wide.

4. *Landscaping requirements adjacent to US Highway 101:*

- (1) *As a minimum requirement, a 10-foot wide strip of landscaping shall be provided adjoining the Highway right-of-way.*

FINDINGS: Same as above.

- (2) *A landscaping plan shall be submitted to the City Administrator for approval before building permits are issued for any new development on lots adjacent to Highway 101. The landscaping plan shall include a maintenance schedule with a provision for routine placement of plants that fail to survive. Landscaping plans shall comply with the standards of Section 6.060 Clear Vision Area.*

FINDINGS: The plan has been submitted for approval. The plan defines soil preparation, planting, maintenance and plant replacement provisions to be completed by a landscape contractor and approved by the city. The plan does not interfere with the clear vision of drivers.

- (3) *All new subdivisions shall provide a landscaping area to buffer the subdivision from Highway 101. A landscape plan and time schedule for the implementation of the plan shall be submitted to the City as part of the development application to the Planning Commission.*

FINDINGS: The proposal is not a subdivision so this section is not applicable..

- (4) *Required landscaping areas shall preferably consist of native plant species which are compatible with the weather of the coastal environment and the soils types of the site. Examples of native plants are described by the book "Plants of the Pacific Northwest Coast by Pojar and MacKinnon" and on the list from "The Western Gardener" available at City Hall. In addition to native plants, edible plants, fruits, vegetables, and nuts shall also be permitted.*

FINDINGS: *Spirea betulifolia* is a native spring flowering shrub 3 feet high, and should replace the proposed *spirea glauca*. *Festuca californica* is a native fescue grass, forms a tight clump of blue gray leaves 2 – 3 feet high and should replace the smaller *festuca bumalda*.. *Mugo* pines are native trees of Spain, Central Europe and the Balkans. The pines should be replaced with a native deciduous street tree.

- (5) *With Planning Commission review, applicants may request that non-native plants be placed on the list of acceptable plants within required landscaping areas.*

FINDINGS: The applicant has not requested that the non-native plants be placed on the preferred list of plants.

- (6) *No plants prohibited by the City of Gearhart shall be permitted.*

FINDINGS: There are no noxious weeds or plants proposed in the landscape strip.

- (7) *All structures, including any fence, shall be setback ten feet from the property line adjacent to US Highway 101.*

FINDINGS: The plan indicates there are no structures on the highway frontage.

L. GZO Section 8.030 Criteria for Granting Variances

A Variance to requirements of this ordinance with respect to off-street parking and loading facilities may be authorized as applied for or as modified by the City Planning Commission, if, on the basis of the application, investigation and evidence submitted by the applicant all three (3) of the following expressly written findings are made:

Approval Criteria

- 1. That neither present nor anticipated future traffic volumes generated by the use of the site or use of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the requirements of this Ordinance; and*

FINDINGS: Dollar General argues their stores in other cities have a low level of parking needs, currently estimated at 10 vehicles per hour. The applicant did not address future traffic and parking volumes. They cite that dimensional constraints of the subject parcel and historic low parking demands justify a variance to reduce the number of parking spaces by 40%.

The City finds that a future retail use in the proposed 9100 square foot building could generate a significantly higher parking demand. A change in use that needs more than 27 parking spaces could result in overflow parking in the parking lots of adjoining uses. A higher occupancy commercial use would also intensify highway traffic hazards entering and exiting the site because of its close proximity to the Pacific Way intersection. If the site is not an adequate size for the Dollar General store unless parking requirements can be substantially reduced, the parcel is not the place to locate. The City finds it is in their best interest to plan for an anticipated increase in traffic volumes by literally interpreting the minimum parking space requirement for the new building.

2. *That the granting of the variance will not result in the parking or loading of vehicles on public streets in such a manner as to materially interfere with the free flow of traffic on the street; and*

FINDINGS: The granting of the variance reducing the number of stalls by 40% will not result in parking or loading of vehicles on the public highway because parking is prohibited on the highway.

3. *That the granting of the variance will not create a safety hazard or any other condition inconsistent with the general purpose of this ordinance or policies contained within the Comprehensive Plan.*

FINDINGS: The City Police Chief indicates concern over the proposed development at this site because he regularly experiences highway safety hazards near the intersection of Pacific Way and Highway 101. The City finds the proposal is inconsistent with several Comprehensive Plan policies.

The following Comprehensive Plan policies are relevant to the request.

- *“The City will work to achieve a level of commercial development that supports the needs of the residents of Gearhart, rather than serving a regional commercial center role, or providing for major tourist destination facilities. (page 1)*
- *Where extensions are required to the existing system, the City will require the customers requesting service to pay the entire cost of the extension. (page 11)*
- *Fire hydrants are required for all system extensions according to the City’s standards and will be paid for by the customer requesting service. (page 12)*
- *The City will establish minimum fire flow requirements for fire protection and may institute a system of charges or other requirements on a case-by-case basis the existing system is unable to meet the fire protection requirements or where a customer will place an undue fire demand on the water system. (page 12)*
- *To provide for continued surface water quality and adequate drainage within the City of Gearhart. (page 13)*
- *The City of Gearhart will construct and maintain storm drainage facilities as required. The emphasis will be on facilitating the percolation of rainwater into the soil at locations subject to flooding rather than constructing a complete storm drainage system.*
- *Surrounding land use and traffic generation patterns will be considered during the initial stages of planning for any new development along Highway 101. (page 15)*

- *Along the Coast Highway access control techniques will be used in conjunction with ODOT to coordinate traffic and land use patterns, and to help minimize the negative impacts of growth. Area-wide needs supersede site specific needs. (page 15)*
- *In the event of significant new development proposals for land adjacent to the Coast Highway the City will work with ODOT through the District Engineer to ensure unimpeded traffic flow and safety to the fullest extent possible. (page 15)*
- *Adequate parking for residential and commercial uses will be maintained through enforcement of zoning ordinance parking requirements. (page 15)*

FINDINGS: The City finds the above Comprehensive Plan policies are relevant to the proposal. In summary, a transportation policy states adequate parking for a commercial use will be maintained through enforcement of city parking requirements. In this case, the large 9100 square-foot building is a permanent structure with a long life that will change in use over time. The building should be provided with the minimum parking required for its size in order to adequately serve the proposed and subsequent commercial uses. The Dollar General store is a nationwide retail box store designed to serve customers in the region. Gearhart policy strives to serve the needs of its residents, not the region. New development in Gearhart is required to provide adequate water, septic, storm drainage and fire protection at the expense of the developer. Acceptable public utility plans have not been provided. Adequate water supply and water pressure to the site is essential and currently not available. Further, Highway 101 has significant drainage problems that create hazardous driving conditions much of the year. The contract City engineer has deemed the proposed drainage plan infeasible. The city must be assured by the developer that a feasible water service plan and a storm drainage plan can be designed and accommodated on the site. According to the Gearhart Transportation System Plan, 2017 highway traffic is projected to increase. Today, factors such as proximity to the Pacific Way intersection, traffic speeds, driver distractions and water ponding create hazardous driving conditions at peak times. Gearhart policy strives to minimize the negative impacts of growth and new land use patterns. The City finds the proposal is inconsistent with the above stated Gearhart plan policies.

M. GZO Article 13 Application, Notice and Hearing Procedures

The Variance application was filed and deemed complete, public notice was mailed and published on August 25, 2017. A public hearing by the Planning Commission is scheduled for September 14, 2017.

II. SUMMARY CONCLUSION

The City finds the request to reduce off-street parking from 46 to 27 spaces is inconsistent with several Comprehensive Plan policies and the variance criteria. Further, the proposed plan is incomplete or inadequate as follows:

1. An acceptable plan for adequate water supply and water pressure to the site has not been provided;
2. A site storm water drainage plan that effectively controls storm water from the site has not been provided;
3. A septic system plan has not been provided;
4. Utility and access easements have not been defined;
5. An outdoor lighting plan has not been provided;
6. The landscape plan lacks imagination and aesthetics. A revised plan is recommended utilizing native plants and native deciduous trees.

III. RECOMMENDATION

Based on the findings in this report and as currently proposed, city staff recommends that the Planning Commission deny the off- street Variance request.

Cheryl Lund

From: Chad Sweet
Sent: Friday, August 25, 2017 10:35 AM
To: Carole Connell; Cheryl Lund
Subject: Dollar General Variance

My comments:

By my calculation the 9100 sf building generates the need for 46 parking spaces by Gearhart's parking requirements. DG is proposing 27 spaces or 60% of the required spaces.

Regarding #2 of the variance request:

I appreciate the report from DG regarding the tables provided to show the trip generation rates / forecasts. But how does this change if Dollar General decides to sell the property and the new business creates a trip count that exceeds what DG has forecast?

Signage:

Sign attached to the building:

The application includes a diagram for a sign that is 25'8" wide and 3'9" tall attached to the building. Gearhart's sign code allows for a sign that is 2 feet high by 12 feet long. The DG sign is 96.50 square feet where Gearhart's code only allows for 24 square feet.

Free standing sign:

In the packet DG has indicated they intend to have a freestanding sign of 50 square feet. Gearhart code only allows for a 32 square foot sign. Also, the above grade support and height of the free standing sign at 19ft would exceed Gearhart's 18ft sign height requirement by 1 foot.

Hwy access:

I have a concern regarding the traffic exiting from DG heading south onto Hwy 101. Are there any improvements that can be made to increase the safety for traffic making the southbound turn onto Hwy 101?

Chad

--

Chad Sweet | City Administrator
City of Gearhart
698 Pacific Way | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
chadsweet@cityofgearhart.com

CONFIDENTIALITY NOTICE: Please do not read, copy, or disseminate this communication unless you are the intended addressee. This e-mail may contain confidential and/or privileged information intended only for the addressee. If you have received this in error, please notify me via return e-mail.

City of Gearhart Building Department

698 Pacific Way, Gearhart, OR 97138

Phone: 503-738-5501 Fax: 503-738-9355

August 28, 2017

CDDG Gerhart, LLC - Dollar General
Highway 101
Gearhart, OR 97138

Re: Application for Parking Variance - New Dollar General Retail Store

The building department has no objections to the parking variance requested for the new Dollar General Retail store located at Assessors Plat 6 10 10BA, Tax Lot 401, provided the applicant can demonstrate that the required Fire Apparatus Access requirements of the Oregon Fire Code are met.

Please contact me at 503-440-6162 if you should have any questions.

Thank you,



Mark Brien
City of Gearhart
Building Official
mjbrien@outlook.com

Copy to: File



698 PACIFIC WAY • P. O. BOX 2510 • GEARHART, OREGON 97138 • (503) 738-5501

August 28, 2017

PROPOSED DOLLAR GENERAL RETAIL OUTLET

I believe that the location proposed by Dollar General (who is a Nation-Wide Retailer) is an unacceptable location for the following reasons:

- 1) The driveway entrance for this location is only approx. 360 feet from the Intersection of HWY 101 & Pacific Way (5 lane intersection). The congestion that takes place at this intersection has already become hazardous due to the amount of traffic flow on HWY 101 and driver's poor driving habits (speed, failure to signal properly, electronic device operation and other detracted driving).
- 2) The center divider in front of the entrance/exit driveway is only 9 ½ wide. Going north 50 ft. the divider is only 8 ½ feet wide. This divided lane is sub-standard for any type of vehicle operation. Some driver's currently either stop in the southbound left lane to enter this entrance. Or worse yet, operate half in and half out of this center section, creating a severe traffic issue for other southbound vehicles. (Again, speed, failure to signal properly, electronic device operation and other distracted driving).
- 3) The area is posted by ODOT as 40mph, however when the traffic signal light is green, the vast majority of drivers are traveling 45-50mph. For northbound traffic approaching the intersection at HWY 101 & Pacific Way. The HWY opens to 4 & five lanes; the normal reaction for drivers is to speed up, after following slower vehicles from HWY 26/HWY 101 Jct. through the City of Seaside, OR.
- 4) Drivers making left turns rarely make LEFT TURNS. Most drivers cut across the opposite lanes of travel into an entrance or intersecting roadway (sweeping turn).
- 5) ODOT has written in their own TSP, recommending the elimination of the 4 traffic lanes, southbound and northbound. They recommend for "Motor vehicle safety; walking and biking facility gap", 3 lanes of travel. One southbound and one northbound lane, with a continuous left turn lane and wider paved shoulder for bikes and pedestrians. Should ODOT and Dollar General agree to this new HWY paint striping, my major concerns will be taken care of by this project.

