

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

DECISION OF THE PLANNING ADMINISTRATOR

CLASS 2 SITE PLAN REVIEW

APPLICATION NO.: 24-105124-PLN

NOTICE OF DECISION DATE: May 24, 2024

REQUEST: A Class 2 Site Plan Review to establish a retail sales use within an existing shopping center including ADA improvements and new loading area canopy on a property 7.04 acres in size, zoned MU-III (Mixed Use-III) and located at 3975 Commercial Street SE – 973062 (Marion County Assessors Map and Tax Lot Number 083W03DC/ 03100/03200/03303/03302/03300/13300/13301/013400).

APPLICANT: Wendy Hall, Greenberg Farrow

LOCATION: 3975 Commercial Street SE

FINDINGS: The findings are in the attached Decision dated May 24, 2024.

DECISION: The **Planning Administrator APPROVED** the application based upon the submitted materials and the findings as presented in the decision.

The rights granted by the attached decision, which are effective as of the date of this decision, must be exercised by May 24, 2028, or this approval shall be null and void.

Case Manager: Jacob Brown, Planner I, JRBrown@cityofsalem.net, 503-540-2347

This decision is final; there is no local appeal process. Any person with standing may appeal this decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301, **not later than 21 days** after **May 24, 2024**. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The following items are submitted to the record: 1) All materials and evidence submitted by the applicant, including any applicable professional studies; and 2) All materials, evidence, and comments from City Departments and public agencies. The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. To view the materials without registering, you may use the search function and enter the permit number listed here: 24 105124.

<http://www.cityofsalem.net/planning>

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM
DECISION**

**IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
CLASS 2 SITE PLAN REVIEW)
24-105124-PLN)
3975 COMMERCIAL STREET SE) MAY 24, 2024**

In the matter of the application for a Class 2 Site Plan Review, the Planning Administrator, having received and reviewed the evidence and application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

A Class 2 Site Plan Review to establish a retail sales use within an existing shopping center including ADA improvements and new loading area canopy on a property 7.04 acres in size, zoned MU-III (Mixed Use-III) and located at 3975 Commercial Street SE – 973062 (Marion County Assessors Map and Tax Lot Number 083W03DC/03100/03200/03303/03302/03300/13300/13301/013400).

PROCEDURAL FINDINGS

1. On February 28, 2024, an application for a Class 2 Site Plan Review was submitted for property located at 3975 Commercial Street SE.
2. After additional requested information was provided by the applicant, the application was deemed complete on May 15, 2023.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed Class 2 Site Plan Review affects the property located at the 3975 Commercial Street SE (**Attachment A**). The Class 2 Site Plan Review proposes the establishment of retail sales use with ADA improvements and shipping canopy addition. The proposed development plans are included as **Attachment B**.

2. City Department Comments

Public Works Department – Reviewed the proposal and provided no comments.

Building and Safety Division – Reviewed the proposal and provided no comments.

Salem Fire Department – Reviewed the proposal and provided no comments.

DECISION CRITERIA FINDINGS

3. Analysis of Class 2 Site Plan Review Approval Criteria

The purpose of Site plan review is to provide a unified, consistent, and efficient means to review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure.

Pursuant to SRC 220.005(b)(2), Class 2 Site Plan Review is required for any development that requires a building permit, other than development subject to Class 1 Site Plan Review, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

SRC 220.005(f)(2) provides that an application for Class 2 Site Plan Review shall be granted if:

(a) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the application.

Finding: Only clear and objective standards apply to the proposed development. Complete findings addressing the proposal's conformance with these standards are included within the findings addressing approval criterion SRC 220.005(f)(2)(B) below. This approval criterion is met.

(b) The application meets all the applicable standards of the UDC;

Finding: The proposal includes the establishment of a *retail sales* use within a 17,360 - square-foot tenant space of an existing shopping center. The proposal also includes ADA improvements and a new canopy cover for the loading area. The subject property is zoned MU-III (Mixed Use-III); therefore, the proposed development is subject to the use and development standards of the MU-III zone, SRC Chapter 535. The following is a summary of the applicable use and development standards of the MU-III zone.

Development Standards – MU-III (Mixed Use-III) Zone:

SRC 535.010(a) – Uses:

The permitted, special, conditional, and prohibited uses in the MU-III zone are set forth in Table 535-1.

Finding: The proposal includes the establishment of a *retail sales* use within an existing 17,360-square-foot tenant space. *Retail sales* uses are permitted uses in the MU-III zone.

SRC 535.015(a) – Lot Standards:

There is no minimum lot size, lot width or lot depth for all uses in the MU-III zone. The minimum street frontage requirement for retail use is 16 feet.

Finding: The existing lots comply with the minimum lot standards of the MU-III zone and no changes to the lot size or dimensions are proposed.

SRC 553.015(c) – Setbacks:

Setbacks within the MU-III zone shall be provided as set forth in Table 553-4 and Table 553-

5.

Abutting Street

West: The subject property is adjacent to Commercial Street SE to the west. There is a minimum five-foot and maximum 30-foot setback. Vehicle use areas shall be setback pursuant to SRC Chapter 806.

South: The subject property is adjacent to Browning Steet SE to the south. There is a minimum five-foot and maximum 30-foot setback. Vehicle use areas shall be setback pursuant to SRC Chapter 806.

Finding: The proposed development does not alter the setbacks for the existing buildings or vehicle use areas.

Interior Front, Side and Rear

North and East: The subject property is adjacent to an MU-III zone to the north and east. There is no minimum setback for buildings and a five-foot setback for vehicle use areas when abutting a mixed-use zoned property.

Finding: The proposed development does not alter the setbacks for the existing buildings or vehicle use areas.

SRC 535.015(d) – Lot Coverage & Height:

There is no maximum lot coverage requirement for all uses in the MU-III zone and the maximum building height allowance is 70 feet.

Finding: The proposed development does not alter the existing building height.

SRC 535.010(e) - Landscaping:

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) *Vehicle Use Areas.* Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.
- (3) *Development Site.* A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count toward meeting this requirement.

Finding: As the proposed development is not expanding the existing off-street parking area and will not be reducing the existing off-street parking landscaped setbacks, the proposed development meets this standard.

General Development Standards SRC 800

SRC 800.055(a) – Applicability.

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

Finding: The proposed development does not include a new solid waste service area; therefore, the standards of SRC 800.055 do not apply.

SRC 800.065 – Pedestrian Access.

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, three family, four family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section. For purposes of this section development means the construction of, or addition to, a building or accessory structure or the construction of, or alteration or addition to, an off-street parking or vehicle use area. Development does not include construction of, or additions to, buildings or accessory structures that are less than 200 square feet in floor area. Development also does not include the installation of electric vehicle charging stations in existing approved parking lots or vehicle use areas.

When a development site is comprised of lots under separate ownership, the pedestrian access standards set forth in this section shall apply only to the lot, or lots, proposed for development, together with any additional contiguous lots within the development site that are under the same ownership as those proposed for development.

Finding: For purposes of this section, development means the construction of, or addition to, a building or accessory structure or the construction of, or alteration or addition to, an off-street parking or vehicle use area. SRC 800.065 specifically excludes the new structures of less than 200 square feet in floor area. The proposed canopy measures 192 square feet. Since the proposed work only is limited to less than 200 square feet of floor area, there is no development requiring pedestrian access.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806 – Amount Off-Street Parking.

(a) Maximum off-street parking.

- (1) Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2.*

Finding: The proposal does not affect the existing parking and therefore this standard is not applicable.

SRC 806.035 – Off-Street Parking and Vehicle Use Area Development Standards.

- (a) General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas, expansion or alteration of off-street parking and vehicle use areas or paving of an unpaved area.

Finding: The proposal only includes a limited restriping of an existing off-street parking within existing spaces for ADA and does not propose to alter the layout of the vehicle use area. Therefore, this section does not apply.

Bicycle Parking

SRC 806.045 – General Applicability.

- (a) Bicycle parking shall be provided as required under this chapter for each proposed new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 – Amount of Bicycle Parking.

Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Finding: The development site is considered a shopping center. The project is required to provide bicycle parking in the amounts prescribed under SRC [806.055\(a\)](#) Table 806-8 which requires one bicycle parking space 5,000 square feet of floor area. Based on the floor area provided by the applicant of the entire development site, the total area of the shopping center is roughly 61,212 square feet. The minimum required number of spaces is 12. The applicant is proposing to install eight parking spaces with five spaces existing in the northern portion of the project site.

SRC 806.060 - Bicycle Parking Development Standards.

Bicycle parking areas shall be developed and maintained as set forth in this section.

(a) Location.

- (1) *Short-term bicycle parking.* Short-term bicycle parking shall be located outside a building within a convenient distance of, and clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route
- (2) *Long-term bicycle parking.*

Finding: The site plan indicates the proposed bicycle parking areas are within 50 feet of a primary entrance; therefore, this standard is met.

- (b) *Access.* Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.

Finding: As shown on the site plan, each bicycle parking area has direct access to a primary building entrance through existing pedestrian pathways, free of obstruction or barriers, in conformance with the requirements of SRC 806.060(b).

- (c) *Dimensions.* All bicycle parking areas shall meet the following dimension requirements:

- (1) *Bicycle parking spaces.* Bicycle parking spaces shall conform to the minimum dimensions set forth in Table 806-10.

- (2) *Access aisles.* Bicycle parking spaces shall be served by a minimum four-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

Finding: The applicant's site plan indicates the addition of eight new bicycle parking spaces located throughout the development site with adequate access aisles and dimensions, meeting the development standards of SRC 806.060. This standard is met.

- (d) *Surfacing.* Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.

Finding: The proposed bicycle parking spaces are placed on a hard surface material; therefore, the standard is met.

- (e) *Bicycle Racks.* Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards:
- (1) Racks must support the bicycle frame in a stable position, in two or more places without damage to wheels, frame, or components.
 - (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
 - (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
 - (4) Racks shall be securely anchored.
 - (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-11.

Finding: The site plan indicates inverted style bike racks will be provided. The proposed bike racks conform to material requirements of SRC 806.060(e).

Off-Street Loading Areas

SRC 806.065 – General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity; or any intensification, expansion, or enlargement of a use or activity.

