SITE LEGEND

- SETBACK
- EASEMENT
- PROPERTY LINE
- FENCE
- ACCESSIBLE ROUTE

DEVELOPMENT INFORMATION

AREA MATRIX
ZONING: IC

PHASE 1 SITE AREA: 1.99 ACRES (86,902 SQ FT)
PHASE 2 SITE AREA: 2.92 ACRES (127,195 SQ FT)
TOTAL COMBINED SITE AREA: 4.91 ACRES (214,097 SQ FT)
PHASE 1 LANDSCAPE AREA: 23% / 0.45 ACRES (19,813 SQ FT)
PHASE 2 LANDSCAPE AREA: 37% / 1.09 ACRES (47,319 SQ FT)
TOTAL COMBINED LANDSCAPE AREA: 33% / 1.54 ACRES (67,132 SQ FT)

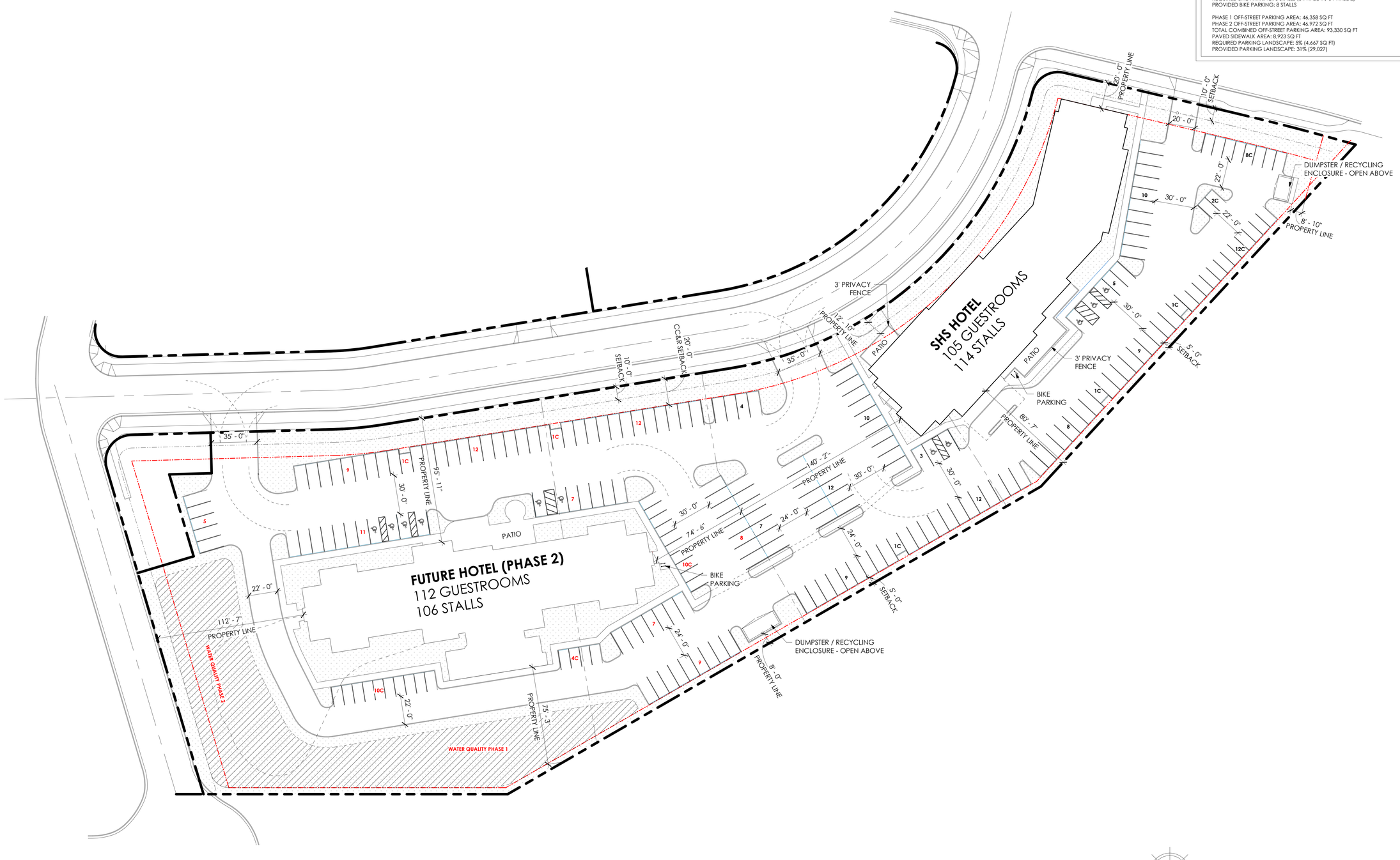
BUILDING TOTALS
PHASE 1 BUILDING HEIGHT: 50'-0" ± (4-STORIES)
PHASE 2 BUILDING HEIGHT: 50'-0" ± (4-STORIES)

"SHORT TERM COMMERCIAL LODGING" (HOTEL) OCCUPANCY: R-1
PHASE 1 GROSS BUILDING AREA: 74,108 SQ FT
PHASE 2 GROSS BUILDING AREA: 64,862 SQ FT

DEVELOPMENT PARKING
PARKING STALLS MAX: 1.5 (211 UNITS) = 316.5 MAX STALLS
PARKING STALLS PROVIDED: 220 STALLS (114-PHASE 1 / 106-PHASE 2)
STANDARD STALLS - 189 STALLS (89-PHASE 1 / 80-PHASE 2)
COMPACT STALLS - 51 STALLS (25-PHASE 1 / 26-PHASE 2) (23%)

REQUIRED BIKE PARKING: 6 STALLS (3-PHASE 1 / 3-PHASE 2)
PROVIDED BIKE PARKING: 8 STALLS

PHASE 1 OFF-STREET PARKING AREA: 46,358 SQ FT
PHASE 2 OFF-STREET PARKING AREA: 46,972 SQ FT
TOTAL COMBINED OFF-STREET PARKING AREA: 93,330 SQ FT
PAVED SIDEWALK AREA: 8,923 SQ FT
REQUIRED PARKING LANDSCAPE: 5% (4,667 SQ FT)
PROVIDED PARKING LANDSCAPE: 31% (29,027)



1 AS100 **DEVELOPMENT PLAN**
SCALE: 1" = 30'-0"

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
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CONSULTANT:

WEALTH MANAGEMENT

OWNER: TBD

FARM CREDIT DRIVE HOTEL DEVELOPMENT
PROJECT: FARM CREDIT DR SALEM, OR

#	ISSUE DATE	DESCRIPTION
	Issue Date	

#	REV. DATE	DESCRIPTION

SCHEMATIC DESIGN

DEVELOPMENT PLAN

PROJECT #: Project Number
DRAWN BY: Author
CHECKED BY: Checker

SHEET # AS100

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