- 6) There will be an increase call load placed upon my department for calls for service. Thefts, disturbance, alarms, accidents in their tight parking lot and other events. These might seem small on a scale of major criminal activity but still it will be additional calls for service. Dollar General is not proposing this build in the City of Gearhart to just serve our population. But to attract shoppers from the areas south and north of Gearhart for many tens of miles.

2015

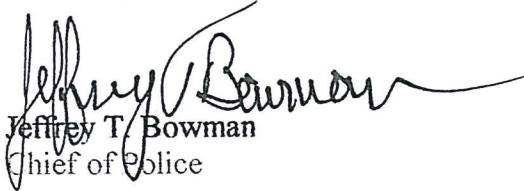
**17 out of 23 accidents covered were on HWY 101.
(OSP and Sheriff Deputies covered additional accidents within the city limits on HWY 101)**

2016

**22 out of 37 accidents covered were on HWY 101
(7 out of 37 covered were in Business Parking lots)
(OSP and Sheriff Deputies covered additional accidents within the city limits on HWY 101)**

If anyone who drives a motor vehicle in Clatsop County who believes that traffic congestion and drivers poor driving habits have gotten better. They are fooling themselves or are part of the problem (speeding, failure to signal properly, electronic device operation and other distraction driving).

I understand that my report probably does not meet any technical standard for denial of Dollar General Request. But I did want to be on record that the above listed issues are now present and will get worse.


Jeffrey T. Bowman
Chief of Police

Cheryl Lund

From: Michael McNickle
Sent: Wednesday, August 30, 2017 12:03 PM
To: 'connellpc@comcast.net'
Cc: 'Cheryl Lund'
Subject: Dollar General in Gearhart

Hi Carrol:

I think we spoke earlier, but I just had a chance to look at the plans sent over for review. From the drinking water perspective, I am sure the facility will be connected to public water, so I have concerns about that issue.

Since the facility isn't going to serve or handle food, then I don't have any concerns about that either. If they serve as a grocery store, they will need to send a plan review to the Oregon Department of Agriculture for approval.

As far as the septic system is concerned, it appears there is an existing system located behind the proposed building. I don't know anything about that system, but if it handles more than 2500 gallons of sewage per day, then the DEQ still has purview over this system. If that system is designed to handle less than 2500 gallons of sewage per day, then my department will need the following documents in order to conduct a review and approval for use of the system:

- 1) An evaluation of existing system;
- 2) An authorization permit from Clatsop County Public Health;
- 3) Water use records for a similar-sized Dollar Store; and
- 4) A copy of the Operation and Maintenance (O&M) records, and a copy of the O&M contract.

Again, this existing system may be regulated by the State DEQ. Gary Artman is the contact for that program, and his phone number is (541) 687-7426.

If you have any additional questions, please let me know.

Thanks!

Michael McNickle, ABD-PhD, MPH, MPA, REHS
Public Health Director
Clatsop County Department of Public Health
820 Exchange Street, Suite 100
Astoria, OR 97103
Phone: 503-338-3686
FAX: 503-325-8678
Email: mmcnickle@co.clatsop.or.us

Clatsop County Public Health website:
www.co.clatsop.or.us/publichealth

Facebook Page

<https://www.facebook.co./pages/Clatsop-County-Public-Health/122798474419724>

211Info

<http://211info.org/>

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Cheryl Lund

From: Carole Connell
Sent: Thursday, August 31, 2017 1:30 PM
To: 'Cheryl Lund'
Cc: Gearhart Police Chief
Subject: FW: 91933: Gearhart - Dollar General Store - Conditional Approval per ODOT Requirements

Follow Up Flag: Follow up
Flag Status: Flagged

The email below serves as ODOT's official comment for the Dollar store application. Please include in the PC packet.

*Carole Wells Connell AICP
Land Use Planner
4626 SW Hewett Blvd.
Portland, OR 97221
503-297-6660 office/971-227-0634 cell
connellpc@comcast.net*

From: CASWELL Matthew C [mailto:Matthew.C.CASWELL@odot.state.or.us]
Sent: Thursday, August 31, 2017 12:56 PM
To: 'Carole Connell'
Cc: KEARNS Richard A; WILLIAMS Virginia L
Subject: 91933: Gearhart - Dollar General Store - Conditional Approval per ODOT Requirements

Carole,

Thank you for the opportunity to review and comment on the proposed Dollar General. ODOT has no objections to the Dollar General store, however, the applicant will need to apply for a new approach permit with ODOT because the proposed use meets the change-of-use criteria per OAR 734-051-3020. ODOT generally agrees with the traffic impact study and more importantly, DOOT agrees that a left turn warrant is met. The applicant will need to investigate and provide design plans and construct a modified left turn lane to the satisfaction of ODOT. ODOT recommends that the City condition their approval on the Applicant satisfying all the requirements of ODOT prior to issuance of an occupancy permit.

Thank you,

Matt Caswell, P.E.

Oregon Department of Transportation
Development Review Coordinator
Region 2, 455 Airport Rd SE, Bldg. B
Salem, OR 97301-5395
503.986.2849 (Office)
503.986.2630 (FAX)
e-mail: matthew.c.caswell@odot.state.or.us

Cheryl Lund

From: Carole Connell
Sent: Thursday, August 31, 2017 4:15 PM
To: 'Adam Dailey'
Cc: 'Cheryl Lund'
Subject: RE: Dollar General

Follow Up Flag: Follow up
Flag Status: Flagged

Yes please add this as a summary conclusion to your report.

Thanks

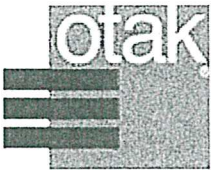
CArole

From: Adam Dailey [mailto:Adam.Dailey@otak.com]
Sent: Thursday, August 31, 2017 2:03 PM
To: Carole Connell
Subject: RE: Dollar General

Carole,

Due to the existing drainage system outflowing to the pond to the east, detention for the site is recommended. The current configuration is not a feasible design. The design does not drain the entire site to the detention basins and the basins do not contain any freeboard. In order to get the recommended 12" of freeboard, the East pond's depth would have to increase by lowering the bottom or raising the elevation of the site contributing to the East pond. The west pond could have the bottom lowered, site raised, or footprint increased. Although, the pond bottom cannot lower much due to the invert elevations of the outgoing drainage system. An alternate design should be submitted for approval.

Would you need us to add this to the memo?



Otak, Inc.
Adam Dailey, PE
Office Manager | Engineering Team Leader
4253-A Hwy 101 North | Seaside, OR 97138
v: 503.738.3425 | c: 503.468.8600 | f: 503.738.7455
www.otak.com

From: Carole Connell [mailto:connellpc@comcast.net]
Sent: Thursday, August 31, 2017 9:39 AM
To: Adam Dailey
Cc: 'Cheryl Lund'; Chad Sweet
Subject: RE: Dollar General

Thank you for the speedy review Adam. From a quick glance at all the document redlines, am I correct that the amount of corrected data and other info needed is such that you cannot determine whether the proposed drainage plan is feasible? And do you think a drainage plan can be adequately designed for the site?

Yes, please provide one hard copy to Cheryl at City Hall.

*Carole Wells Connell AICP
Land Use Planner
4626 SW Hewett Blvd.
Portland, OR 97221
503-297-6660 office/971-227-0634 cell
connellpc@comcast.net*

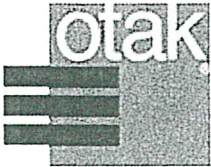
From: Adam Dailey [<mailto:Adam.Dailey@otak.com>]
Sent: Thursday, August 31, 2017 7:53 AM
To: Carole Connell; Chad Sweet
Subject: Dollar General

Chad and Carole,

Attached is a memo with comments addressing the stormwater design report and plans. If you would like hard copies please let me know and I will have them delivered to City Hall.

Thank you for thinking of us for the review. We are happy to review plans for the City at any time. We can cover many types of design and review of designs too. Our office is one of a handful of Otak offices and we have the ability to cover a wide range of Engineering, Planning, Survey, and Architecture.

Thanks again.



Otak, Inc.
Adam Dailey, PE
Office Manager | Engineering Team Leader
4253-A Hwy 101 North | Seaside, OR 97138
v: 503.738.3425 | c: 503.468.8600 | f: 503.738.7455
www.otak.com

Memorandum



HanmiGlobal Partner

808 SW 3rd Avenue
Suite 300
Portland, OR 97204
Phone (503) 287-6825
Fax (503) 415-2304

To: City of Gearhart

From: Tammi Connolly, PE
Adam Dailey, PE

Copies: File

Date: August 30, 2017

Subject: Dollar General Review

Project No.: 68166

The City of Gearhart contracted with Otak, Inc. to provide review comments on the stormwater reporting and design carried out by Tectonics Design Group for the proposed Dollar General Store in Gearhart, Oregon.

BASIS OF DESIGN

- 1) The Drainage Report states the stormwater management system design has been based on the ODOT Hydraulics Manual, 2014.
- 2) The detention storm event used is the 100-year event, which is a standard used by other local communities on the Oregon coast.
- 3) No water quality treatment is proposed, which is again a standard used by other local communities on the Oregon coast too small to have a DEQ MS4 permit.

DRAINAGE REPORT

- 1) See attached Drainage Report redlines
- 2) *General* – Use consistent terminology when referring to “drainage basin” (the contributing runoff area) and “detention basin” (the stormwater management pond with flow control structure)
- 3) *Introduction* – Report the existing and proposed impervious areas, as well as site slopes for C value determination.
- 4) *Hydrologic Criteria*
 - a) The rainfall intensities reported do not match those shown on the IDR curve in Appendix A.
 - b) Include a table with the weighted curve number calculations
 - c) Recommend assigning a separate C value for proposed landscaped areas.
- 5) *On-site Drainage Calculations*
 - a) See comments in Appendices
 - b) Show a stage, area, volume table for each pond used in detention calculations
- 6) *Appendix B*
 - a) Apply C Adjustment Factor (k) for the 25-yr and 100-yr calculations

- b) Correct 25-yr rainfall intensity value
- 7) *Appendix B*
 - a) Apply C Adjustment Factor (k) for the 25-yr and 100-yr calculations
 - b) Correct 25-yr and 100-yr rainfall intensity values, per IDR table in Appendix A
 - c) Proposed Basin 1 – Update 25-yr and 100-yr event Allowable Outflow value to match respective existing peak runoff rates for Basin 1
- 8) *Figures* – see attached redlines
- 9) *Additional Comments*
 - a) Delineate drainage basins for each detention basin inlet and existing catch basin based on proposed grading. Delineate existing drainage basins for each existing catch basin using existing contours. Show how the detention basins are overdetaining for flows not draining to the detention basins.
 - b) Report uncollected impervious area contributing runoff to the ODOT right-of-way.
 - c) Include conveyance capacity calculations for all proposed storm pipes
 - d) Include hydraulic calculations for the basin outlet structure. Show basin peak release rates during the detention storm event. Recommend installing a flow control manhole downstream of the pond outlet, see ODOT Hydraulics Manual or other jurisdiction.
 - e) Show a minimum of 1-foot of freeboard during the 100-yr event in the stormwater management system, including the detention basins. The 100-yr event will be the conveyance design storm since this is the storm used for detention.
 - f) Describe the Emergency Escape Route for stormwater flows (“check storm”), should the Detention Pond Outlet become plugged over time.
 - g) Infiltration - The onsite soils have an NRCS Hydrologic Soil Group of Type A, which are expected to have a high infiltration rate. Recommend designing an infiltration retention basin. ODOT does not recommend detention “dry basins” for Type A soils.
 - h) Groundwater – Recommend researching seasonal high groundwater elevation.
 - i) Recommend installing a water quality manhole or trapped catch basin upstream of the detention basins. These facilities collect large debris, trash, floatables, and decrease the maintenance interval of the basins.

