

# CENTRAL POINT STATION PHASE 2

372W03CA Tax Lot 1500  
1.71 Net acres pending approval of Vercation



**OWNER:**  
S&B Group LLC  
599 Oldham Road  
Medford, OR 97504  
(541) 637-9975

**ARCHITECT:**  
S&B Group LLC  
599 Oldham Road  
Medford, OR 97504  
(541) 637-9975

**GENERAL CONTRACTOR:**  
Construction Services  
1100 N. Main St., Suite 203  
Medford, OR 97504  
(541) 779-9288



**BUILDING 1 (18 Units) Three Stories**  
8 - Townhouses (2nd & 3rd Floor)  
2 - 1 Bedroom (1st Floor)  
5 - 2 Bedroom (1st Floor)

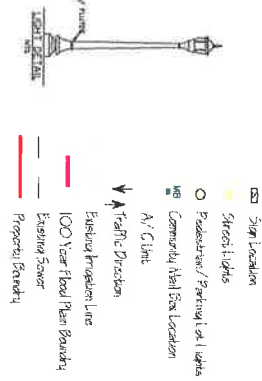
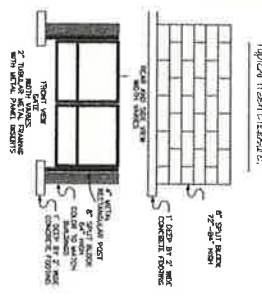
**BUILDING 2 (18 Units) Three Stories**  
8 - Townhouses (2nd & 3rd Floor)  
2 - 1 Bed (1st Floor)  
5 - 2 Bed (1st Floor)

**HOUSING SUMMARY:**

- 12 - 2 BEDROOM 11' / 2 BATH FIRST FLOOR
- 6 - 1 BEDROOM 1 BATH FIRST FLOOR
- 2444 SFT FIRST FLOOR COMMERCE
- 12 - 2 BEDROOM 2 1/2 BATH TOWNHOMES SECOND AND THIRD FLOORS
- 14 - 2 BEDROOM 2 1/2 BATH TOWNHOMES SECOND AND THIRD FLOORS
- 45 TOTAL LIVING UNITS

**ON-SITE PARKING SUMMARY:**

- 74 SPT SINGLE PAVEMENT SPACE
- 75 MULTIPURPOSE PAVEMENT SPACES
- 17 OPEN PARKING SPACES
- 5 HANDICAP PARKING SPACES
- 92 TOTAL PARKING SPACES



**LEGEND:**

- Blue Box: Blue Box Location
- Yellow Box: Sign Location
- Yellow Circle: Street Lights
- Green Circle: Pedestrian/Parking Lot Lights
- Blue Circle: Community Wash Location
- Blue Arrow: A / Chain
- Red Arrow: Traffic Direction
- Red Line: Existing Power Line
- Red Line: 100' Year Flood Plain Boundary
- Red Line: Existing Power
- Red Line: Property Boundary

**LOT CONVERSION:**

Building 1	=	6,142
Building 2	=	7,982
Building 5	=	6,142
<b>Total Lot Coverage</b>	<b>=</b>	<b>19,875 SFT</b>

**ANVSCOPE AREA = 19,026 SFT**  
(Required Landscape Area = 11,175)  
(15% of the total area is required by its landscape)





North Elevation (Scale 3/16" = 1') Along Twin Creeks Crossing



South Elevation (Scale 3/16" = 1') Parking Lot Side



East Elevation (Scale 3/16" = 1')



West Elevation (Scale 3/16" = 1')

REVISION TABLE	
NO.	DESCRIPTION

Building 1 - 15 Plex

Central Point Station  
Phase 2

DATE: 3/22/2023  
DRAWINGS PROVIDED BY: FMCI Inc  
355 Patton Street  
Medford, OR 97501

DATE:	3/22/2023
SCALE:	
SHEET:	1



South Elevation (Scale 3/16" = 1')



North Elevation (Scale 3/16" = 1')



West Elevation (Scale 3/16" = 1')



East Elevation (Scale 3/16" = 1')

REVISION TABLE	
NUMBER	DATE

Building 2 - 18 Plex

Central Point Station  
Phase 2

DRAWINGS PROVIDED BY:  
PMGI, Inc  
553 Patton Street  
Medford, OR 97501

DATE:  
12/15/2022

SCALE:

SHEET:

2

- Flat roof
- 4" parapet wall
- Hardi lap siding
- Vinyl windows
- cream/black
- Hardi trim belly band
- Cream colored
- Hardi trim
- Board & batten floor
- cement siding
- Faux stone
- Black metal railing
- Medal awning
- Typical patio lighting



West Elevation (Scale 3/16" = 1')



East Elevation (Scale 3/16" = 1')



South Elevation (Scale 3/16" = 1')



North Elevation (Scale 3/16" = 1')

REVISION TABLE	
NO.	DESCRIPTION

Building 3 - 15 Plex

Central Point Station  
Phase 2

DRAWINGS PROVIDED BY:  
PMGI, Inc  
395 Patton Street  
Medina, OR 97501

DATE:	12/15/2022
SCALE:	
SHEET:	3



# CENTRAL POINT STATION PHASE 2

IRRIGATION PLAN

372W03CA Tax Lot 1500



## LEGEND

- Valve Location with number of valves
- Hunter MP Rotator 6" pop up
- Hunter Spray Side Strip
- Drip Ristler 1/2" PVC pipe
- 1" Schedule 40 PVC Lateral Line
- 1 1/2" Schedule 40 PVC Mainline
- Backflow device 1 1/2" Wilkins 350 double check valve assembly
- Controller
- Lawn Outline

## LANDSCAPE NOTES

1. 4" Trench for irrigation
2. 4" Unvented back wash in all penile areas
3. 4" Trench in oil lawn areas
4. Drip irrigation in oil parking lot and building planters and irrigated with 1/2" 90° emitter side strip 2-1' p.p.h.
5. 1/2" 90° emitter side strip 2-1' p.p.h.
6. Irrigation line size shall be such that maximum head not exceed 5' per 100' of line.
7. Drip emitter shall be 1/2" with medium flow regulator & filter.
8. All PVC manifolds buried a minimum of 18" deep.
9. All PVC manifolds buried a minimum of 18" deep. Lateral a minimum of 12" deep.
10. REMOVE WATER TO POOLBE CHECK 40 G.P.M. @ 65 P.S.I. MIN. SUPPLY REQUIRED.
11. PUMPING 110 V. TO CONTROLLER-4480
12. FURNISH SLEEVES UNDER HARD SURFACES, 12" DIA. FOR 4" PVC MAINLINE, 12" DIA. FOR 1" PVC LATERAL, ETC.
13. EXPOSED PIPES OF ALL SIZES FOR EXPOSED CONSTRUCTION.
14. 3" SLEEVES FOR LOT AND BUILDINGS.

All surface drip tubing to be 1/2" poly.  
Tubing buried a minimum of 3-5".  
Tubing to be tied in place with J-stakes every 3' length.

**CHANDLER**  
SOUTH CROSSING, LLC  
372 W. 03 CA TAX LOT 1500  
MEDFORD, OR 97501  
(541) 821-2823

	<b>CENTRAL POINT STATION PHASE 2</b>	<b>TO BE BUILT BY</b> <b>P.M.C.I. INC.</b> 333 DALTON STREET MEDFORD, OR 97501 PHONE: (841) 821-2823	Irrigation Plan																									
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