

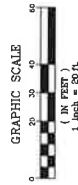
PRELIMINARY SITE PLAN  
**COLUMBIA CARE SERVICES INC.**  
 TENANT IMPROVEMENTS  
 524 MANZANITA STREET  
 CENTRAL POINT, OREGON  
 MAY 2022

**JURISDICTION**  
 CITY OF CENTRAL POINT PLANNING DEPT.  
 140 SOUTH 3RD STREET  
 CENTRAL POINT, OR 97502  
 (541) 479-3621  
 FAX: (541) 479-3624

**CIVIL ENGINEERING FIRM:**  
 RHINE-CROSS GROUP, LLC  
 CONTACT: MARC CROSS, P.E., P.L.S.  
 112 N 5th St. - Suite 200  
 Klamath Falls, OR 97601  
 PH: (541) 851-9405

**APPLICANT:**  
 CLIFF WOODRUFF CONSTRUCTION  
 ATTN: CLIFF WOODRUFF  
 1075 FURNACE LN  
 GRANITE PASS, OR 97526  
 (541) 479-3621

**OWNER:**  
 COLUMBIA CARE SERVICES INC.  
 2807 NEATHORN WAY  
 ASTORIA, OR 97104  
 (503) 325-0110



**SHADING LEGEND:**

[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING ASPHALT
[Pattern]	PROPOSED CONCRETE PAD
[Pattern]	PROPOSED LANDSCAPE



VICINITY MAP  
 NITE

**EGGROD FALLS:**  
 GENERATION OF (2) FENCED & IRRIGATED  
 PLOTS TO EXISTING BUILDING AND REAR PORT OF  
 INTERIOR

**SITEPLAN NOTES:**

- 1 PROPERTY LINE
- 2 PROPOSED FENCED PATIO AREAS (2) TOTAL
- 3 PROPOSED CONCRETE SIDEWALK
- 4 EXISTING SIDEWALK
- 5 RELOCATED ADA PARKING STALLS
- 6 EXISTING CATCH BASINS (3) TOTAL
- 7 EXISTING POWER POLES
- 8 EXISTING WATER METERS AND APPROXIMATE SERVICE LINE LOCATION
- 9 EXISTING APPROXIMATE SANITARY SEWER LATERAL LOCATION
- 10 EXISTING TRASH ENCLOSURE
- 11 EXISTING GAS METER AND APPROXIMATE SERVICE LINE LOCATION
- 12 EXISTING 25'0" ACCESS DRIVEWAYS (2) TOTAL
- 13 EXISTING 25'0" ACCESS DRIVEWAYS (2) TOTAL
- 14 EXISTING TRASH ENCLOSURE
- 15 EXISTING WATER METERS AND APPROXIMATE SERVICE LINE LOCATION
- 16 EXISTING APPROXIMATE SANITARY SEWER LATERAL LOCATION
- 17 EXISTING TRASH ENCLOSURE
- 18 EXISTING GAS METER AND APPROXIMATE SERVICE LINE LOCATION
- 19 EXISTING 25'0" ACCESS DRIVEWAYS (2) TOTAL
- 20 EXISTING 25'0" ACCESS DRIVEWAYS (2) TOTAL
- 21 ADA STAGING BICYCLE PARKING AVAILABLE INSIDE BUILDING

**PROJECT INFORMATION:**  
 ADDRESS: 524 MANZANITA STREET  
 MAP: JT-24-0222-2200  
 TAX LOT: 2200 (RESIDENTIAL ZONE)  
 SURROUNDING ZONE: LARD, EC, & CUB  
 ADDRESS: 0.66 ACRES  
 PROJECT AREA: 0.66 ACRES  
 FIRE DISTRICT: CITY OF CENTRAL POINT  
 SANITARY SEWER: ROGUE VALLEY SEWER  
 WATER: ROGUE VALLEY WATER  
 EXISTING LAND USE: DEVELOPED ROGUE CREDIT UNION  
 PROPOSED LAND USE: COLUMBIA CARE MEDICAL SERVICE BUILDING