PLAN STEETS - STORM

- 1) See attached Drainage Report redlines
- 2) *General* – Recommend applying setbacks from Detention Basins to property lines, right-of-way, and building foundations.
- 3) *Sheet C6.4 Detail 1*
 - a) Recommend designing Detention Basin to ODOT Hydraulics Manual, Chapter 12.5.2 Design Criteria for Dry Ponds
 - b) Remove reference to Water Quality Volume
 - c) Armor outfall from the curb opening to the toe of slope, at a minimum.
- 4) *Sheet C6.4 Detail 2* – The detention basin outlet detail hasn’t been hydraulically modeled to show compliance with detention standards. Recommend constructing a flow control manhole downstream, or modifying the outlet detail to meet detention standards while allowing the basin to drain.

- 5) *Sheet C6.5 Detail 8* – modify detail to apply to project; outfall armoring within detention basins.

CONCLUSION

The current configuration is not a feasible design. The design does not drain the entire site to the detention basins and the basins do not contain any freeboard. In order to get the recommended 12” of freeboard, the East pond’s depth would have to increase by lowering the bottom or raising the elevation of the site contributing to the east pond. The west pond could have the pond bottom lowered, surrounding site raised, or pond footprint increased. However, the pond bottom cannot be lowered much due to the invert elevation of the existing drainage system at the proposed outfall. An alternate design should be submitted for approval. Due to the existing drainage system outflowing to the pond to the east, detention for the site is recommended.



DOLLAR GENERAL

TO: City of Gearhart

FROM: Cross Development

RE: Application for Parking Variance – New Dollar General, TBA US Hwy 101 (aka Park Drive)

DATE: June 21, 2017

Please let this serve as a request for review and approval of a Variance to permit a reduction in parking space count for the proposed new Dollar General Retail store at US Hwy 101 (aka Park Drive), Gearhart, Oregon.

The reason for needing a Parking Variance is as follows:

1. **Site Configuration and Limitation.** The attached Site Plan provides the optimal automotive traffic pattern (for customers and delivery trucks) and parking space configuration. Two (2) critical criteria are met:
 - a. Customer access at building pad. 16 Parking stalls located at the Primary Building Entrance meet the average max parking fill. All customer traffic and parking in the front-yard parking prevents any requirement to traverse from the side of the building. The maximum number of employees at any one time will be four (4) and the side parking stalls will accommodate them.
 - b. The current design of the parking stalls allows for delivery trucks to pull into the side of the building, unload and reverse into the front lot to pull out straight onto Hwy 101. This stall design is optimal to accommodate customers, employees and deliveries.

NOTE: Various Site Plan configurations to increase parking stall counts were considered. The only method of increasing parking count would require us to purchase adjacent land which is not available for purchase.

2. **Actual Parking Needs for Dollar General.** Both Formal Case Studies and routing daily observance from Dollar General Management show that Parking Count needs for this Prototype Store design fall well below the City's 1:200 SF Criteria. Current new construction Site Plans typically only provide between 25 – 35 Stalls per location. The count varies by site design accommodations and not by fluctuations of customer demands. Regardless, local

Dollar General Executives must first review and approve each individual Site Plan prior to our submittal to each Jurisdiction. In this case, the proposed 27 Parking Stall Count more than adequately satisfies employee and customer parking for the busiest anticipated schedules.

- a. Table 1 and 2 below (from attached Trip Generation Study) reflect peak trip and parking counts for a variety of locations with the same 9,100 SF Prototypical Design. In these case studies, the Maximum Number of Occupied Spaces during Peak Business Hours range from 9 to 13 Stalls.

TABLE 1
DOLLAR GENERAL STORES TRIP GENERATION RATES / FORECASTS

Land Use / ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Variety Store (814)	ksf	64.03	50%	50%	3.81-	50%	50%	6.82
Dollar General Stores	9.1 ksf	583	18	17	35	32	31	63
Less Pass-by Trips	<34%>	198	<6>	<6>	<12>	<11>	<11>	<22>
Net New Trips		385	12	11	23	21	20	41

Institute of Transportation Engineers. *Trip Generation Manual, 9th Edition* or Trip Generation Characteristics of Discount/Home Improvement Superstores/Major Distribution Centers and Small Box Stores. Wilbur Smith Associates. February 2, 2011

TABLE 2
DOLLAR GENERAL STORES PARKING DEMAND

	Gridley, CA		Los Molinos, CA		Orland, CA	
	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014
Building ksf	9.1		9.1		9.1	
Total On-Site Parking Spaces	30		32		29	
Time of Peak Parking Demand	1:00 pm	1:45 pm	3:30 pm	11:00 am	10:45 am	2:45 pm
Maximum Number of Occupied Spaces	9	9	10	12	11	13
Average Maximum Occupied Parking Spaces					10.00	11.33
Average Maximum Occupied Spaces per ksf					1.10	1.25

For detailed site interpretation, please see the following attachments:

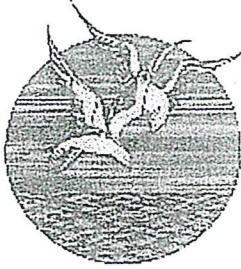
- Gearhart Land Use Variance Application
- Proposed Civil Site Plan
- Proposed Building Elevations
- ALTA Survey (Pages 1 and 2)
- City Zoning Map with Reference Site Notation
- Reference Photographs:
 - Aerial – Birds Eye
 - Aerial – View looking at Park Drive
 - Aerial – Close Up with Reference Neighbors
 - Various Pedestrian Views: from Park Street, On-Site and Behind Property
- Reference Dollar General Trip Generation Study Memo

Please know that Dollar General strives to be a supporting neighbor and benefit to each community it has the fortune to service. This application is submitted with strong Corporate Understanding and Support. As presented, it is determined that short-term objectives and long-term success may be fully realized. In consideration of the above narrative and supporting attachments, the consent of our Parking Variance to permit 27 Stalls on the proposed Site Plan is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maggie F. Appleby', with a stylized flourish at the end.

Maggie F. Appleby – Development Manager, Cross Development



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 07 27 17

1. APPLICANT: CD DG Gearhart, LLC PHONE: 214.614.8252
MAILING ADDRESS: 4336 Marsh Ridge, Carrollton TX 75010
EMAIL ADDRESS: maggie@crossdevelopment.net CELL PHONE: 214.846.7167
2. PROPERTY OWNER: Beach Development, LLC PHONE: 503.738.0453
MAILING ADDRESS: 3457 Hwy 101 N, Seaside OR 97138
EMAIL ADDRESS: beachdevelopment@beachdev.com CELL PHONE: _____
3. SURVEYOR/ ENGINEER: Tectonics Design Group (Matt Rasmussen) PHONE: 775.824.9988 x. 11
MAILING ADDRESS: 10451 Double R Blvd., Reno, NV 89521
EMAIL ADDRESS: matt@tdg-inc.com CELL PHONE: 775.473.9872
4. LEGAL COUNSEL: N/A PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
5. PROPERTY LOCATION: _____
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: _____
(B) ADDITION, BLOCK, AND LOT: _____

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) [Signature] DATE: 6/30/17
PRINT Maggie F. Appleby
8. SIGNATURE (OWNER) [Signature] DATE: 7-3-17
PRINT _____

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

TO BE COMPLETED BY STAFF
DOES APPLICANT OWN ANY MONEY TO THE CITY? _____ IF SO, AMOUNT _____
FOR _____ ACCOUNT # _____ DEPARTMENT STAFF _____ (INITIAL)

Property Owner: Beach Development, LLC, c/o Terry Lowenberg

Developer: Cross Development

Regarding: Proposed Dollar General Retail Outlet

Property: APN No. 53741, Gearhart, Oregon

To: City of Gearhart

The property referenced above is being considered for the construction of a Dollar General retail store (the "Project"). The undersigned Owner has given, and hereby does give, representatives of Cross Development ("Developer") permission to apply for such permits and approvals as may be necessary to carry forward with the Project, and to sign needed applications on behalf of Owner.

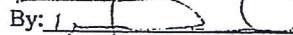
The following representatives of Developer, acting in its name and on its behalf, are hereby given the authority (subject to my right to revoke such authority at any time, on written notice) to apply, on behalf of the Owner, for any such permits and/or approvals as may be necessary to carry out the Project:

Robert Vann - rv@crossdevelopment.net
Mike Stults - mike@crossdevelopment.net
Maggie Appleby - maggie@crossdevelopment.net
Matthew Rasmussen - matt@tdg-inc.com

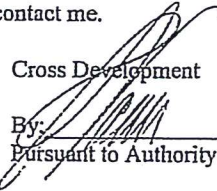
It is understood that this blanket consent does not include authority to apply for approval of a zone change, comprehensive plan change or other land use action which might restrict or impede uses of the property which are now permitted, except upon express authorization of the undersigned, and Owner does not assume responsibility to carry out, or comply with, or bear the cost of compliance, with any requirements imposed as a condition of such permits or approvals. It is contemplated that applications may include, but are not necessarily limited to, request for parking variance and building permits, and that upon the granting of such approvals and completion of other due diligence investigations of the Property by Developer, as provided in the Purchase and Sale Agreement, that Developer will purchase the Property. In the event that Developer does not complete the purchase, Cross Development agrees to save, hold, defend and indemnify Owner from and against any loss, liability, claims, penalties, and obligations as may arise out of the applications for permits or approvals, including, but not limited to, any damages to the Property on account of any such application or land use action initiated or carried out by Developer.

Should you have any questions, please feel free to contact me.