SRC 806.070 – Proximity of Off-Street Loading Areas to use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 – Amount of Off-Street Loading.

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-11.

Finding: No additional off-street loading spaces are required for the proposed change of use.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: The proposal is for the establishment of *retail sales* use within an existing shopping center with limited exterior improvements. As proposed, the ADA improvements and addition of loading area canopy will not remove any existing landscaping. This standard is met.

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

4. Conclusion

Based on the conformance with the preceding requirements the Planning Administrator certifies that the proposed Class 2 Site Plan Review is in conformance with the UDC and the approval criteria provided in SRC 220.005(f)(2), provided compliance occurs with any applicable items noted above.

Please Note: Findings included in this decision by the direction of the Salem Fire Department are based on non-discretionary standards. Fire Code related findings are intended to inform the applicant of the clear and objective Fire Prevention Code standards of SRC Chapter 58 that will apply to this development proposal on application for building permit(s). Additional or different Fire Prevention Code standards may apply based on the actual building permit application submitted.

If a building permit application has not already been submitted for this project, please submit a copy of this decision with your building permit application for the work proposed.

IT IS HEREBY ORDERED

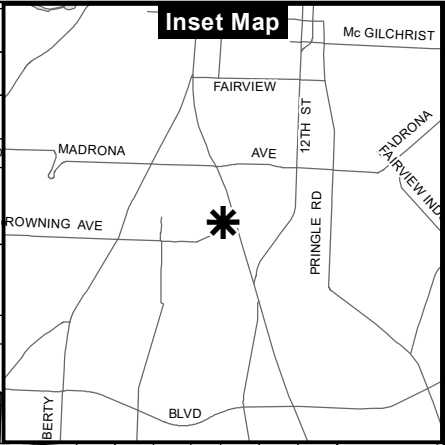
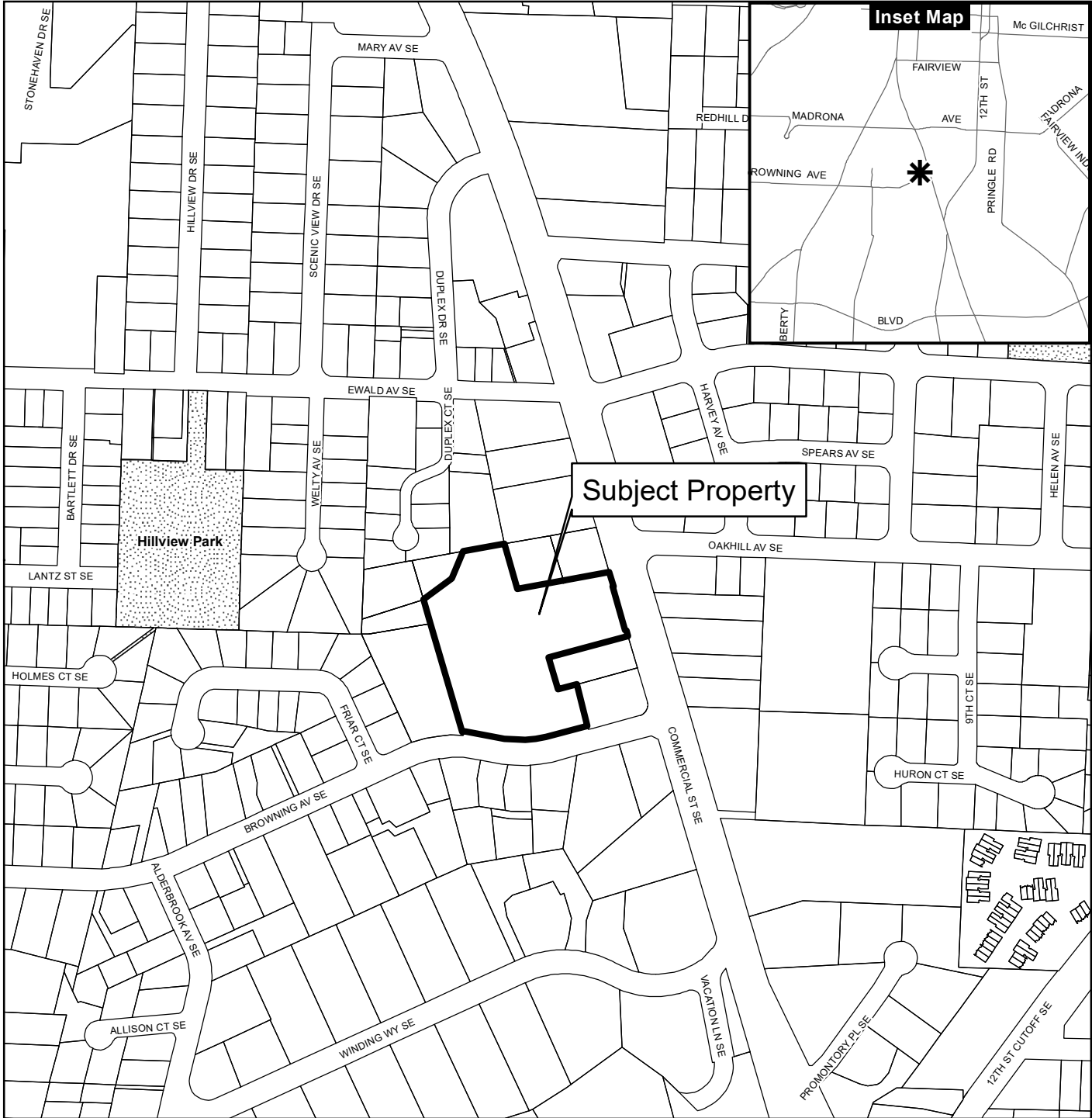
The proposed Class 2 Site Plan Review is consistent with the provisions of SRC Chapter 220 and is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.










Jacob Brown, Planner I, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

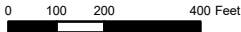
Attachments: A. Vicinity Map
 B. Proposed Site Plan

Vicinity Map 3975 Commercial Street SE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



www.greenbergfarrow.com
4695 MacArthur Court
Suite 1450
Newport Beach, CA 92614
t: 949 296 0450

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the explicit written permission from the Professional.

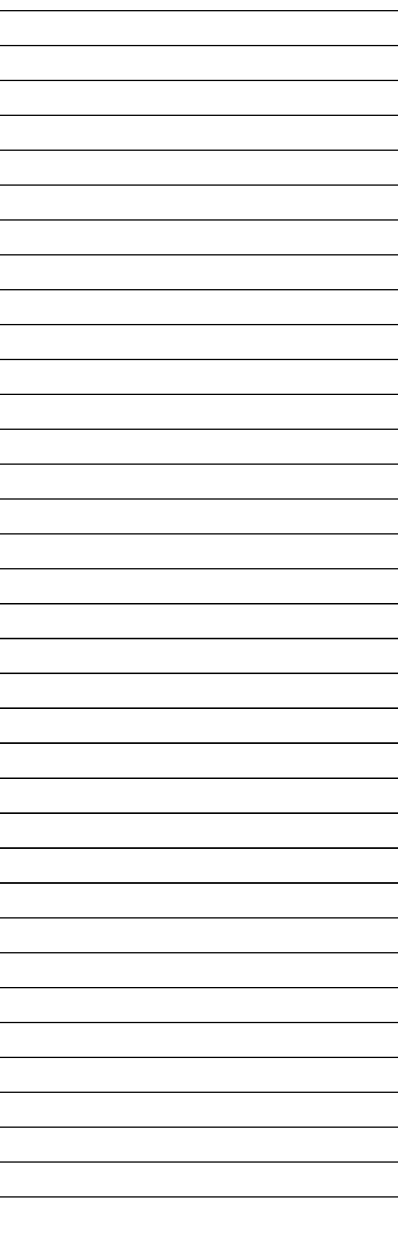
PROJECT TEAM

Table with columns for Name, Title, and Contact Information for Project Team members.

ISSUE/REVISION RECORD

Table with columns for Date, Description, and Response for Issue/Revision Record.

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

Project Manager: J. Mallek
Quality Control: J. Mallek
Drawn By: HNCV

PROJECT NUMBER

20230973.0

SHEET TITLE

COVER SHEET

SHEET NUMBER

GO-01

INDEX OF DRAWINGS

Index of Drawings table listing drawing titles, sheet numbers, and revision status.

PROJECT DIRECTORY

OWNER: WYANT SOUTHGATE, LLC
TENANT: GROCERY OUTLET, INC.
ARCHITECT: GREENBERGFARROW
MECH. PLUMB. ELEC. REFRIG. ENGINEER: HENDERSON ENGINEERS



STORE NUMBER: 3551
SALEM, OR
3975 COMMERCIAL ST SE
SALEM, OR 97302

THESE SHEETS SHALL BE USED IN CONJUNCTION WITH THE GROCERY OUTLET TYPICAL STORE SPECIFICATIONS DATED AUGUST 2023.

ABBREVIATIONS LIST

Comprehensive list of abbreviations and their corresponding full names for construction and architectural terms.

PROJECT DATA

BUILDING CONSTRUCTION AND CLASSIFICATION:
ZONING: M(H) (MIXED USE-III)
OCCUPANCY GROUP: M (RETAIL)
SPRINKLERED: YES
TYPE OF CONSTRUCTION: V/B

PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED AT 3975 COMMERCIAL ST SE - SALEM, OR 97302.
THIS PROJECT IS A TENANT IMPROVEMENT WITHIN AN EXISTING BUILDING. THE USE WILL BE A RETAIL GROCERY MARKET.

SYMBOLS LEGEND

Legend defining symbols for Room name, Window type, Door tag, Grid head, Equipment tag, Partition tag, Keynote, Level/Elevation head, and Revision tag.

Responsibility Schedule - Tenant Shell table showing responsibilities for various construction items across different phases.

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS ARE TO BE SUBMITTED TO THE BUILDING AND FIRE DEPARTMENTS FOR REVIEW AND APPROVAL. FRAMING INSPECTION WILL NOT BE PERFORMED UNTIL PERMITS FOR FIRE SPRINKLER AND FIRE ALARM HAVE BEEN APPROVED AND ISSUED.

STORAGE OF CONST. MATERIALS

CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE A.H.J.

