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Robert g. Iyon + associates, inc.
retail architecture
5100 River Road, Ste 125
Schiller Park, IL 60176
p: 847.671.7452
f: 847.671.4200
www.rgia.com

SEAI -

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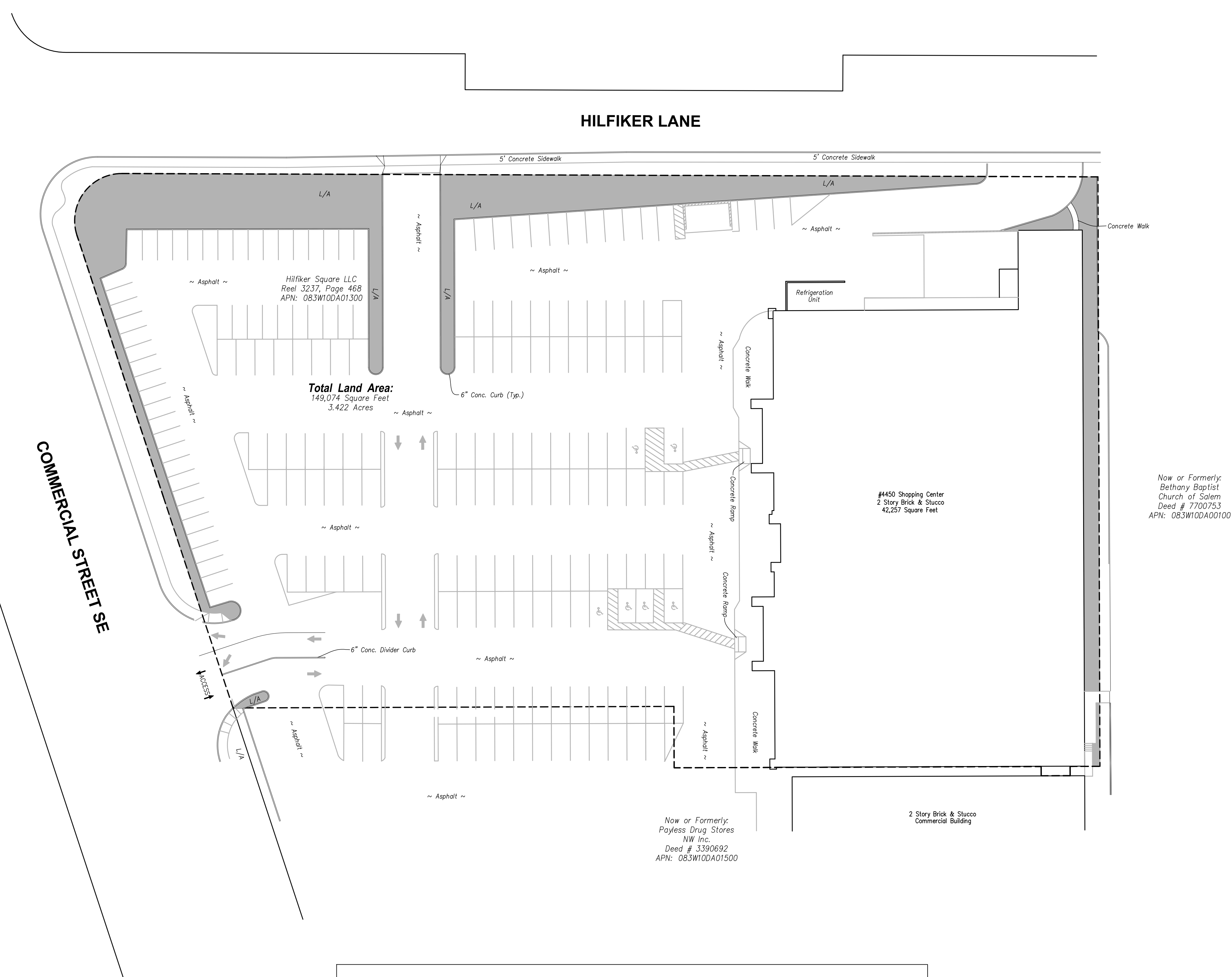


ULTA #1865
HILFIKER SHOPPING CENTER
4450 SE COMMERCIAL STREET
SUITE 130
SALEM, OR 97302

EXISTING
SITE
PLAN

DRAWN BY
JS
CHECKED BY
LR
JOB NUMBER
23472
SHIFT NAME

SITE PLAN



TAX LOT AREA: 149,074 SQFT
EXISTING LANDSCAPE AREA: 13,586 SQFT
LANDSCAPE PERCENTAGE = 13,586 SQFT/149,074 SQFT X 100% = 9.11%

AREA OF EXISTING LANDSCAPE IS 9.11% OF THE TOTAL TAX LOT AREA

LANDSCAPED AREA

--- LEASE LINE



rgla solutions, inc.
5100 River Road, Ste 125
Schiller Park, IL 60176
p: 847.671.7452
f: 847.671.4200
www.rgla.com

REVISIONS:	DATE:
LL & ULTA REVIEW	02/27/2024
BID ISSUE	02/27/2024
PERMIT ISSUE	02/28/2024
BID ADDENDUM - REVISION 1	02/28/2024

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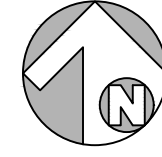


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SUITE 130
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PROPOSED
SITE
PLAN

DRAWN BY	JS
CHECKED BY	LR
JOB NUMBER	23472
SHEET NAME	SITE PLAN

SITE PLAN



SCALE
1/32"=1'-0"

HILFIKER LANE

COMMERCIAL STREET SE

Total Land Area:
149,074 Square Feet
3.422 Acres

#4450 Shopping Center
2 Story Brick & Stucco
42,257 Square Feet

Now or Formerly:
Bethany Baptist
Church of Salem
Deed # 7700753
APN: 083W100A0100

Now or Formerly:
Payless Drug Stores
NW Inc.
Deed # 3390692
APN: 083W100A01500

2 Story Brick & Stucco
Commercial Building

TAX LOT AREA: 149,074 SQFT
EXISTING LANDSCAPE AREA: 13,586 SQFT
PROPOSED RAMP AREA: 332 SQFT

PROPOSED LANDSCAPE AREA: 13,586 SQFT - 332 SQFT = 13,254 SQFT
LANDSCAPE PERCENTAGE = 13,254 SQFT / 149,074 SQFT X 100% = 8.89%

**AREA OF PROPOSED LANDSCAPE IS 8.89% OF THE TOTAL TAX LOT AREA
(-0.22% LANDSCAPE AREA CHANGE)**

	LANDSCAPED AREA
	LEASE LINE
	NEW RAMP