Beach Development, LLC, Owner

By:  July 17 2017
Terry Lowenberg, Manager

Cross Development

By:  July 18 2017
Pursuant to Authority

F:\SHARED\AMV\WINDOCS\2017-07-03\TLOWDOLLAR.L01



ICON Architecture
1000 NE Oregon Street
Portland, Oregon 97232
503.255.1111

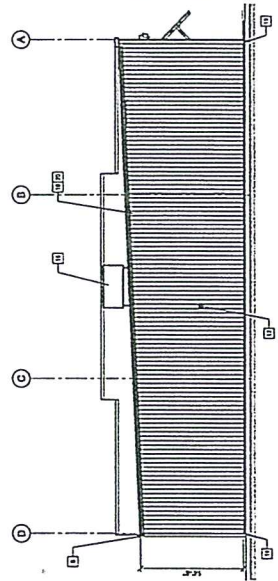
DOLLAR GENERAL
US HWY 101
GEARHART, OREGON 97138



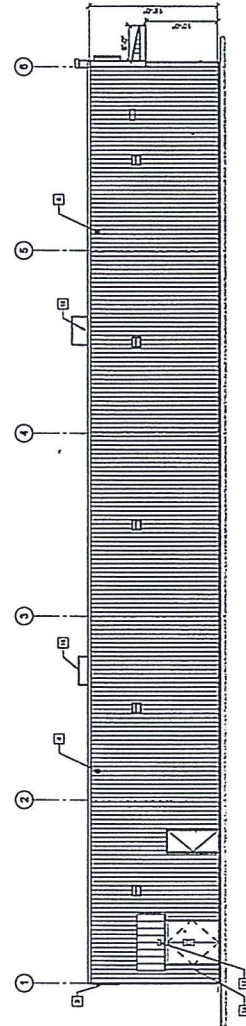
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____

PROJECT: SHEET: **A02**
DATE: _____
DRAWN BY: _____

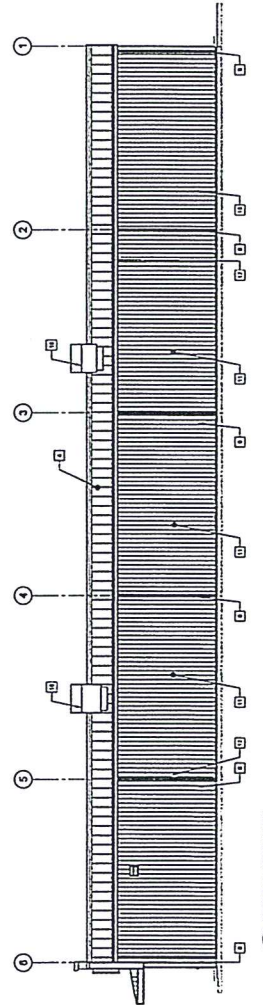
- ELEVATION VIEW NOTES**
- EXHIBIT B: SEE EXHIBIT B FOR WALL PANEL SCHEDULES AND FINISH SCHEDULES. REFER TO ELECTRICAL SCHEDULE FOR LIGHTING FIXTURES AND TO MECHANICAL SCHEDULE FOR VENTILATION UNITS.
 - EXHIBIT C: SEE EXHIBIT C FOR WINDOW AND DOOR SCHEDULES.
 - EXHIBIT D: SEE EXHIBIT D FOR FINISH SCHEDULES.
 - EXHIBIT E: SEE EXHIBIT E FOR MATERIAL SCHEDULES.
 - EXHIBIT F: SEE EXHIBIT F FOR FINISH SCHEDULES.
 - EXHIBIT G: SEE EXHIBIT G FOR FINISH SCHEDULES.
 - EXHIBIT H: SEE EXHIBIT H FOR FINISH SCHEDULES.
 - EXHIBIT I: SEE EXHIBIT I FOR FINISH SCHEDULES.
 - EXHIBIT J: SEE EXHIBIT J FOR FINISH SCHEDULES.
 - EXHIBIT K: SEE EXHIBIT K FOR FINISH SCHEDULES.
 - EXHIBIT L: SEE EXHIBIT L FOR FINISH SCHEDULES.
 - EXHIBIT M: SEE EXHIBIT M FOR FINISH SCHEDULES.
 - EXHIBIT N: SEE EXHIBIT N FOR FINISH SCHEDULES.
 - EXHIBIT O: SEE EXHIBIT O FOR FINISH SCHEDULES.
 - EXHIBIT P: SEE EXHIBIT P FOR FINISH SCHEDULES.
 - EXHIBIT Q: SEE EXHIBIT Q FOR FINISH SCHEDULES.
 - EXHIBIT R: SEE EXHIBIT R FOR FINISH SCHEDULES.
 - EXHIBIT S: SEE EXHIBIT S FOR FINISH SCHEDULES.
 - EXHIBIT T: SEE EXHIBIT T FOR FINISH SCHEDULES.
 - EXHIBIT U: SEE EXHIBIT U FOR FINISH SCHEDULES.
 - EXHIBIT V: SEE EXHIBIT V FOR FINISH SCHEDULES.
 - EXHIBIT W: SEE EXHIBIT W FOR FINISH SCHEDULES.
 - EXHIBIT X: SEE EXHIBIT X FOR FINISH SCHEDULES.
 - EXHIBIT Y: SEE EXHIBIT Y FOR FINISH SCHEDULES.
 - EXHIBIT Z: SEE EXHIBIT Z FOR FINISH SCHEDULES.



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

**DOLLAR
GENERAL®**

ILLUMINATION VIEW

APPROVAL SIGNATURE

DATE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

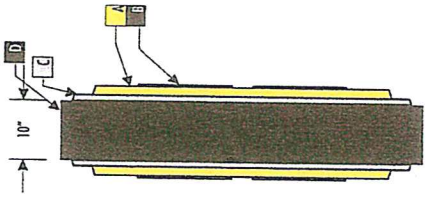


REVISION HISTORY:

REV	DATE	BY	DESCRIPTION
D	10/17/13	AH	UPGRADE TO 90 MPH WINDLOAD
E	04/02/14	AH	REVISIONS TO SIGNPOSTS BASE PLATE BOLT SPACING
F	05/07/14	AH	REVISIONS TO SIGNPOSTS BASE PLATE BOLT SPACING
G	11/06/14	AH	REVISIONS TO SIGNPOSTS BASE PLATE BOLT SPACING
H	05/27/16	CR	REVISIONS TO SIGNPOSTS BASE PLATE BOLT SPACING

PARTS LIST:

ITEM	DESCRIPTION
1	MONUMENT SIGN
2	MONUMENT SIGNPOST
3	MONUMENT SIGNPOST BRACKET
4	MONUMENT SIGNPOST BRACKET BOLT
5	MONUMENT SIGNPOST BRACKET WASHER
6	MONUMENT SIGNPOST BRACKET NUT
7	MONUMENT SIGNPOST BRACKET GASKET
8	MONUMENT SIGNPOST BRACKET GASKET
9	MONUMENT SIGNPOST BRACKET GASKET
10	MONUMENT SIGNPOST BRACKET GASKET
11	MONUMENT SIGNPOST BRACKET GASKET
12	MONUMENT SIGNPOST BRACKET GASKET
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19	MONUMENT SIGNPOST BRACKET GASKET
20	MONUMENT SIGNPOST BRACKET GASKET



SIDE VIEW



FRONT VIEW

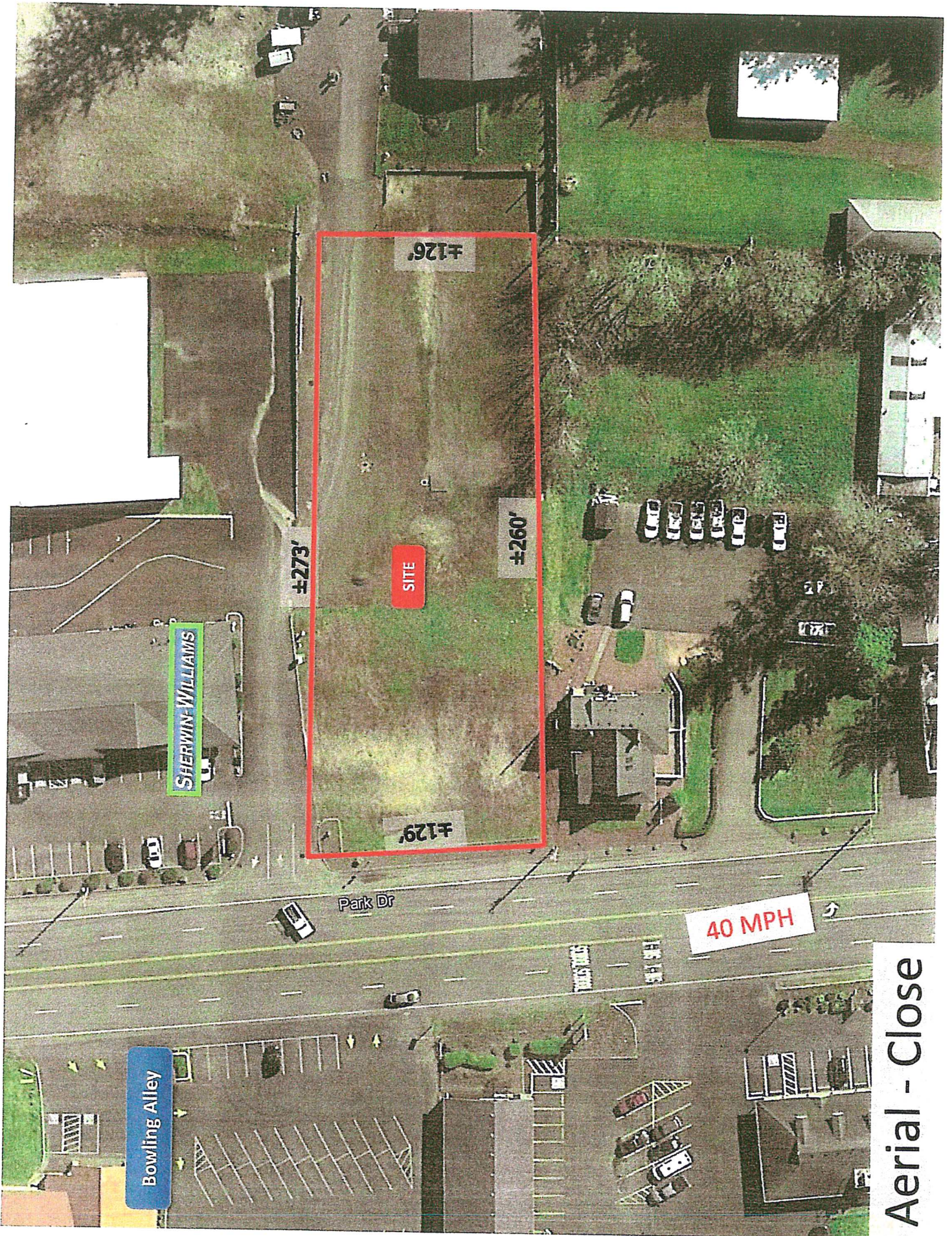
GENERAL NOTES

1. DISTANCE (UNLESS NOTED)
 - GRAPHIC 4'-7 1/8" • FACE SIZE - 0'-1 1/2" • 1/8"
 - CORED 4'-7 1/8" • CORE OVERLAP - 1/8" • 1/16"
2. MONUMENT SIGNPOST BRACKET SHALL BE INSTALLED TO THE SIGNPOST BRACKET WITH THE SIGNPOST BRACKET GASKET.
3. MONUMENT SIGNPOST BRACKET SHALL BE INSTALLED TO THE SIGNPOST BRACKET WITH THE SIGNPOST BRACKET GASKET.
4. MONUMENT SIGNPOST BRACKET SHALL BE INSTALLED TO THE SIGNPOST BRACKET WITH THE SIGNPOST BRACKET GASKET.
5. ALL ELECTRICAL SPOTS TO COMPLY WITH IFC.

**DOLLAR GENERAL OF FL
CENTER POLE MONUMENT SIGN
90 MPH WINDLOAD**

DESIGNER	B. PERRY
CHECKED	DOLLAR GENERAL
DATE	07/07/13
PROJECT	VARIOUS
SHEET	H 1 OF 8

This drawing shall not be used for any other project without the written consent of SignResource, Inc. All dimensions are in feet and inches. All electrical spots shall comply with IFC. All electrical spots shall comply with IFC. All electrical spots shall comply with IFC.



Aerial - Close



Aerial – Birds Eye

Site
View Right – Park Drive/HWY 101



Across Park Drive/HWY 101 - Right



MSG

FREE FORMAT MESSAGE SENT ON 9-08-17

Date/Time: 9-08-17 at 11:07 AM
Receiving Station: GEAR01

From: Oregon One Call
305 N.E. 102nd Avenue, Suite 300
Portland, OR 97220
Phone: 503-232-1987

ATTENTION ALL MEMBERS,

THIS IS JUST A REMINDER...

WE PLAN TO GO LIVE WITH THE NEW TICKET FORMAT FOR THE ENTIRE STATE ON WEDNESDAY 9/13/17, AROUND 4AM PACIFIC TIME. THESE CHANGES MAY TAKE A FEW MINUTES TO IMPLEMENT. PLEASE PLAN ACCORDINGLY WITH YOUR TICKET RECEIVERS.