DESIGN-BUILD FIRE ALARM SYSTEM

T.I. CONTRACTOR SHALL FURNISH A DESIGN FOR, AND CONSTRUCT, ALL MODIFICATIONS AS NEEDED TO THE REMOTELY MONITORED FIRE ALARM SYSTEM AS REQUIRED BY THE LOCAL POLICE AND FIRE DEPARTMENT.

DESIGN-BUILD SPRINKLER SYSTEM

T.I. CONTRACTOR SHALL FURNISH A DESIGN FOR, AND CONSTRUCT, ALL MODIFICATIONS AS NEEDED FOR THE HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEM.

SPECIAL INSPECTIONS

STRUCTURAL SPECIAL INSPECTION IS REQUIRED AS NOTED ON THE SPECIAL INSPECTION AND TESTING AGREEMENT. CONTRACTOR SHALL SCHEDULE & COORDINATE ACCORDINGLY WITH GOI-PROVIDED CONSULTANT.

HEALTH DEPARTMENT NOTES

THE FOLLOWING IS A GENERAL DESCRIPTION OF THE CORPORATE PRESCRIBED OPERATIONS OF THE PROPOSED STORE:
ANY/ ALL FOOD GOODS EITHER DELIVERED BY THE TENANT'S TRANSPORT (VENDORS), GOODS STORED WITHIN THE BACK OF HOUSE, GOODS STORED IN COOLER/ FREEZER BOXES, OR GOODS STOCKED IN SALES AREAS ARE PRE-PACKAGED AND REQUIRE NO DIRECT HANDLING FOR CONSUMER PREPARATIONS BY THE STORE STAFF.

APPLICABLE CODES

- 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
2023 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2023 OREGON PLUMBING SPECIALTY CODE (OPSC)
2022 OREGON FIRE CODE
2017 ICC A117.1
2009 ANSI 117.1
2019 ASHRAE 90.1
SALEM, OR - CODE OF ORDINANCES (SALEM REVISED CODE)

VICINITY MAP

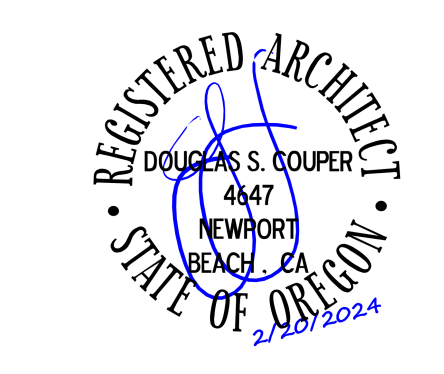


NOT TO SCALE
NORTH

ISSUE/REVISION RECORD

| DATE | DESCRIPTION |
|------------|-------------|
| 02/19/2024 | PERMIT SET |
| 03/29/2024 | RESPONSE #1 |
| 05/08/2024 | RESPONSE #2 |

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
D. COOPER

PROJECT MANAGER
J. MALLEK

QUALITY CONTROL
J. MALLEK

DRAWN BY
H. NOVY

PROJECT NAME

GROCERY OUTLET
3975 COMMERCIAL ST SE
SALEM, OR 97302

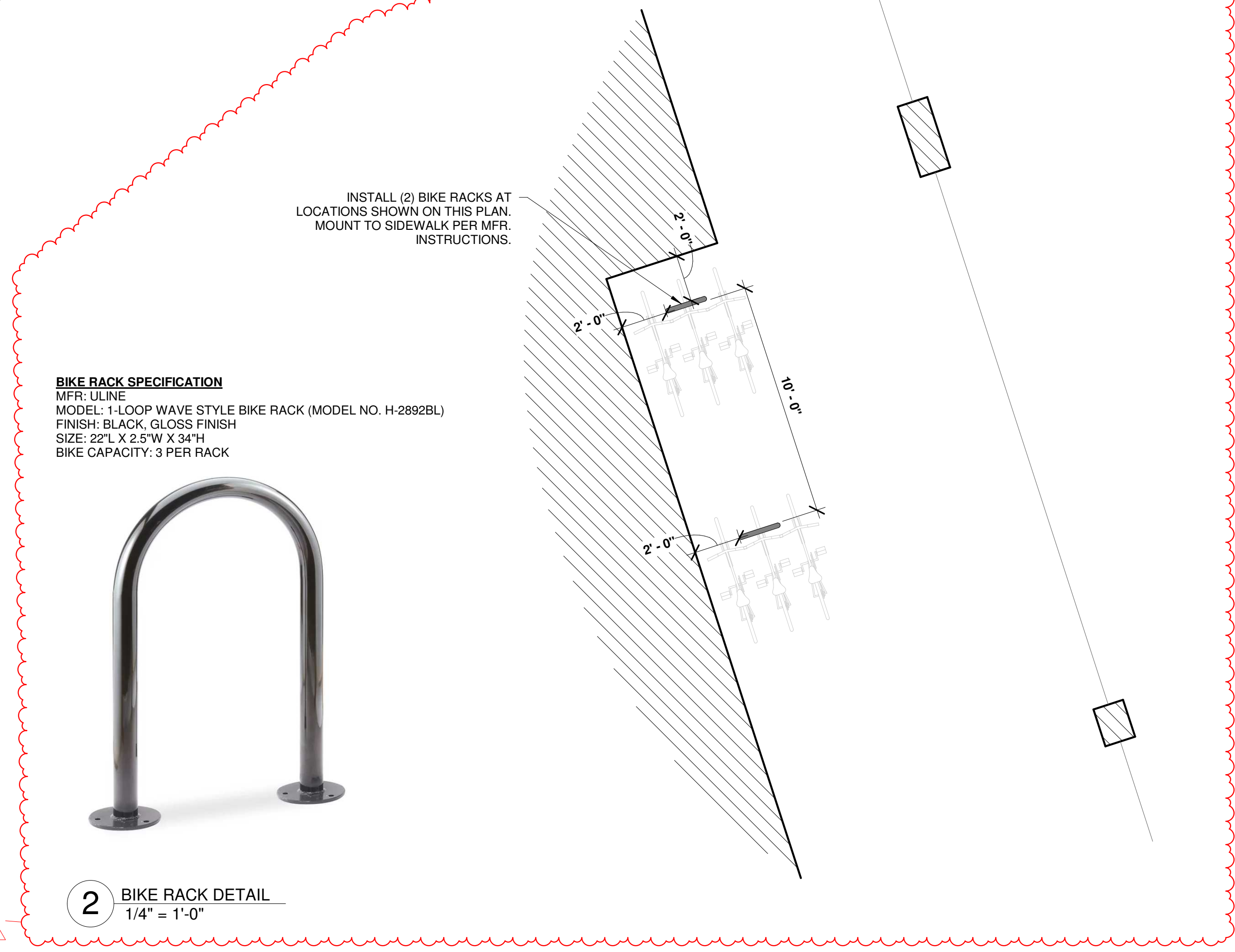
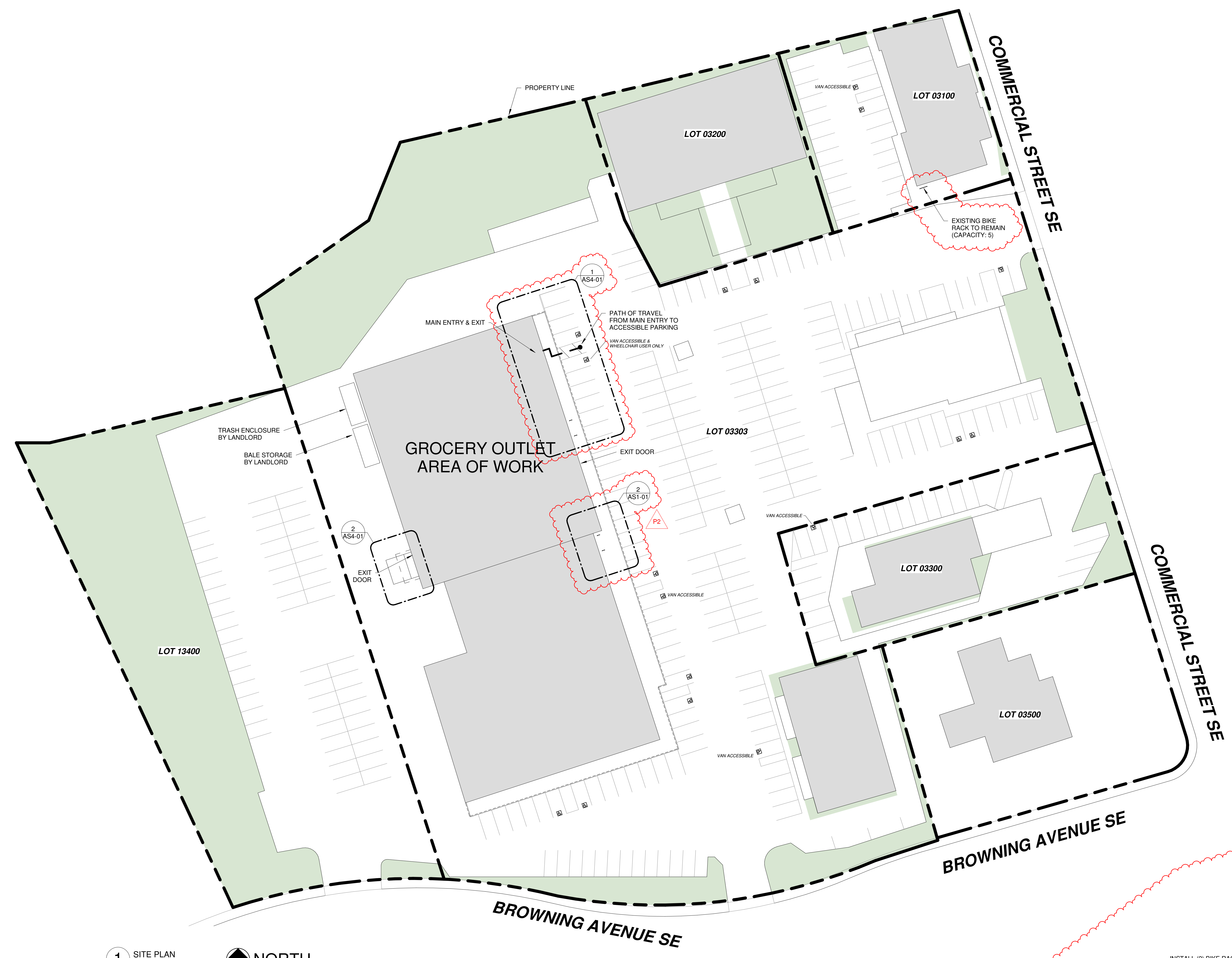
PROJECT NUMBER
20240973.0