IF YOU HAVE ANY QUESTIONS PLEASE EMAIL US RIGHT AWAY AT ORDATABASE@OCCINC.COM, OR CALL 877-668-4001 AND ASK FOR DATABASE.

IF YOU NEED TO CONTACT US PLEASE HAVE YOUR DISTRICT CODE READY. IT WILL BE ON THE VERY LAST LINE OF THIS MESSAGE IN FINE PRINT.

IF SOMEONE ELSE SHOULD RECEIVE THIS MESSAGE THEN PLEASE PASS IT ON TO THE APPROPRIATE PARTY RIGHT AWAY.

THANK YOU,

* * * * *

REVISION HISTORY:

REV	DATE	DESCRIPTION	BY	CHKD
D	07/06/14	REVISED POLE MEASUREMENTS	AH	BS
E	05/17/14	REVISED POLE MEASUREMENTS	AI	JM
F	10/17/16	REVISED POLE MEASUREMENTS	AI	CR
G	01/23/17	REVISED POLE MEASUREMENTS	TL	BS

PARTS LIST:

ITEM	DESCRIPTION
A	POLE ASSEMBLY
B	POLE ASSEMBLY
C	POLE ASSEMBLY
D	POLE ASSEMBLY
E	POLE ASSEMBLY
F	POLE ASSEMBLY

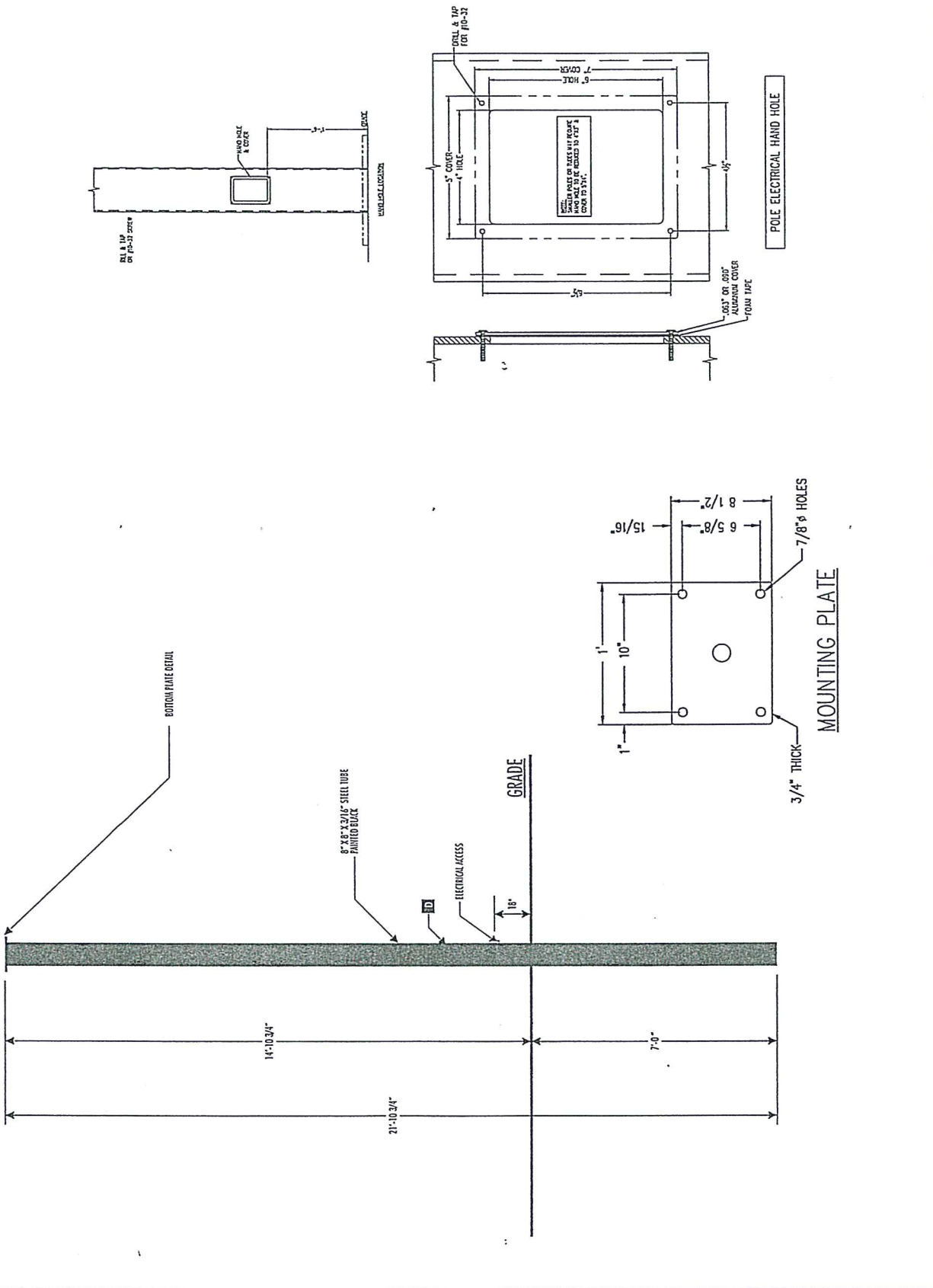
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SIGNAGE REGULATIONS OF THE LOCAL JURISDICTION. THE SIGNAGE REGULATIONS MAY VARY FROM OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER ANCHORING AND FOUNDATION.

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - CASSETTE ±.1/16"
 - CASE SIZE ±.1/16"
 - SIGN COVER ±.1/16"
 - SIGN COVER ±.1/16"
 - ALL CORNER ROUNDS R10.00
2. FINISHES UNLESS NOTED OTHERWISE
3. FINISHES UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED
5. ALL ELECTRICALS TO COMPLY WITH UL 48

DOLLAR GENERAL CASISSON POLE ASSEMBLY FOR DG0510C01 CAB - 90MHPH

REV	DATE	DESCRIPTION
0	07/20/13	ISSUED
1	07/20/13	ISSUED
2	07/20/13	ISSUED
3	07/20/13	ISSUED
4	07/20/13	ISSUED
5	07/20/13	ISSUED
6	07/20/13	ISSUED
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46	07/20/13	ISSUED
47	07/20/13	ISSUED
48	07/20/13	ISSUED
49	07/20/13	ISSUED
50	07/20/13	ISSUED



80% SET

TECTONICS DESIGN GROUP
10451 Double R Boulevard, Reno, NV 89521
tel 775-824-9888
fax 775-824-9886
www.tectonicsdesigngroup.com

Dollar General
Gearhart, Oregon
CROSS DEVELOPMENT, LLC
4336 Marsh Ridge Road, Carrollton, Texas, 75010

DATE: 07/20/17
SUBMITTAL: 80% SET

DEMO PLAN

C1.1

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES, NORTH ZONE, NAD83, U.S. SURVEY FEET (2011) HAYDBR, U.S. SURVEY FEET

BASIS OF ELEVATION

ALL GPS POINTS ADJUSTED HORIZONTALLY & VERTICALLY TO THE NGS GPS SOLUTION FOR CONTROL POINT 1, WHICH HAS A CALCULATED ELEVATION OF 21.89 FEET.

CONSTRUCTION NOTES:

1. SAWCUT AS PER DETAIL 1, SHEET C6.2

SHEET NOTES:

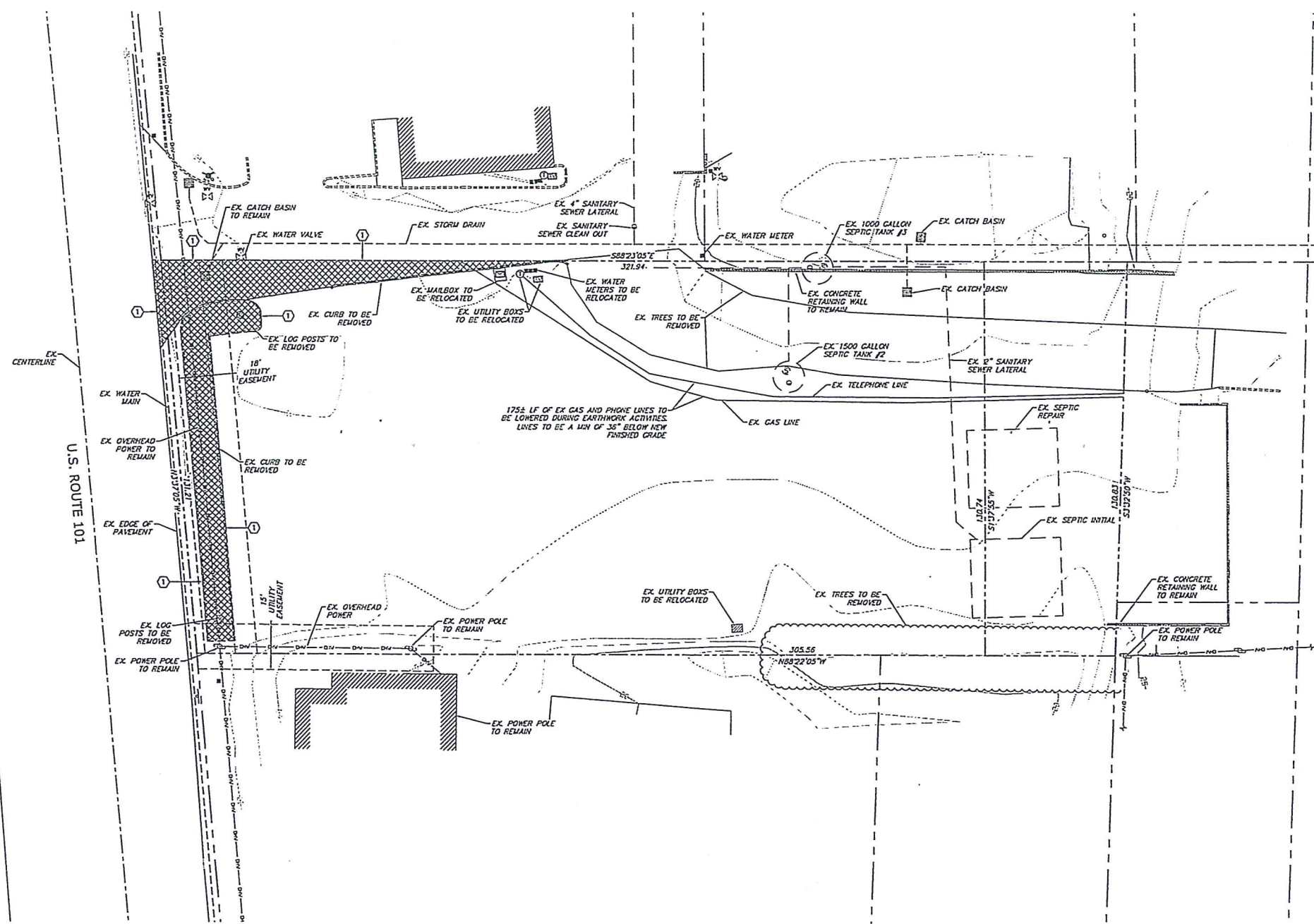
1. REFERENCE "GENERAL NOTES" ON SHEET C6.1
2. REFERENCE "ABBREVIATIONS" ON SHEET C6.1
3. REFERENCE "LEGEND" ON SHEET C6.1
4. ADD 200 TO ALL FINISHED GRADE OR INVERT ELEVATIONS
5. COORDINATE RELOCATION OF EXISTING GUY WIRES AND LOCATION OF NEW POWER POLE WITH LOCAL ENERGY PURVEYOR.
6. EXISTING TREES OR BUSHES ON SITE TO BE REMOVED SHALL BE REMOVED WITH ROOTS, NO GRINDING OF STUMP
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO FINALIZING BID. PLEASE NOTE ALL EXISTING VEGETATION ON SITE AND EXTENT OF REMOVAL AS NOT ALL VEGETATION IS SHOWN ON DEMOLITION PLAN

GENERAL NOTES:

1. THE 2015 EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION PREPARED BY THE OREGON DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION OREGON CHAPTER WILL BE CONSIDERED THE STANDARD SPECIFICATIONS
2. TRENCH BACKFILL SHALL BE CLASS B (3/4"-0" CRUSHED ROCK) UNDER ALL STREETS AND PARKING LOTS, AND CLASS A (SUITABLE EXCAVATED MATERIAL) ELSEWHERE, UNLESS SHOWN DIFFERENT ON TRENCH DETAIL OR IN SPECIFICATIONS. ALL TRENCHES WILL BE COMPACTED WITH HAND-OPERATED PNEUMATIC COMPACTOR.
3. THE CONTRACTOR SHALL REPLACE ANY AND ALL SURVEY MONUMENTS WHICH ARE AFFECTED BY THE CONSTRUCTION. ALL MONUMENTS WILL BE RESET BY A LICENSED LAND SURVEYOR.
4. LOCATIONS SHOWN ON ENGINEERING DRAWINGS ARE APPROXIMATE. THE EXACT LOCATION WILL BE STAKED IN THE FIELD BY THE ENGINEER. CONTRACTOR TO GIVE SEVEN (7) DAYS NOTICE TO ENGINEER FOR STAKES.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET BETWEEN WATER MAINS AND SEWER MAINS MEASURED EDGE TO EDGE.
6. INSULATED COPPER TAPPING WIRE APPROVED FOR DIRECT BURY SHALL BE PLACED IN ALL TRENCHES WHERE PIPE HAS BEEN LAID. ALL TAP WIRE SHALL BE TESTED PRIOR TO ACCEPTANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES FOR LOCATIONS OF MAINLINE AND SERVICE LINE LOCATIONS PRIOR TO DIGGING. CONTRACTOR TO CONTACT ONE-CALL AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-332-2344.
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN THE OAR 852-001-5010 THROUGH OAR 852-001-0059 AND OREGON LAWS 1995, CHAPTER 691, SECTION 2. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
8. ENGINEER AND CITY TO BE NOTIFIED FOR INSPECTION AS SHOWN ON SCHEDULE OR AS SPECIFIED IN "GENERAL NOTES" FOR THAT SPECIFIC CONSTRUCTION ITEM.
9. CONTRACTOR TO FIELD VERIFY TYPE, LOCATION, AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW PIPING.
10. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR WORKING IN PUBLIC RIGHT OF WAYS (I.E. OOT, CITY, COUNTY).

DEMOLITION NOTES:

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS AS GIVEN IN THE PROJECT GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL AVOID ALLOWING DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.
3. BURNING OF DEMOLISHED MATERIALS IS NOT ALLOWED.
4. CONTRACTOR SHALL REMOVE AND TRANSPORT DEMOLISHED MATERIALS IN A MANNER THAT WILL PREVENT SPILLAGE AND LEGALLY DISPOSE OFF SITE.
5. CONTRACTOR SHALL DOCUMENT ANY ON-SITE STRUCTURE THAT SHALL REMAIN AND ADJOINING STRUCTURES ADJACENT TO THE SITE FOR PROOF OF CONDITION PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
6. DEMOLITION ACTIVITIES SHALL PROTECT AND MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
7. CONTRACTOR SHALL PERFORM A DAILY FIELD INSPECTION AS THE WORK PROGRESSES TO DETECT HAZARDS THAT MAY RESULT FROM DEMOLITION ACTIVITIES.
8. CONTRACTOR SHALL PROTECT FROM DAMAGE, EXISTING STRUCTURES THAT SHALL REMAIN IN SERVICE.
9. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, LANDSCAPING, ETC. TO REMAIN AS NEEDED.
10. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT HARM TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAINS NEEDED.
11. CONTRACTOR SHALL PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND THE DEMOLITION AREA, AND TO AVOID FROM OCCUPIED PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES AS NEEDED.
12. CONTRACTOR SHALL PROTECT WALLS, WINDOWS, ROOFS, AND OTHER CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO DEMOLITION ACTIVITIES, IF NEEDED.
13. WHEN UNANTICIPATED MATERIAL REASONABLY SUSPECTED TO BE HAZARDOUS IS ENCOUNTERED, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR.
14. CONTRACTOR SHALL NOTIFY THE OWNER, AND ENGINEER IMMEDIATELY OF ANY MATERIALS SUSPECTED TO BE HAZARDOUS THAT ARE ENCOUNTERED, OR IDENTIFIED ON-SITE.
15. REMOVAL AND DISPOSAL OF HAZARDOUS WASTE AND OTHER MATERIALS IF REQUIRED SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
16. CONTRACTOR SHALL VERIFY UTILITIES IF ANY TO BE DEMOLISHED AND COORDINATE ARRANGEMENT(S) TO SHUT-OFF INDICATED UTILITIES WITH UTILITY PROVIDERS.
17. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN AND PROTECT THEM DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
18. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES OPERATING FACILITIES, UNLESS AUTHORIZED IN WRITING THE AUTHORITIES HAVING JURISDICTION SERVING ADJACENT OCCUPIED OR BY THE OWNER OF THE FACILITY AND
19. CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE TO EXISTING UTILITIES AND COORDINATE REPAIR ACTIVITIES WITH THE OWNER OF THE FACILITY OF THE AUTHORITY HAVING JURISDICTION.
20. ALL BUILDINGS, BUILDING FOUNDATION, AND RELATED APPURTENANCES TO BE REMOVED BY OTHERS.
21. REMOVE EXISTING BUILDINGS & RELATED STRUCTURES, COMPLETE, INCLUDING ALL FOOTINGS, FOUNDATION, & UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS AS NEEDED. ASBESTOS MAY BE PRESENT IN THE BUILDINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IF ASBESTOS IS PRESENT, AND IF SO, IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY REMOVE AND DISPOSE OF IT.



DEMOLITION PLAN
SCALE: 1" = 20'-0"



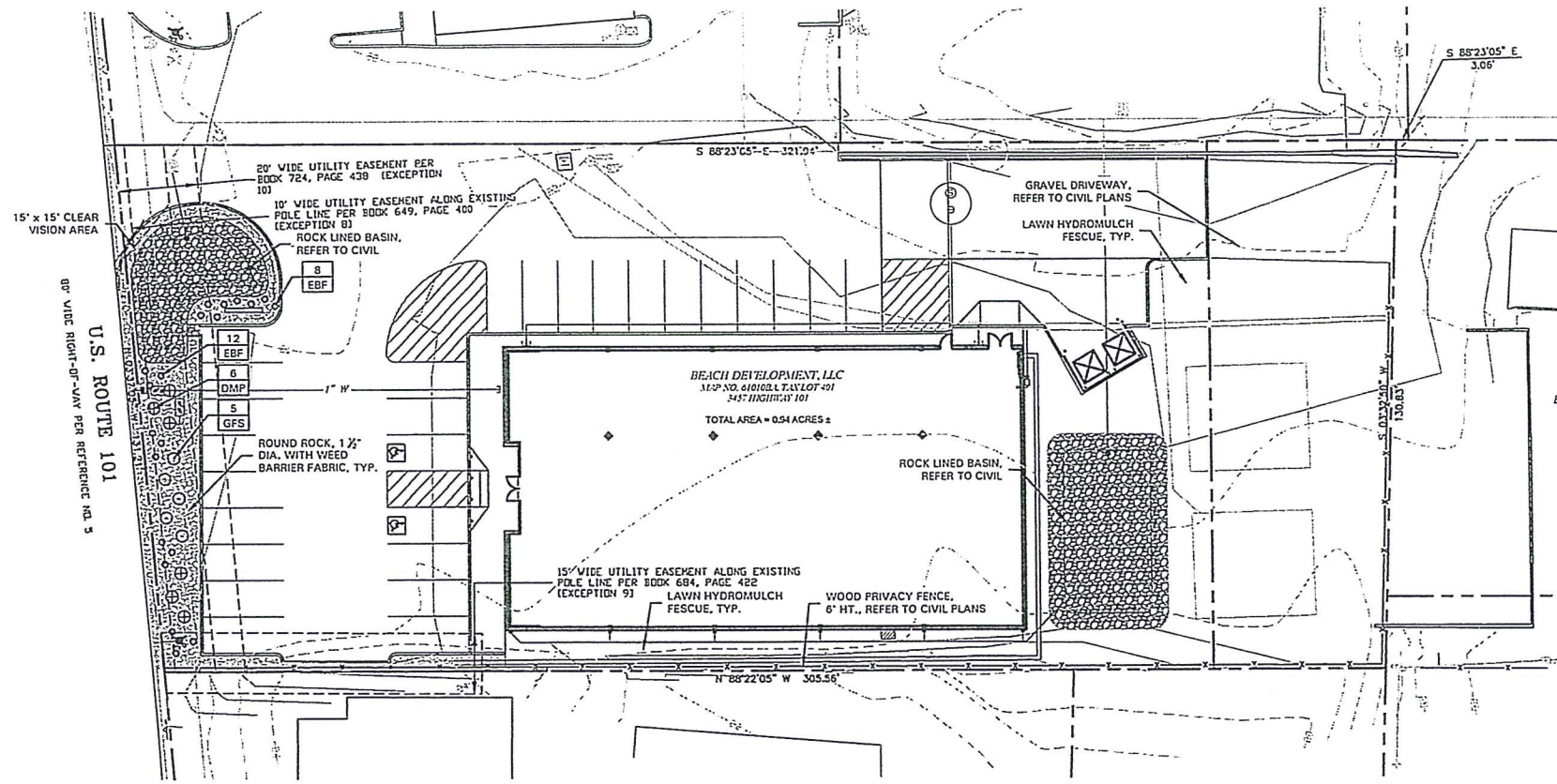
PROJECT/CLIENT: #17103
SHEET/TITLE: SUBMITTAL RECORD



Project Number: 17056
Issue Date: 07.27.17
Drawn By: AKS
Checked By: KAH

Revisions
No: Date: Detail:
A 08.03.17 Issue for permit

Sheet Title:
LANDSCAPE PLAN
Sheet Number:
L1.01



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGINGS SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD FESCUE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS
THE CITY OF GEARHART, OREGON

- LANDSCAPE STRIP**
- Min. 10' landscape strip adjacent to US Highway 101 consisting of native plant species.
- | Required | Provided |
|---------------------|---------------------|
| 10' landscape strip | 10' landscape strip |

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES (ALTERNATE BID)

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

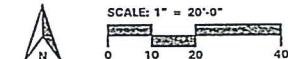
HYDROMULCH NOTES (BASE BID)

- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- FESCUE SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE. SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- HYDROMULCH WITH FESCUE SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
GFS	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spiraea	5	5 gal.	container full, 20" spread, 36" o.c.
EBF	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	20	1 gal.	container full, 24" o.c.
DMP	<i>Poa trivialis</i> var. <i>pumilio</i>	Dwarf Mugo Fine Tall Fescue	6	3 gal.	container full, 20" spread, 36" o.c.
	<i>Lolium arundinaceum</i>	Tall Fescue			hydromulch, refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Oregon Association of Nurserymen, Grades and Standards
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacement, shall carry a twelve (12) month guarantee. Any damage, including nuts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water each plant at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from stems, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and/or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material immediately from job site.
 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

PART 3 - EXECUTION

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown.
- E. Organic Fertilizer: Fertilid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16" long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: "Mirafil Miascape" by Mirafil Construction Products or approved equal.
- E. River Rock: "Colorado" or native river rock, 2" - 4" dia.
- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the

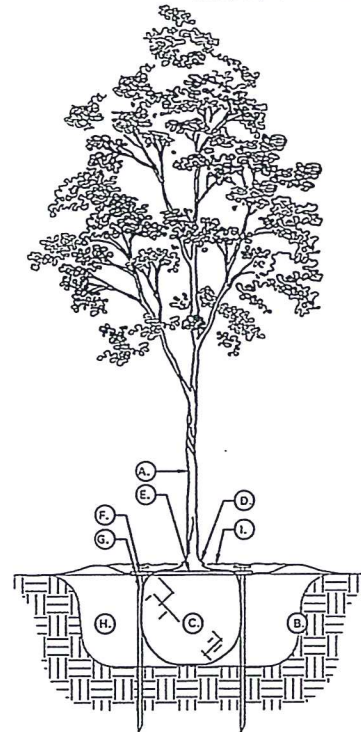
ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".

- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping or the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owner's approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

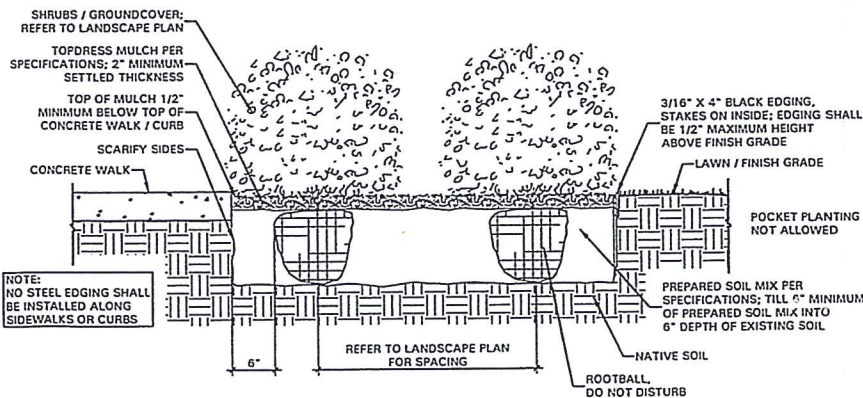
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. "U" BRACKET.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL)
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED, BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 878-8143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY. ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



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Dollar General
 3457 Hwy 101 North
 Gearhart, OR

Project Number: 17056
 Issue Date: 07.27.17
 Drawn By: AKS
 Checked By: KAH

Revisions
 No. Date Detail
 1 08.03.17 Issue for permit

Sheet Title:
LANDSCAPE SPECIFICATIONS AND DETAILS
 Sheet Number:
L1.02



SECTION 6.161: LANDSCAPING REQUIREMENTS ADJACENT TO U.S. HIGHWAY 101

1. All new sub-divisions shall provide landscaping to buffer the sub-division from Highway 101. A landscape plan and time schedule for the implementation of the plan will be submitted as a part of the development application to the Planning commission for approval.
Applicants response: N/A. The lot will not be subdivided. Landscaping will be installed during site construction. Final acceptance will be required before store opening. Plants will be maintained per maintenance notes on sheet L1.01.
2. A landscaping plan shall be submitted to the City Administrator for approval before building permits are issued for any new development on lots adjacent to Highway 101.
Applicants response: A landscape plan has been submitted for approval.
3. As a minimum requirement, a 10-foot wide strip of landscaping adjoining the Highway right-of-way shall be provided.
Applicants response: A 10-foot wide strip of landscaping has been provided adjoining the Highway right-of-way.
4. Landscaping requirements adjacent to US Highway 101:
 - (1) As a minimum requirement, a 10-foot wide strip of landscaping shall be provided adjoining the Highway right-of-way.
Applicants response: A 10-foot wide strip of landscaping has been provided adjoining the Highway right-of-way.
 - (2) A landscaping plan shall be submitted to the City Administrator for approval before building permits are issued for any new development on lots adjacent to Highway 101. The landscaping plan shall include a maintenance schedule with a provision for routine placement of plants that fail to survive. Landscaping plans shall comply with the standards of Section 6.060 Clear Vision Area.
Applicants response: A landscape plan has been submitted for approval. The landscape plan includes details on planting methods on sheet L1.02. Plants will be maintained per maintenance notes on sheet L1.01. No proposed plant material interferes with the Clear Vision Area.
 - (3) All new subdivisions shall provide a landscaping area to buffer the subdivision from Highway 101. A landscape plan and time schedule for the implementation of the plan shall be submitted to the City as part of the development application to the Planning Commission.
Applicants response: N/A. The lot will not be subdivided. Landscaping will be installed during site construction. Final acceptance will be required before store opening. Plants will be maintained per maintenance notes on sheet L1.01.
 - (4) Required landscaping areas shall preferable consist of native plant species which are compatible with the weather of the coastal environment and the soils types of the site. Examples of native plants are described by the book "Plants of the Pacific Northwest Coast by Pojar and MacKinnon" and on the list from "The Western Gardener" available

at City Hall. In addition to native plants, edible plants, fruits, vegetables, and nuts shall also be permitted.

Applicants response: Native plant species common to the area, planted on the adjacent property and recommended by local growers are proposed.

- (5) With Planning Commission review, applicants may request that non-native plants be placed on the list of acceptable plants within required landscaping areas.

Applicants response: Native plant species common to the area, planted on the adjacent property and recommended by local growers are proposed.

- (6) No plants prohibited by the City of Gearhart shall be permitted.

Applicants response: No plants prohibited by the City of Gearhart are proposed.

- (7) All structures, including any fence, shall be setback ten feet from the property line adjacent to US Highway 101.

Applicants response: No structure, including any fence, is proposed within ten feet of the front property line adjacent to US Highway 101.



Access Engineering LLC

MEMORANDUM

July 21, 2017

To: Mark McFadden, City of Gearhart Public Works
Keith Blair, ODOT Region 2 Senior Transportation Analyst

From: Michael Weishar, PE - Access Engineering LLC

RE: Methodology Memorandum - Dollar General Store TIA, Gearhart, Oregon

134 E. 13th Ave. Suite 2

Eugene, Oregon 97401

Phone & Fax

541-485-3215

Info@accesseng.com

Description of Development

The Dollar General Store is proposing to build a new store on the Oregon Coast Highway No. 9 (US 101) in Gearhart, Oregon. The site is on the east side of US 101 approximately 300 feet north of Pacific Way (see Figure 1). The site consists of the western portion of parcel 401 on Map 6.10.10BA and contains ~0.78 acres. The site is zoned C2, General Commercial by the City of Gearhart. The Dollar General Store is an outright-use in this zone.

The Dollar General Store is proposed to be 9,100 square feet in size. The site plan (see Figure 2) shows the building will be located along the southern property line with parking spaces surrounding it to the North and West. A total of 27 parking spaces are provided including two accessible spaces at the entrance. The development proposes to share an existing access with two businesses to the north (tax lots 601, 600, & 500) and a residence east of the site (tax lot 400). The access is 36 feet in width at US 101 and contains two outbound (left- & right-turn) lanes and one inbound lane for the first 30 feet east of US 101. The existing driveway narrows to 24 feet at 100 feet further east. The Dollar General will widen the driveway and maintain 36+ feet for a distance of 150 feet east of US 101. The aisle serving the west side of the building parking area is ~ 70 feet east of the US 101 curb line.

Area Description

All properties on both sides of US 101 north of Pacific Way are zoned C2, General Commercial. All properties 400 to 500 feet east of US 101 are zoned RA-Rural Agriculture and is sparsely developed. West of the commercial properties on US 101 and north of Pacific Way is land zoned PSP, Public & Semi Public land which contains the Gearhart Elementary School. South of Pacific Way there are several small areas of R2, Medium Density Residential, C3, Higher Intensity Commercial, and C2, general Commercial.

Table 1 on the following page describes the roadways surrounding the site.

Transportation Engineering

Traffic Design

Trip Generation

Access Management

Traffic Counts

Street Lighting

Table 1: Existing Study Area Street Conditions

Street Segment	Jurisdiction/Classification	Posted Speed	Street Width - Shoulders	Travel Lanes*	Bike Lanes	Sidewalks Sides	On-Street Parking
Oregon Coast Hwy. (US 101)	ODOT Principal Arterial	40	60' - shoulders vary	4	None	None	None
Pacific Way							
East of US 101	City	25*	18' - None	2	None	None	None
West of US 101	Collector	25*	26' - None	2	None	None	None

* - Through lanes only ** - Not posted - basic rule

The intersection of US 101 at Pacific Way is controlled by a traffic signal with protected-permissive left turns for US 101.

Study Area: The initial Study Area:

- US 101 @ Site Access (~MP 18.72)
- US 101 @ Pacific Way (MP 18.80)

Data Collection: Three-hour AM and PM traffic counts are proposed to be taken at the US 101 at Pacific Way intersection and at the US 101 at the proposed Site access from 6 to 9 AM and 3 to 6 PM.

Seasonal Factor: Seasonal factors will be calculated using the Gearhart ATR 04-001 located at MP 15.90 on US 101 less than 3 miles from the proposed site access.

Future Year Traffic Volumes: The Dollar Store is expected to be completed in 2018. The analysis will be done for the first full year the store is open, 2018. ODOT's 2035 Future Volume Table will be consulted to calculate an annual growth rate for the highway.

Trip Generation: The trip generation for the proposed Dollar General Store is taken from the Ninth Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual using the land use code 814 - Variety Store. A portion of the Dollar General Store's trip generation will be pass-by trips. Pass-by trips for variety stores have been compiled in Appendix F, Table F.5 of the Trip Generation Handbook, Third Edition. Pass-by trips are listed at 34%. Table 2 shows the expected trips generated by the Dollar General Store.

Table 2: Trip Generation, Weekday, AM and PM Peak Hours

Land Use (ITE Code)	Size	Units	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Variety Store (814)	9.10	1000 SF GLA	64.03	583	3.81	35	21	13	6.82	62	37	25
Less Pass-by Trips									-34%	-21	-13	-8
New Trips				583		35	21	13		41	25	16

Trip Distribution: The distribution of new trips is assumed to display the same directional percentages as found during the existing traffic count. Pass-by trips will also be split in the same the proportion as the relative volumes on US 101 in each direction.

Mobility Targets: The mobility standards for ODOT highways are provided in Table 6 in the Updated 1999 Oregon Highway Plan. For US 101, a Statewide Highway inside a UGB with a speed equal to 40 MPH, the maximum allowed volume to capacity ratio is 0.85.

Existing and Future Peak Hour Factors: The existing peak hour factor for US 101 will be calculated from the traffic count data. The 2018 peak hour factor will remain the same.

Saturation Flow Rate: The saturation flow rate will be set to 1750 Vehicles per hour per lane.

Yours very truly,



Michael Weishar, PE
Access Engineering LLC

MEMO

To: Mr. Joe Dell, Cross Development LLC
From: Ken Anderson, KD Anderson & Associates, Inc.
Date: October 8, 2014
Re: Trip Generation and Parking Generation Assessment for Dollar General Stores

Study Overview

Project Description. Dollar General Stores is a chain of small to medium sized convenience oriented discount stores that are prevalent on the east coast but have only recently appeared in California. As we understand, the Dollar General Stores are typically stand-alone 9,100 sf retail stores located off of state highways and local "Main Streets" in suburban and rural areas. In many jurisdictions local agencies and the California Department of Transportation (Caltrans) require additional information regarding the trip generation and parking characteristics of Dollar General Stores before deciding whether formal traffic impact studies and parking variances will be required as part of their site design approval or as part of project review under the California Environmental Quality Act (CEQA). This memo transmits the results of our Trip Generation / Parking Generation Assessment that provides that initial information.

Trip Generation. Traffic engineers characterize the vehicle movements into and out of a business in terms of "trip ends". Each time a customer or employee travels to a business and then departs one inbound and one outbound trip will be generated. The number of trips associated with new development is estimated based on statistics derived from observation of similar uses. The trip generation forecast for Dollar General Stores has been based on review of trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 9th Edition (2012)*, as well as a survey of similar stores conducted in 2011 for the Florida Department of Transportation (FDOT).