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

AS1-01

- GENERAL SITE NOTES:**
- ALL WORK, MATERIALS, AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
 - UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ALL OTHER ITEMS MATERIALS, AND INSTALLATION ARE PART OF THE CONTRACT, AS DEFINED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS, AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE PROPERTY REPRESENTATIVE PRIOR TO PROCEEDING WITH AFFECTED WORK.
 - CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION ON THE DOCUMENTS.
- ACCESSIBILITY NOTES:**
- 'ACCESSIBLE' PATH OF TRAVEL (P.O.T.): HAS A 1:20 MAXIMUM SLOPE (UNLESS NOTED OTHERWISE, AS INDICATED ON THE PLANS) AND IS A BARRIER FREE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2 INCH AT A 1:2 MAXIMUM BEVELED SLOPE) AND WITHOUT ANY VERTICAL CHANGES EXCEEDING 1/4 INCHES.
 - P.O.T. IS AT LEAST 48 INCHES WIDE AND SURFACES ARE SLIP RESISTANT, STABLE, FIRM, AND WITHOUT SHARP OR ROUGH EDGES.
 - P.O.T. CROSS SLOPE SHALL NOT EXCEED 2% AND SHALL BE LESS THAN A 5% SLOPE IN THE DIRECTION OF TRAVEL (UNLESS OTHERWISE INDICATED).
 - P.O.T. SHALL BE MAINTAINED FREE OF OVERHEAD OBSTRUCTIONS NO LESS THAN 80 INCHES ABOVE THE PATH AND FREE OF ANY OBJECT GREATER THAN 4 INCHES IN DEPTH PROTRUDING FROM A WALL ABOVE 27 INCHES AND BELOW 80 INCHES.
 - P.O.T. SHALL NOT HAVE MORE THAN A 4 INCH DROP-OFF AT EDGES OF ACCESSIBLE WALKWAYS OR LANDINGS TO ADJACENT GRADES.
 - CONTRACTOR TO CONFIRM ALL INDICATED PATH OF TRAVEL SLOPES AND INSTALL DETECTABLE WARNING SURFACES AT TRANSITION BETWEEN RAMP AND VEHICULAR PATH OF TRAVEL AS REQUIRED BY DETAIL.
 - ALL ACCESSIBLE PARKING STALLS AND ACCESSIBLE LOADING ZONES TO CONFORM TO THE REQUIREMENTS INDICATED ON THESE DRAWINGS. IF ANY STALL DOES NOT CONFORM TO APPLICABLE BUILDING CODES AND THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.
 - GENERAL CONTRACTOR IS TO CONFIRM ALL EXISTING CURB RAMPS CONFORM TO APPLICABLE BUILDING CODES AND THE REQUIREMENTS INDICATED. IF ANY RAMP ALONG THE INDICATED PATHS OF TRAVEL DOES NOT CONFORM TO APPLICABLE BUILDING CODES AND THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.
 - GENERAL CONTRACTOR IS TO CONFIRM ALL EMERGENCY EGRESS DOORS AND THE CLEAR SPACE AROUND EMERGENCY EGRESS DOORS CONFORM TO THE REQUIREMENTS IN THESE DRAWINGS. IF ANY DOOR DOES NOT CONFORM TO THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.
- LIFE SAFETY:**
- CONTRACTOR SHALL PROVIDE, AND IS SOLELY RESPONSIBLE AND LIABLE FOR, PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES, AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
 - EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS HAVING THE PRINCIPLE STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS.
 - ALL FIRE-RATED ASSEMBLIES SHALL BE DETERMINED, AND SHALL BE LABELED AND INSPECTED, IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
 - ALL RAMPS SHALL HAVE A HEAVY BROOM FINISH. SEE SITE PLAN DETAILS.
 - FIRE DAMPERS OR FIRE DOORS SHALL BE PROVIDED WHERE AIR DUCTS OR OPENINGS PENETRATE FIRE RATED SURFACES.
 - GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUALITY, AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT EXTINGUISHERS.
 - ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE LABELED "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED" IN LETTERS NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE, MANUALLY OPERATED. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
 - EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
- COORDINATION:**
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG ALL THE VARIOUS SUBCONTRACTORS.
 - IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE DEVELOPER.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING, ELECTRICAL, AND/OR REFRIGERATION DRAWINGS, ETC AS REQUIRED.



| LOT # | ZONING DESIGNATION | TOTAL SITE AREA | GROSS FLOOR AREA BY USE | | | | | PARKING STALLS | | | | | TOTAL LOT COVERAGE PROPOSED | |
|-------|--------------------|----------------------|-------------------------|---------------------|--------------------|--------|------------------|----------------|---------|----------------|----------------|----------------------|-----------------------------|--------------------|
| | | | A-1 | A-2 | B | M | S-2 | FULL SIZE | COMPACT | ACCESSIBLE | VAN ACC. | WHEELCHAIR USER ONLY | | TOTAL |
| 03100 | MU-III | 0.36 AC ² | - | 4,800 ^a | - | - | - | 21 | - | 2 | 1 ^b | - | 23 | EXISTING TO REMAIN |
| 03200 | MU-III | 0.36 AC ² | 7,900 ^a | - | 3,600 ^a | - | - | - | - | - | - | - | EXISTING TO REMAIN | |
| 03300 | MU-III | 0.45 AC ² | - | - | 3,600 ^a | - | 21 | - | 1 | 1 ^b | - | 22 | EXISTING TO REMAIN | |
| 03303 | MU-III | 4.10 AC ² | - | 12,100 ^a | 8,600 ^a | 17,366 | 600 ^a | 163 | - | 14 | 3 ^b | 1 ^b | 177 | EXISTING TO REMAIN |
| 13400 | MU-III | 1.14 AC ² | - | - | - | - | 50 | - | - | - | - | 50 | EXISTING TO REMAIN | |

^a SQUARE FOOTAGE IS ESTIMATED. EXISTING TO REMAIN, NO CHANGE PROPOSED.
^b VAN ACCESSIBLE AND WHEELCHAIR USER ONLY STALLS NOTED ON SITE PLAN.
^c ACREAGE PER MARION COUNTY OREGON ASSESSORS OFFICE CARTOGRAPHY DEPT MAPS

LANDSCAPING AREA REQUIREMENT
PER SALEM REVISED CODE (SRC) §35.015 (e)(3) "A MINIMUM OF 15 PERCENT OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED. LANDSCAPING SHALL MEET TYPE A STANDARD SET FOR IN SRC CHAPTER 807. OTHER REQUIRED LANDSCAPING UNDER THE UDC, SUCH AS LANDSCAPING REQUIRED FOR SETBACKS OR VEHICLE USER AREAS, MAY COUNT TOWARDS MEETING THIS REQUIREMENT."

TOTAL SITE AREA FOR LOTS 03100, 03200, 03300, 03303 & 13400 = 6.41 ACRES
TOTAL REQUIRED LANDSCAPED AREA: 15% OF 6.41 ACRES = 0.96 ACRES
TOTAL EXISTING LANDSCAPED AREA (SHADED IN GREEN ON SITE PLAN) = 1.25 ACRES

NOTE: THE ADJACENT TAX LOTS ARE SEPARATELY OWNED BY UNAFFILIATED ENTITIES. ACCORDINGLY, THE SEPARATE TAX LOTS DO NOT FORM A COMMON DEVELOPMENT SITE

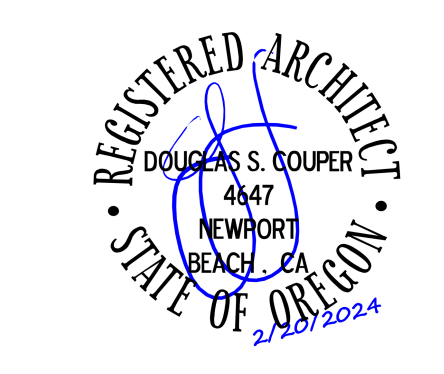
COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

PROJECT TEAM

ISSUE/REVISION RECORD

| DATE | DESCRIPTION |
|------------|-------------|
| 02/19/2024 | PERMIT SET |
| 03/29/2024 | RESPONSE #1 |
| 05/08/2024 | RESPONSE #2 |

PROFESSIONAL SEAL

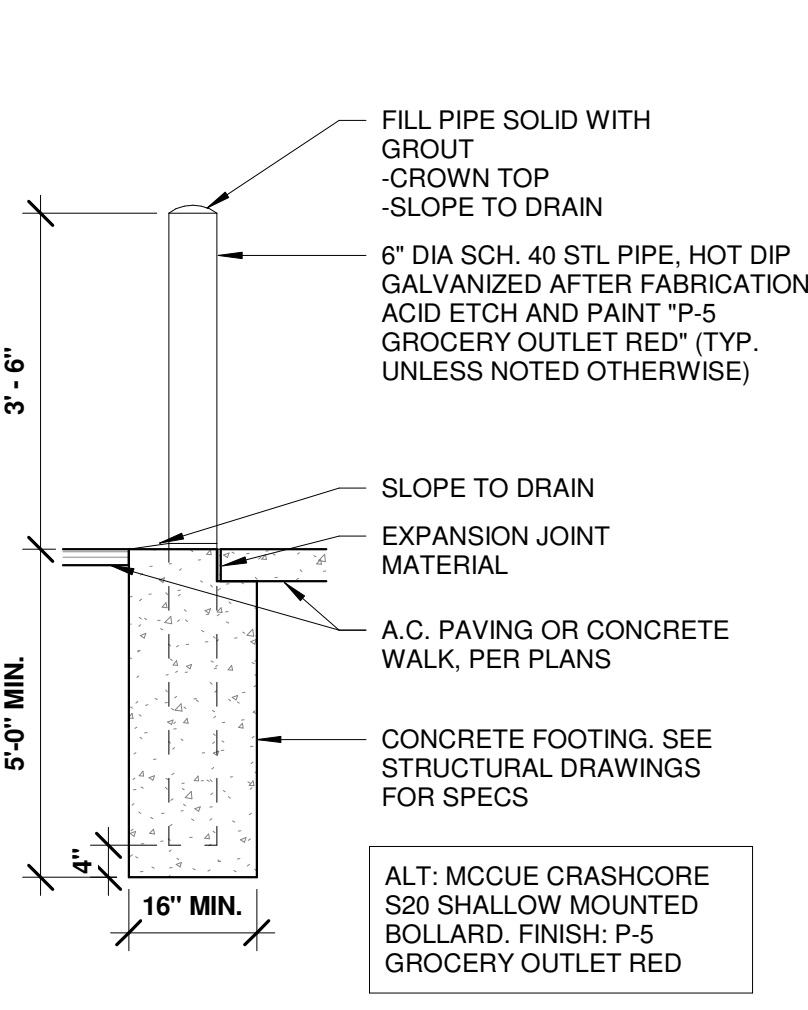


PROFESSIONAL IN CHARGE
D. COOPER
PROJECT MANAGER
J. MALLEK
QUALITY CONTROL
J. MALLEK
DRAWN BY
HNOV

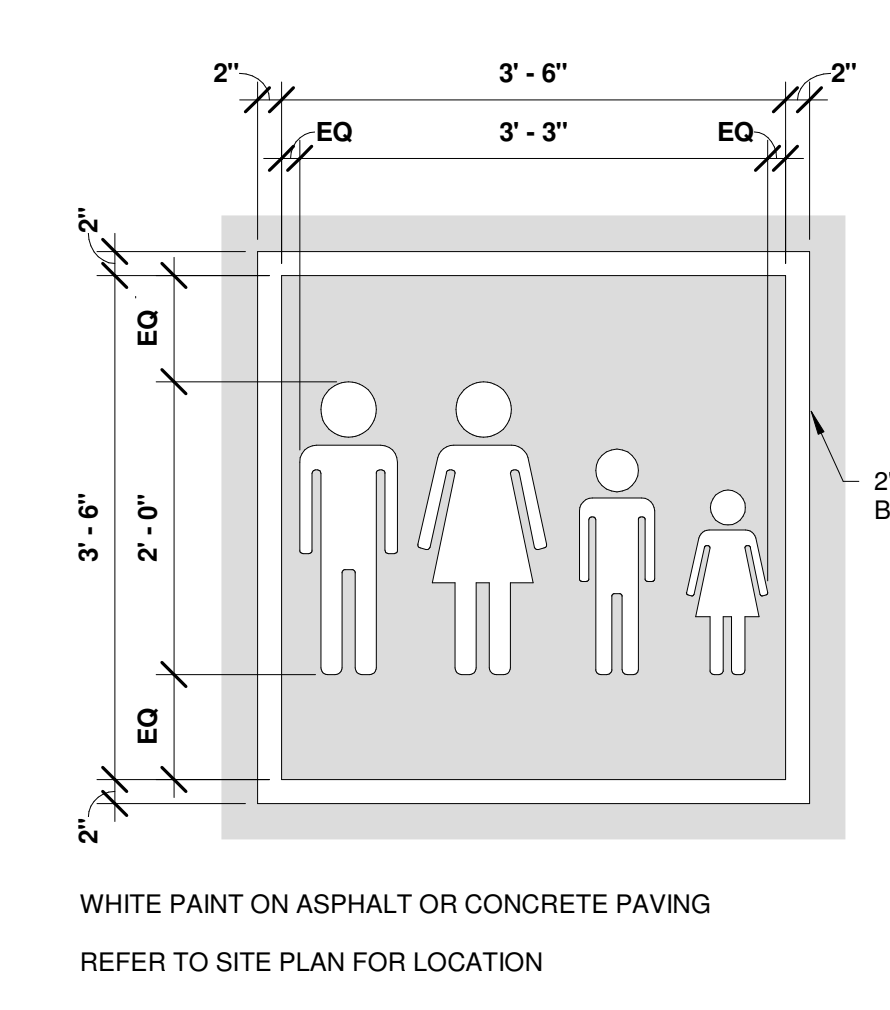
PROJECT NAME
GROCERY OUTLET
3975 COMMERCIAL ST SE
SALEM, OR 97302

PROJECT NUMBER
20230973.0
SHEET TITLE