ITE Code 824 Variety Store most closely approximates the characteristics of Dollar General Stores in terms of store size and characteristics. The Trip Generation Manual notes:

A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as "dollar stores". Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations and toys. These stores are sometimes standalone sites, but they may also be located in small strip shopping centers.

The Trip Generation Manual notes that the site surveys reported for this use were collected in 2010 in Florida. That is also the data presented in the 2011 FDOT survey.

As noted in Table 1 the typical Dollar General Store is expected to generate approximately 583 daily, 35 a.m. and 63 p.m. peak hour trips measured at the stores driveways. The 2011 FDOT study noted that on

KD Anderson & Associates, Inc.

3853 Taylor Road, Suite G • Loomis, CA 95650 • (916) 660-1555 • Fax (916) 660-1535

average 34% of the trips made to the store are classified as “pass-by” trips drawn from the stream of traffic already passing the site. Thus, we expect the a Dollar General Store will generate 385 “new” daily trips with 23 “new” trips in the a.m. peak hour and 41 “new” trips during the p.m. peak hour.

TABLE 1
DOLLAR GENERAL STORES TRIP GENERATION RATES / FORECASTS

Land Use / ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Variety Store (814)	ksf	64.03	50%	50%	3.81-	50%	50%	6.82
Dollar General Stores	9.1 ksf	583	18	17	35	32	31	63
Less Pass-by Trips	<34%>	198	<6>	<6>	<12>	<11>	<11>	<22>
Net New Trips		385	12	11	23	21	20	41

Institute of Transportation Engineers, *Trip Generation Manual, 9th Edition* or Trip Generation Characteristics of Discount/Home Improvement Superstores/Major Distribution Centers and Small Box Stores, Wilbur Smith Associates, February 2, 2011

Truck Trips. The typical store will receive regular deliveries from the Dollar General Stores regional distribution center. Typically 3 full size trucks will visit the store each week, although smaller single unit trucks may visit each day. Some of the full size trucks are expected to be STAA trucks (53’) permitted on California highways under the Surface Transportation Authorization Act. Deliveries would not be expected during the a.m. and p.m. peak commute hours.

Parking Generation

The ITE publication *Parking Generation, 4th Edition (2010)* presents the result of parking demand surveys conducted for various land uses. While that source provides guidance for collecting parking demand data and for developing parking generation rates, no specific information has been developed for Dollar General Stores. New parking demand data was developed based on observations at three northern California Dollar General Stores in September 2014.

The results of these surveys are attached and summarized in Table 2. As part of the survey the number of occupied parking spaces was identified by observation on 15 minute intervals for those hours that each store was open. This data was reviewed and the time period with the greatest number of occupied spaces was identified. As noted in Table 2, the maximum number of occupied spaces ranged from 9 to 11 on the weekday, and from 9 to 13 on Saturday. The average for the three stores was determined to be a maximum of 10 occupied spaces on the weekday and 11.33 occupied spaces on Saturday.

KDA

TABLE 2
DOLLAR GENERAL STORES PARKING DEMAND

	Gridley, CA		Los Molinos, CA		Orland, CA	
	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014
Building ksf	9.1		9.1		9.1	
Total On-Site Parking Spaces	30		32		29	
Time of Peak Parking Demand	1:00 pm	1:45 pm	3:30 pm	11:00 am	10:45 am	2:45 pm
Maximum Number of Occupied Spaces	9	9	10	12	11	13
Average Maximum Occupied Parking Spaces					10.00	11.33
Average Maximum Occupied Spaces per ksf					1.10	1.25

KDA

APPENDIX

Parking Survey Results

KDA

14-7633-001 Dollar General Parking Study

1480 Highway 99, Gridley, CA 95948

Inventory: 30 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	5
8:15 AM	3	3:15 PM	5
8:30 AM	2	3:30 PM	7
8:45 AM	2	3:45 PM	8
9:00 AM	2	4:00 PM	9
9:15 AM	2	4:15 PM	6
9:30 AM	3	4:30 PM	5
9:45 AM	3	4:45 PM	7
10:00 AM	4	5:00 PM	8
10:15 AM	4	5:15 PM	7
10:30 AM	3	5:30 PM	7
10:45 AM	2	5:45 PM	6
11:00 AM	2	6:00 PM	6
11:15 AM	3	6:15 PM	4
11:30 AM	4	6:30 PM	6
11:45 AM	5	6:45 PM	4
12:00 PM	8	7:00 PM	4
12:15 PM	7	7:15 PM	3
12:30 PM	6	7:30 PM	3
12:45 PM	5	7:45 PM	5
1:00 PM	9	8:00 PM	5
1:15 PM	9	8:15 PM	5
1:30 PM	4	8:30 PM	5
1:45 PM	6	8:45 PM	4
2:00 PM	7	9:00 PM	3
2:15 PM	4	9:15 PM	3
2:30 PM	5	9:30 PM	2
2:45 PM	4	9:45 PM	1
		10:00 PM	0

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	6
8:15 AM	3	3:15 PM	3
8:30 AM	3	3:30 PM	5
8:45 AM	3	3:45 PM	7
9:00 AM	3	4:00 PM	7
9:15 AM	3	4:15 PM	6
9:30 AM	3	4:30 PM	9
9:45 AM	3	4:45 PM	9
10:00 AM	2	5:00 PM	8
10:15 AM	3	5:15 PM	7
10:30 AM	2	5:30 PM	6
10:45 AM	3	5:45 PM	5
11:00 AM	8	6:00 PM	6
11:15 AM	4	6:15 PM	8
11:30 AM	2	6:30 PM	3
11:45 AM	3	6:45 PM	4
12:00 PM	4	7:00 PM	4
12:15 PM	3	7:15 PM	5
12:30 PM	3	7:30 PM	5
12:45 PM	5	7:45 PM	4
1:00 PM	5	8:00 PM	5
1:15 PM	5	8:15 PM	5
1:30 PM	4	8:30 PM	4
1:45 PM	9	8:45 PM	4
2:00 PM	8	9:00 PM	3
2:15 PM	5	9:15 PM	3
2:30 PM	5	9:30 PM	1
2:45 PM	6	9:45 PM	1
		10:00 PM	1

14-7633-002 Dollar General Parking Study

851 Newville Road, Orland, CA 95963

Inventory: 29 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	2	3:00 PM	3
8:15 AM	1	3:15 PM	3
8:30 AM	4	3:30 PM	6
8:45 AM	4	3:45 PM	2
9:00 AM	3	4:00 PM	4
9:15 AM	4	4:15 PM	7
9:30 AM	6	4:30 PM	5
9:45 AM	5	4:45 PM	6
10:00 AM	7	5:00 PM	6
10:15 AM	8	5:15 PM	3
10:30 AM	7	5:30 PM	5
10:45 AM	11	5:45 PM	8
11:00 AM	8	6:00 PM	7
11:15 AM	11	6:15 PM	8
11:30 AM	4	6:30 PM	5
11:45 AM	4	6:45 PM	6
12:00 PM	7	7:00 PM	6
12:15 PM	4	7:15 PM	5
12:30 PM	6	7:30 PM	4
12:45 PM	5	7:45 PM	1
1:00 PM	5	8:00 PM	4
1:15 PM	6	8:15 PM	6
1:30 PM	7	8:30 PM	4
1:45 PM	5	8:45 PM	2
2:00 PM	4	9:00 PM	2
2:15 PM	5	9:15 PM	5
2:30 PM	7	9:30 PM	2
2:45 PM	4	9:45 PM	1
		10:00 PM	1

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	3	3:00 PM	3
8:15 AM	4	3:15 PM	4
8:30 AM	3	3:30 PM	4
8:45 AM	2	3:45 PM	5
9:00 AM	6	4:00 PM	9
9:15 AM	5	4:15 PM	7
9:30 AM	4	4:30 PM	4
9:45 AM	5	4:45 PM	8
10:00 AM	3	5:00 PM	9
10:15 AM	4	5:15 PM	5
10:30 AM	7	5:30 PM	6
10:45 AM	6	5:45 PM	2
11:00 AM	6	6:00 PM	4
11:15 AM	8	6:15 PM	3
11:30 AM	6	6:30 PM	5
11:45 AM	8	6:45 PM	7
12:00 PM	10	7:00 PM	7
12:15 PM	7	7:15 PM	10
12:30 PM	9	7:30 PM	3
12:45 PM	6	7:45 PM	3
1:00 PM	8	8:00 PM	1
1:15 PM	8	8:15 PM	4
1:30 PM	6	8:30 PM	7
1:45 PM	10	8:45 PM	5
2:00 PM	9	9:00 PM	5
2:15 PM	10	9:15 PM	4
2:30 PM	6	9:30 PM	2
2:45 PM	13	9:45 PM	2
		10:00 PM	1

14-7633-003 Dollar General Parking Study

7921 Highway 99e, Los Molinos, CA 96055

Inventory: 32 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	7
8:15 AM	1	3:15 PM	9
8:30 AM	3	3:30 PM	10
8:45 AM	4	3:45 PM	5
9:00 AM	4	4:00 PM	7
9:15 AM	3	4:15 PM	8
9:30 AM	2	4:30 PM	5
9:45 AM	3	4:45 PM	3
10:00 AM	2	5:00 PM	9
10:15 AM	6	5:15 PM	6
10:30 AM	6	5:30 PM	9
10:45 AM	5	5:45 PM	5
11:00 AM	4	6:00 PM	7
11:15 AM	6	6:15 PM	8
11:30 AM	7	6:30 PM	9
11:45 AM	6	6:45 PM	7
12:00 PM	2	7:00 PM	5
12:15 PM	4	7:15 PM	8
12:30 PM	7	7:30 PM	7
12:45 PM	6	7:45 PM	6
1:00 PM	4	8:00 PM	7
1:15 PM	8	8:15 PM	7
1:30 PM	5	8:30 PM	5
1:45 PM	7	8:45 PM	6
2:00 PM	6	9:00 PM	8
2:15 PM	5	9:15 PM	4
2:30 PM	6	9:30 PM	4
2:45 PM	5	9:45 PM	2
		10:00 PM	2

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	11
8:15 AM	1	3:15 PM	8
8:30 AM	4	3:30 PM	6
8:45 AM	2	3:45 PM	6
9:00 AM	3	4:00 PM	3
9:15 AM	3	4:15 PM	6
9:30 AM	5	4:30 PM	7
9:45 AM	3	4:45 PM	8
10:00 AM	5	5:00 PM	6
10:15 AM	4	5:15 PM	5
10:30 AM	6	5:30 PM	7
10:45 AM	9	5:45 PM	9
11:00 AM	12	6:00 PM	5
11:15 AM	5	6:15 PM	5
11:30 AM	3	6:30 PM	7
11:45 AM	3	6:45 PM	3
12:00 PM	5	7:00 PM	6
12:15 PM	7	7:15 PM	4
12:30 PM	7	7:30 PM	6
12:45 PM	8	7:45 PM	5
1:00 PM	5	8:00 PM	5
1:15 PM	6	8:15 PM	3
1:30 PM	5	8:30 PM	5
1:45 PM	4	8:45 PM	2
2:00 PM	4	9:00 PM	8
2:15 PM	6	9:15 PM	6
2:30 PM	7	9:30 PM	5
2:45 PM	9	9:45 PM	2
		10:00 PM	1

Recently, we have gotten quite a few requests from DOTs and Commissioners wanting to know how much traffic enters our parking lot on an hourly basis. Obviously, sales and whether the store has walk-up customers can influence it.

Assumptions:

- 1) 2000 transactions per week
- 2) 285 transactions per day
- 3) 142 transactions per day by vehicle
- 4) 10 vehicles per hour (12 hours of operation)

On average, we should expect approximately 10 vehicles per hour for the 12 hours of operation.