ENLARGED SITE PLANS

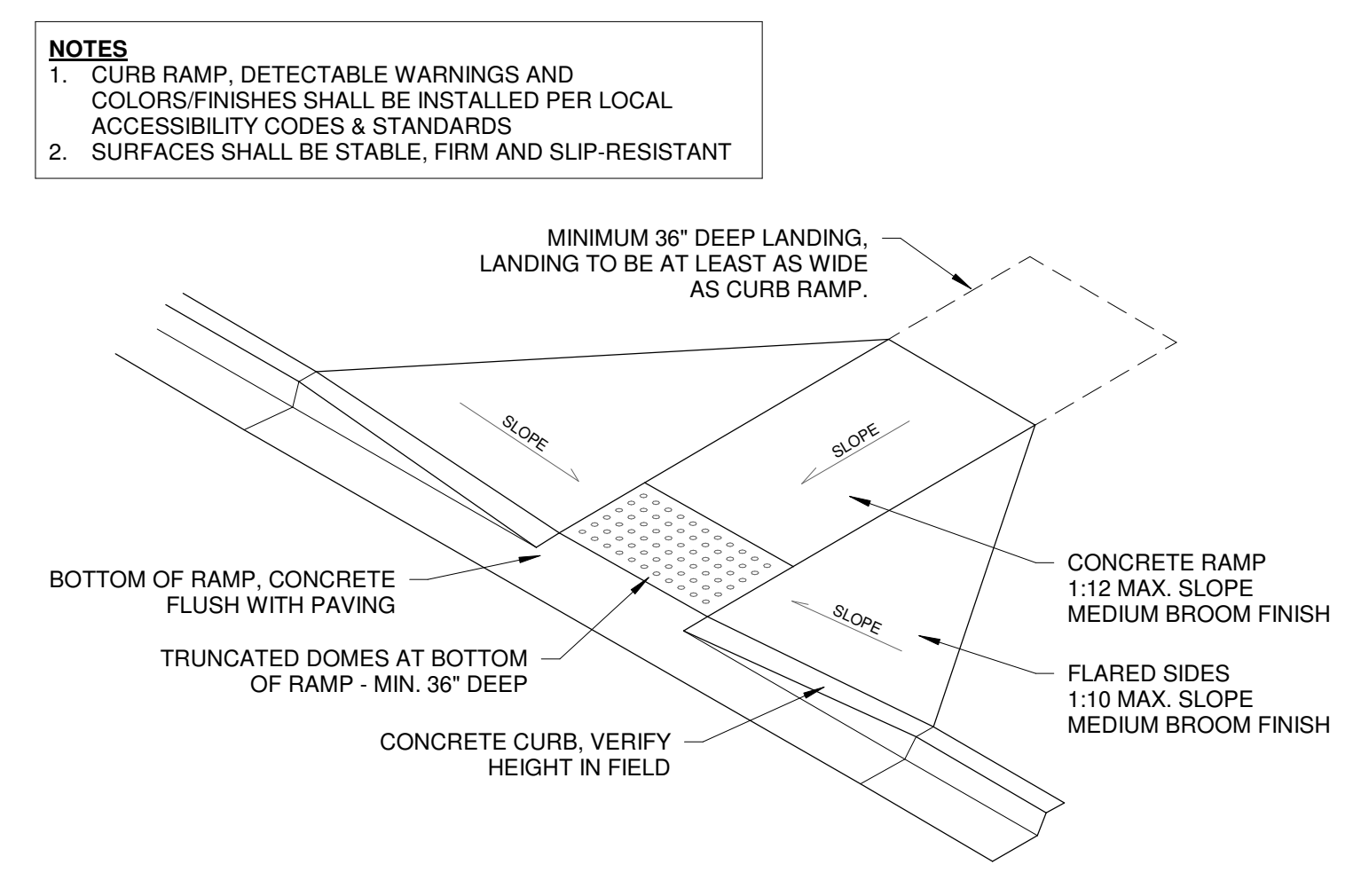
SHEET NUMBER
AS4-01



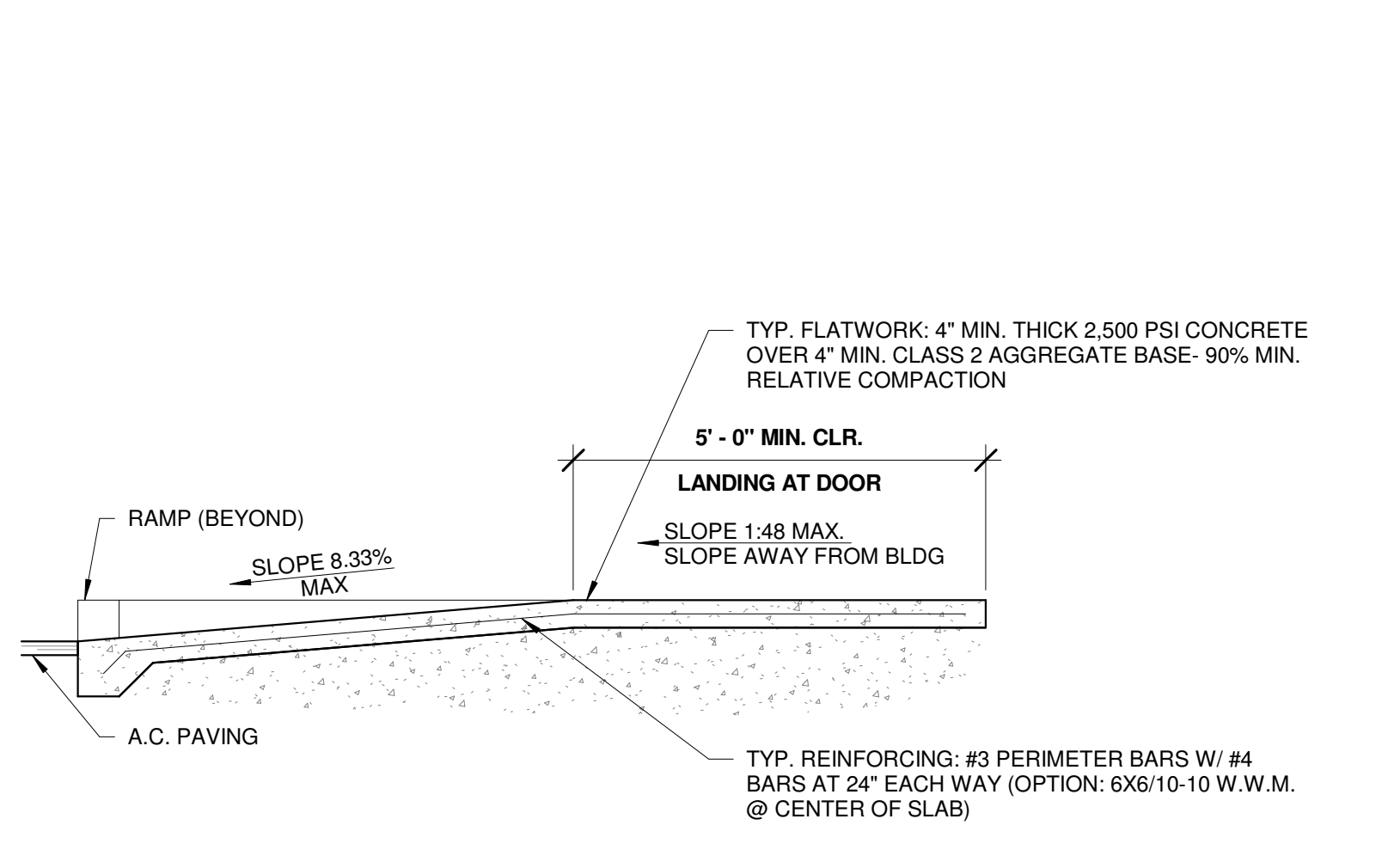
5 BOLLARD DETAIL
1/2" = 1'-0"



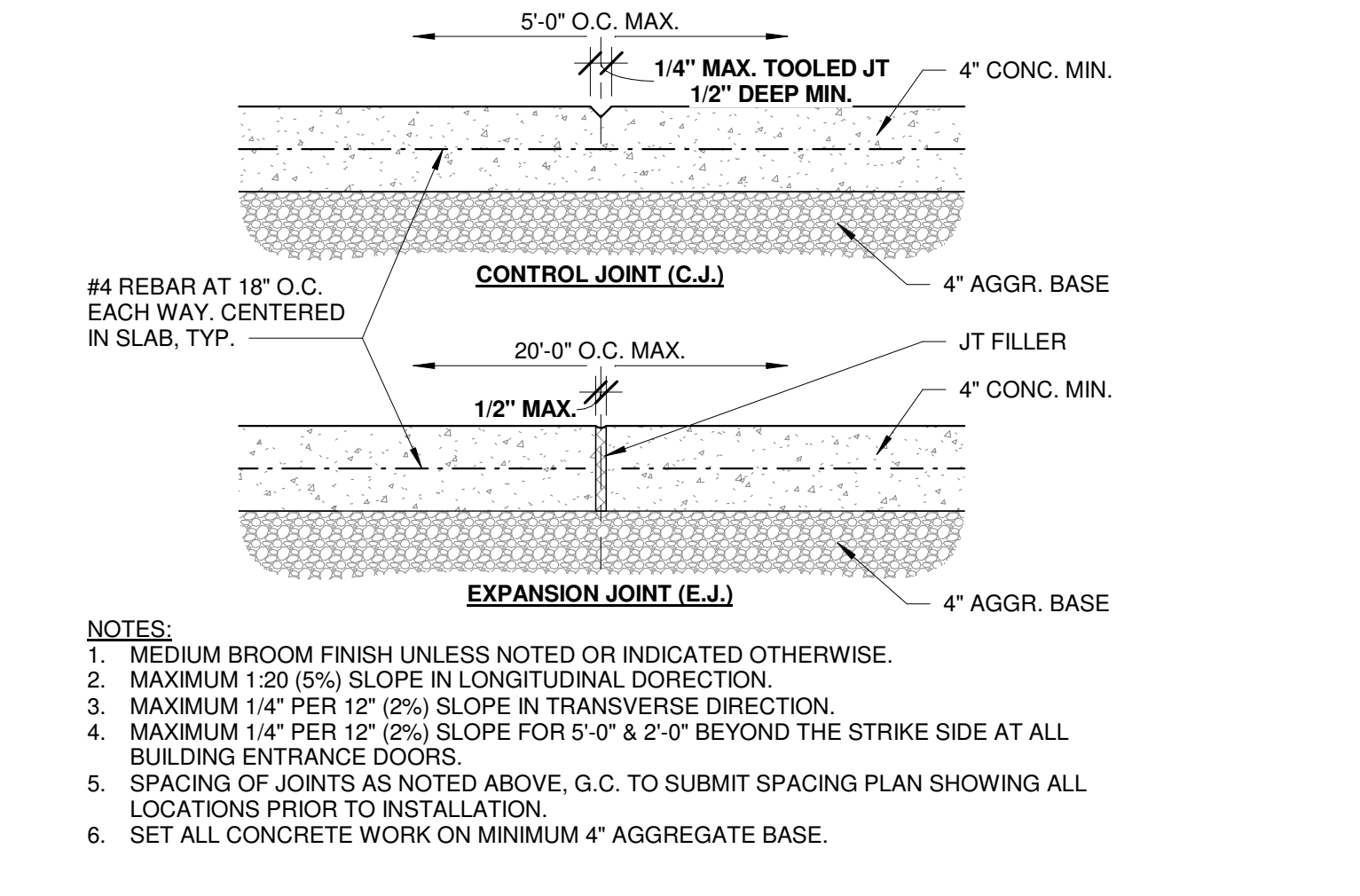
6 FAMILY PARKING STENCIL
3/4" = 1'-0"



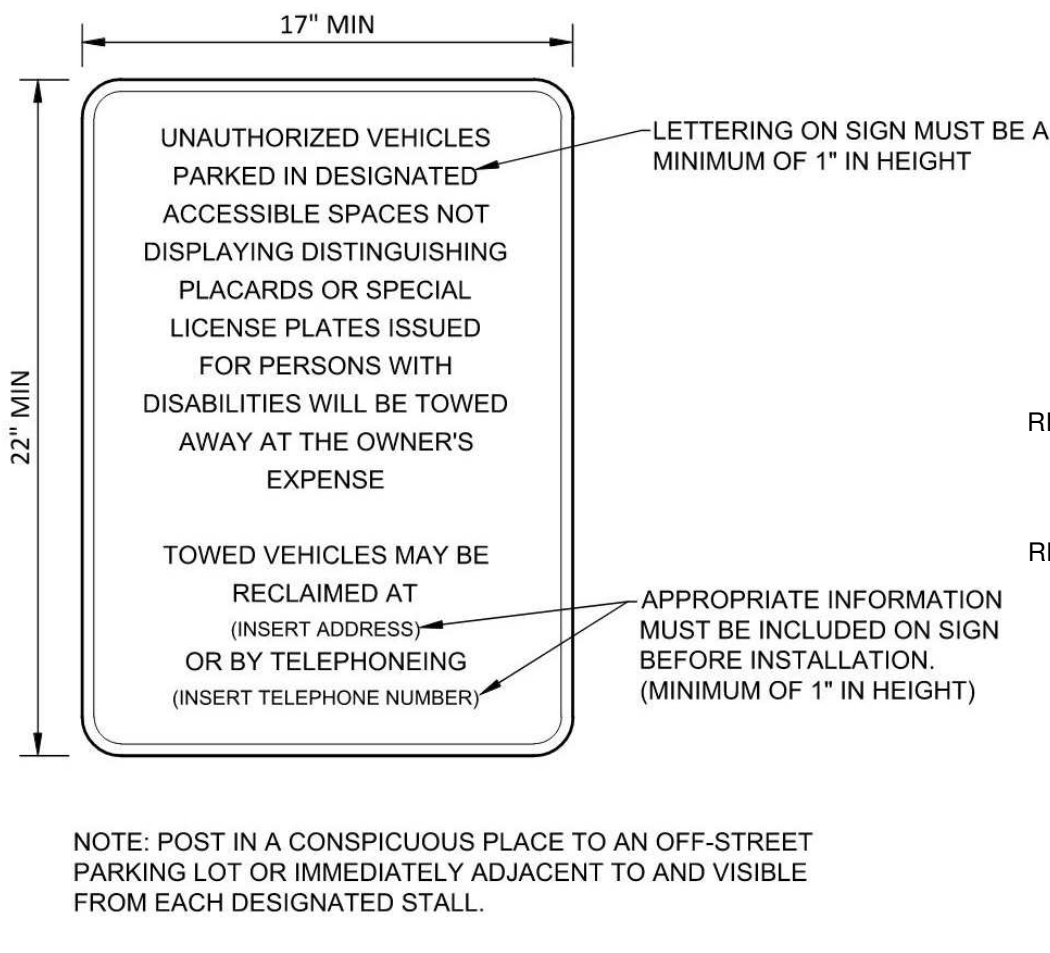
7 CURB RAMP DETAIL
1/4" = 1'-0"



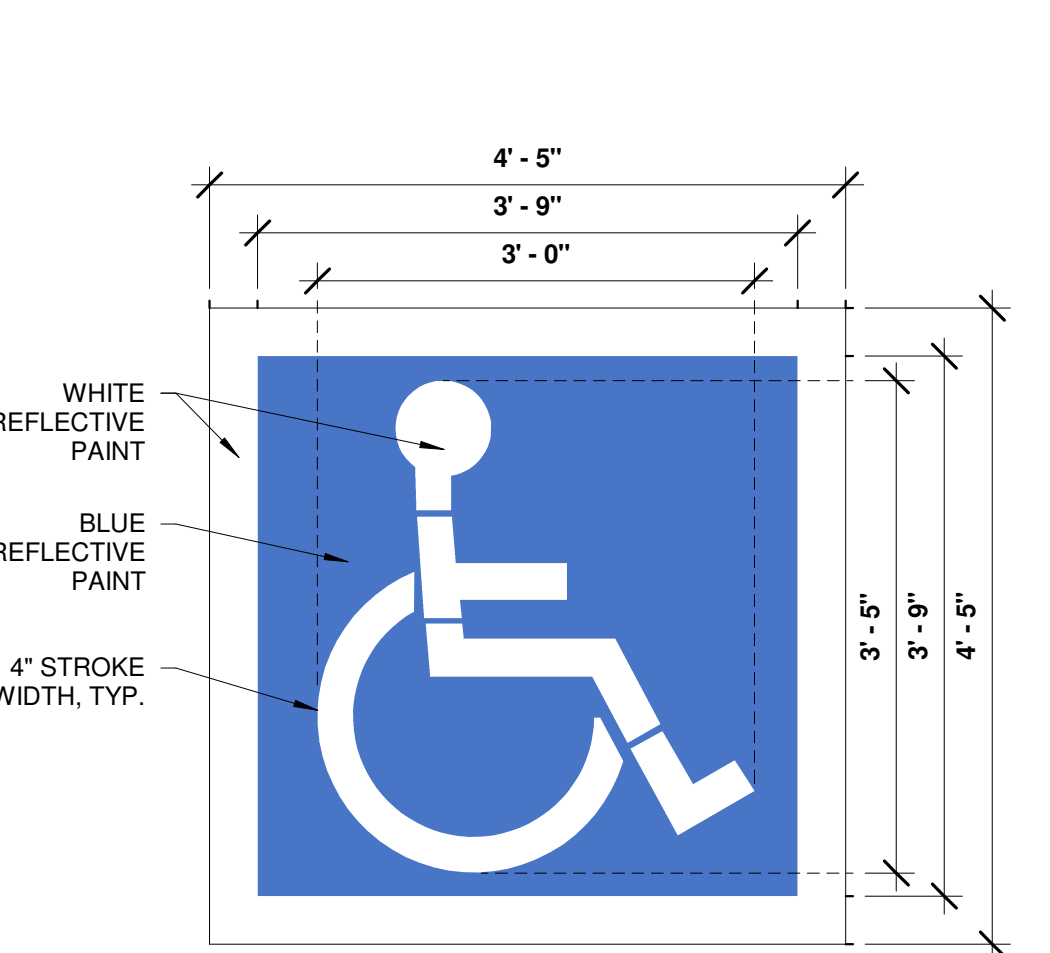
8 PEDESTRIAN CURB CUT SECTION
1/2" = 1'-0"



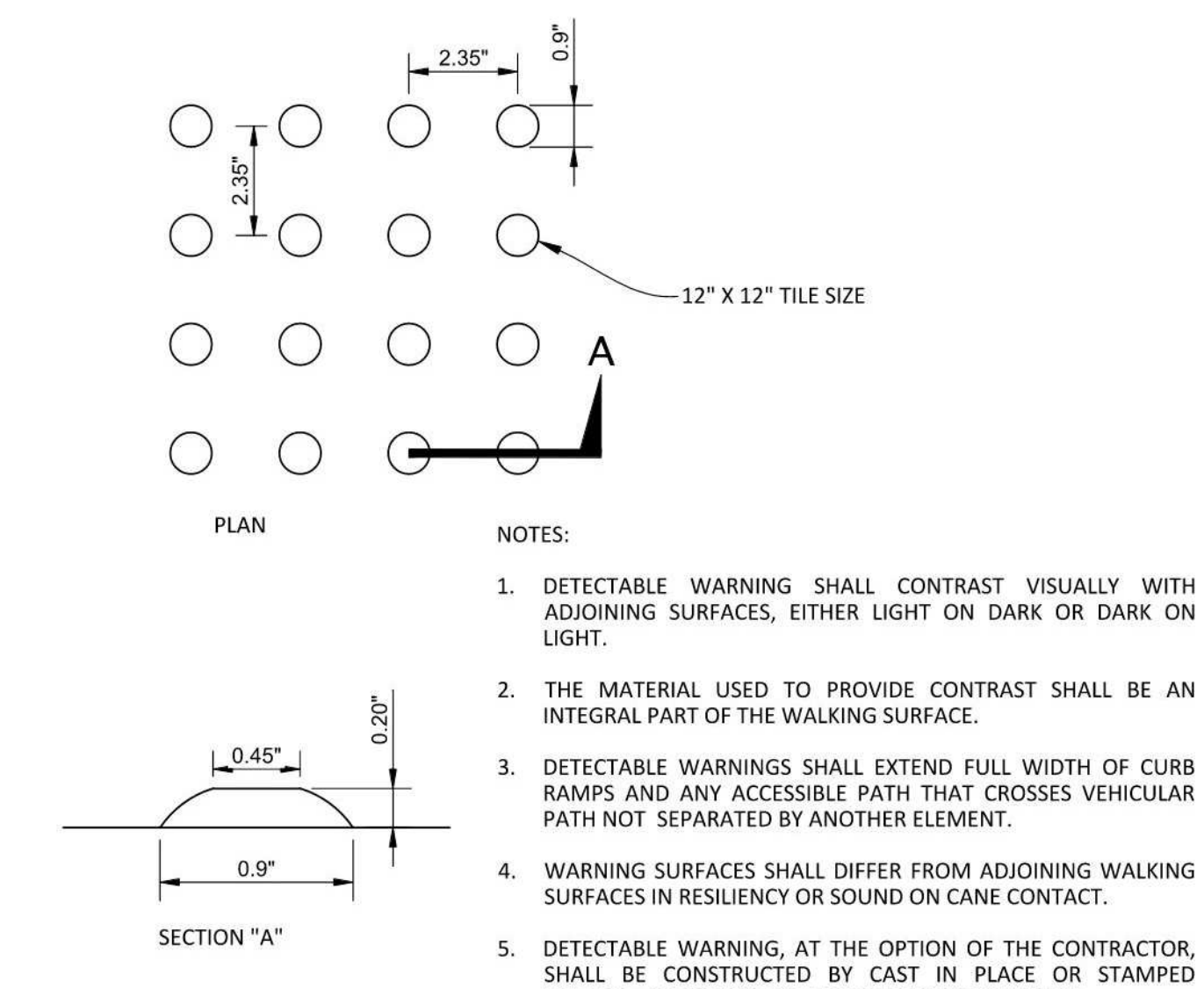
9 CONCRETE PAVING
1 1/2" = 1'-0"



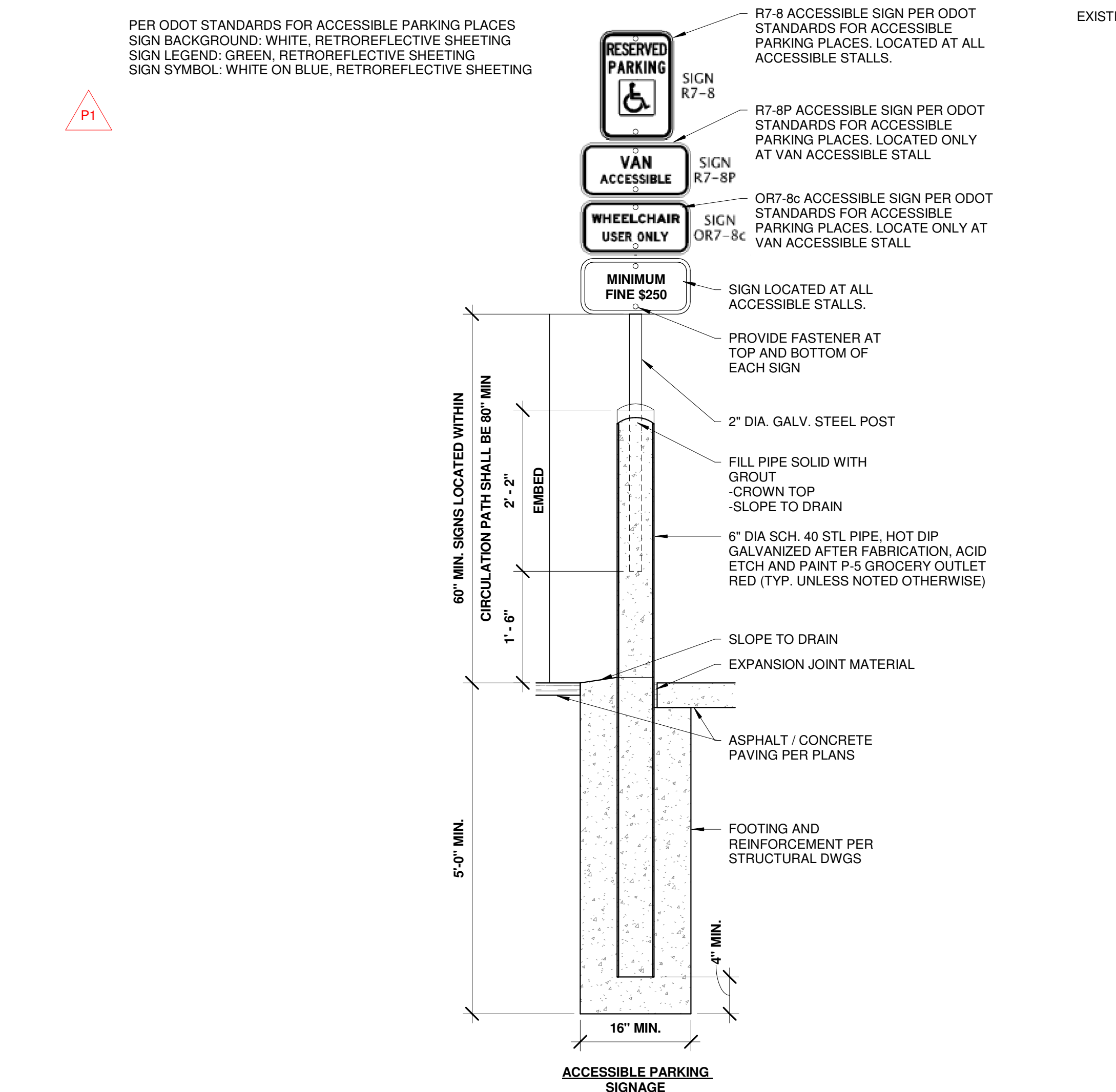
10 TOW AWAY SIGNAGE
3/4" = 1'-0"



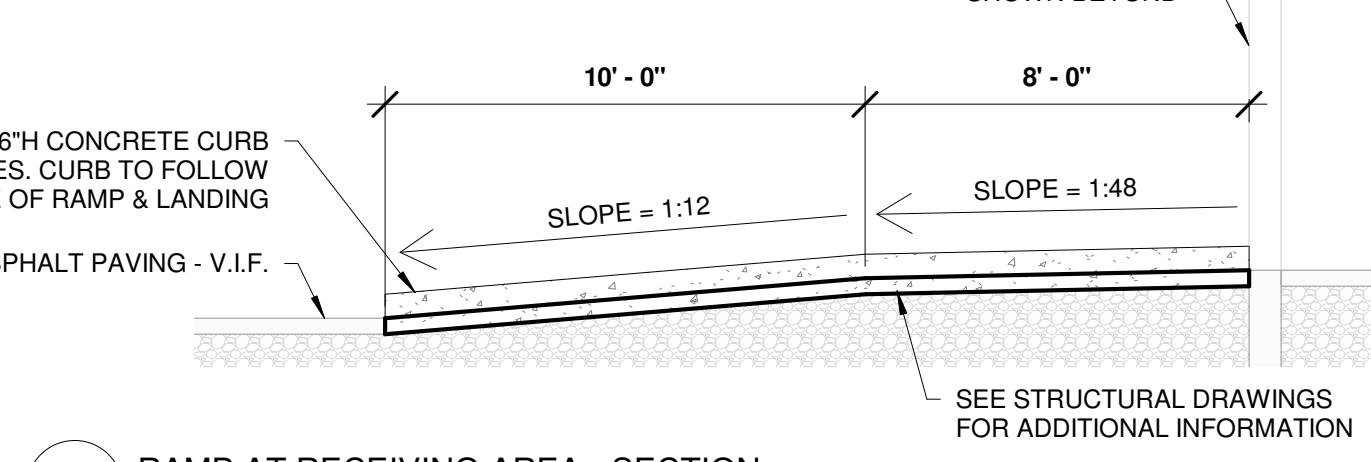
11 ACCESSIBLE PARKING SYMBOL
3/4" = 1'-0"



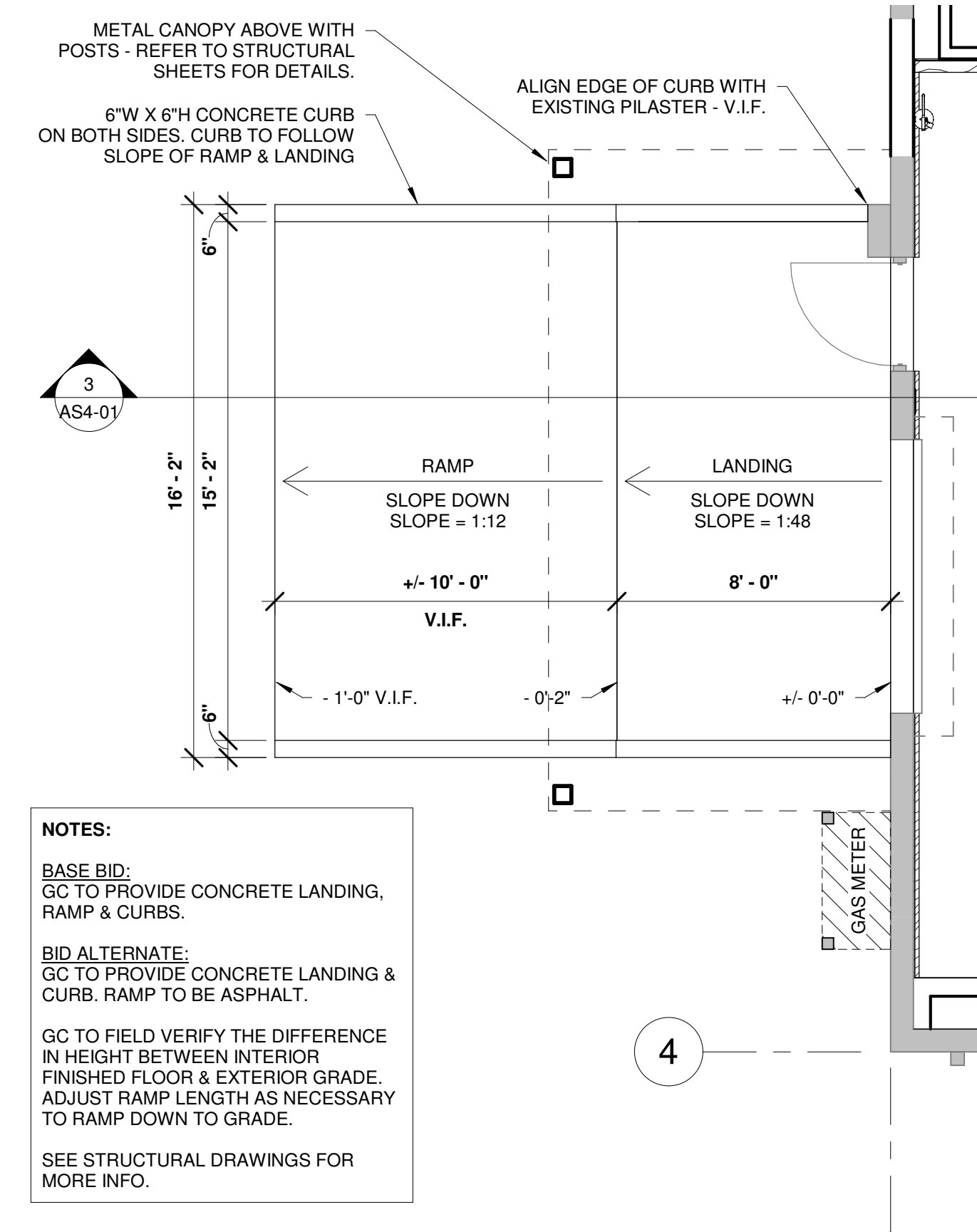
12 TRUNCATED DOMES
3/4" = 1'-0"



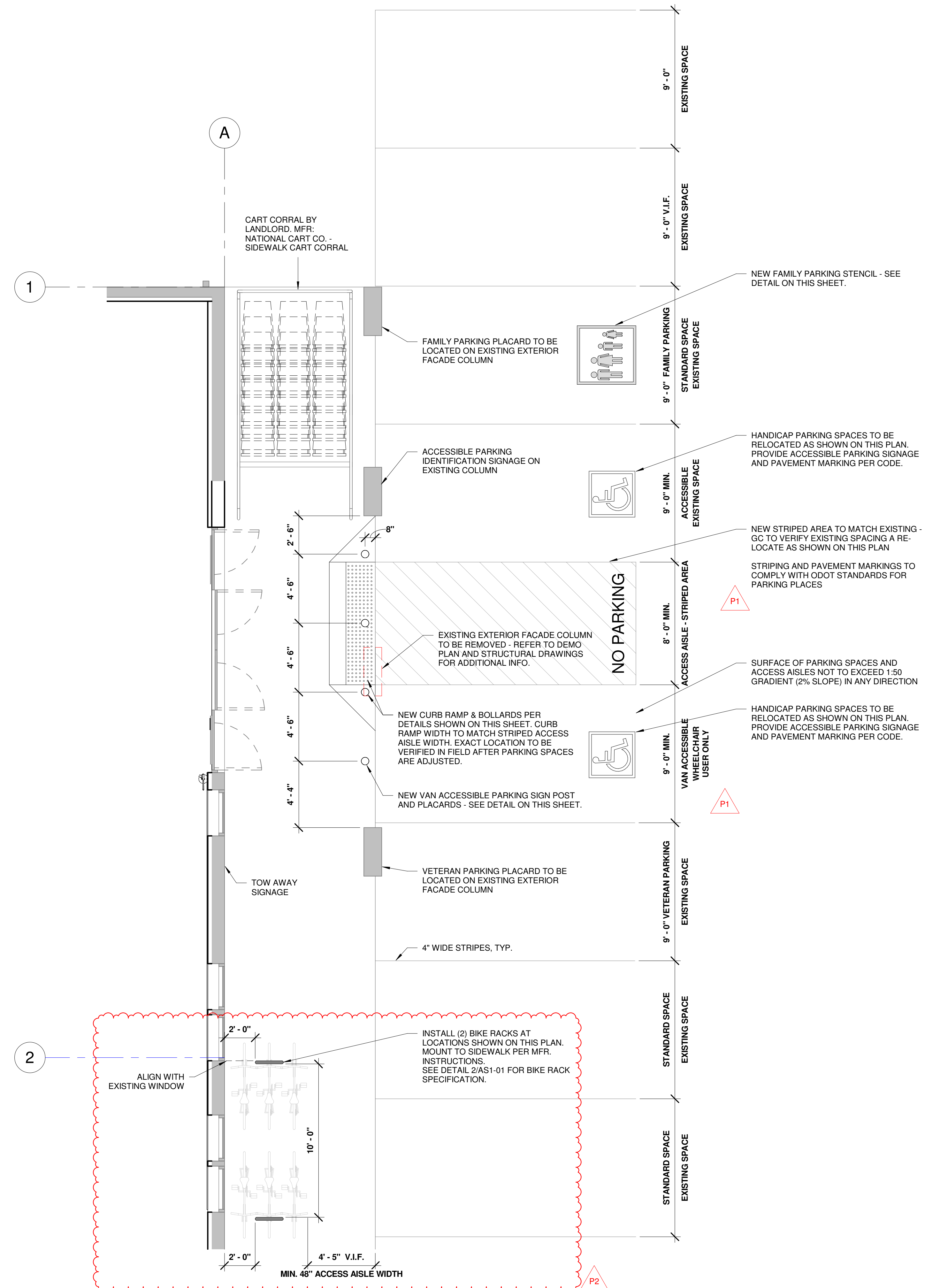
4 SIGN POST DETAIL
3/4" = 1'-0"



3 RAMP AT RECEIVING AREA - SECTION
1/4" = 1'-0"



3 RAMP AT RECEIVING AREA
1/4" = 1'-0"



1 ENLARGED SITE PLAN
1/4" = 1'-0"