

Existing approach appears to be wider than 20-feet. Are you proposing to reduce the width or is this a drafting error?

Recommend closure of this driveway approach. Current standards do not allow access onto arterial streets for corner lots (SRC 804.035(c)(2)). This would also allow you to move some of the parking within the vision clearance to this area.

Vision clearance area required (SRC 805.005(b)(2)). Show on site plan.

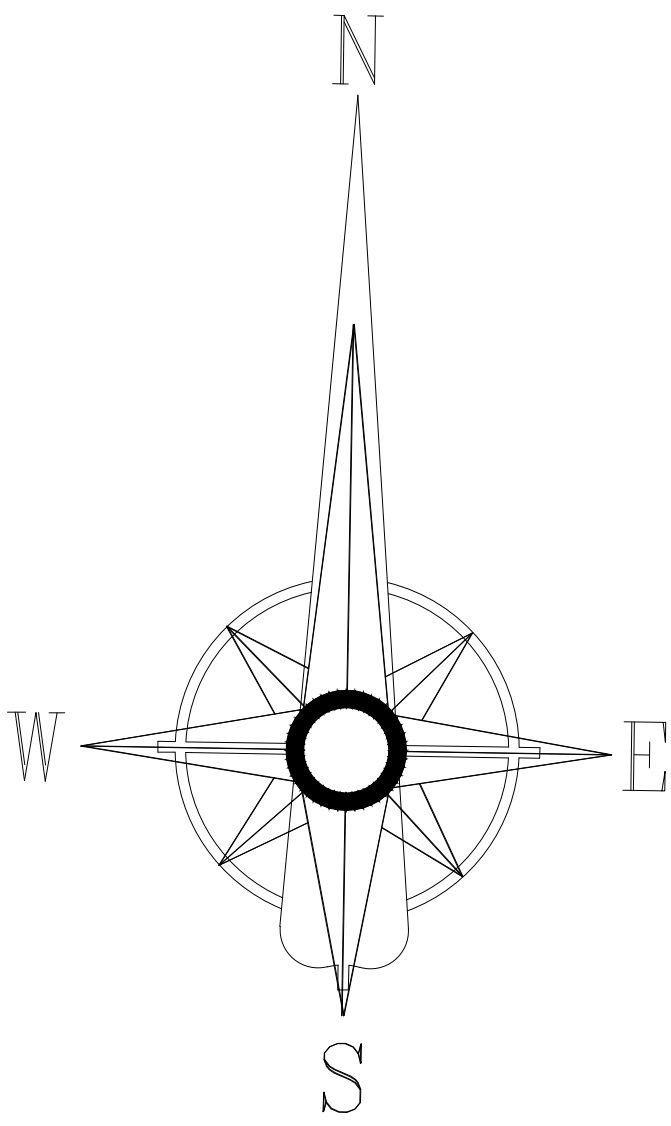
MARKET ST NE

48-feet from Centerline Special Setback along Market Street NE. Show on Site Plan. New parking within this area will require a Removal Agreement (SRC 800.040(e)).

There is an existing approach approximately here that needs to be shown on the plans as permanently closed.

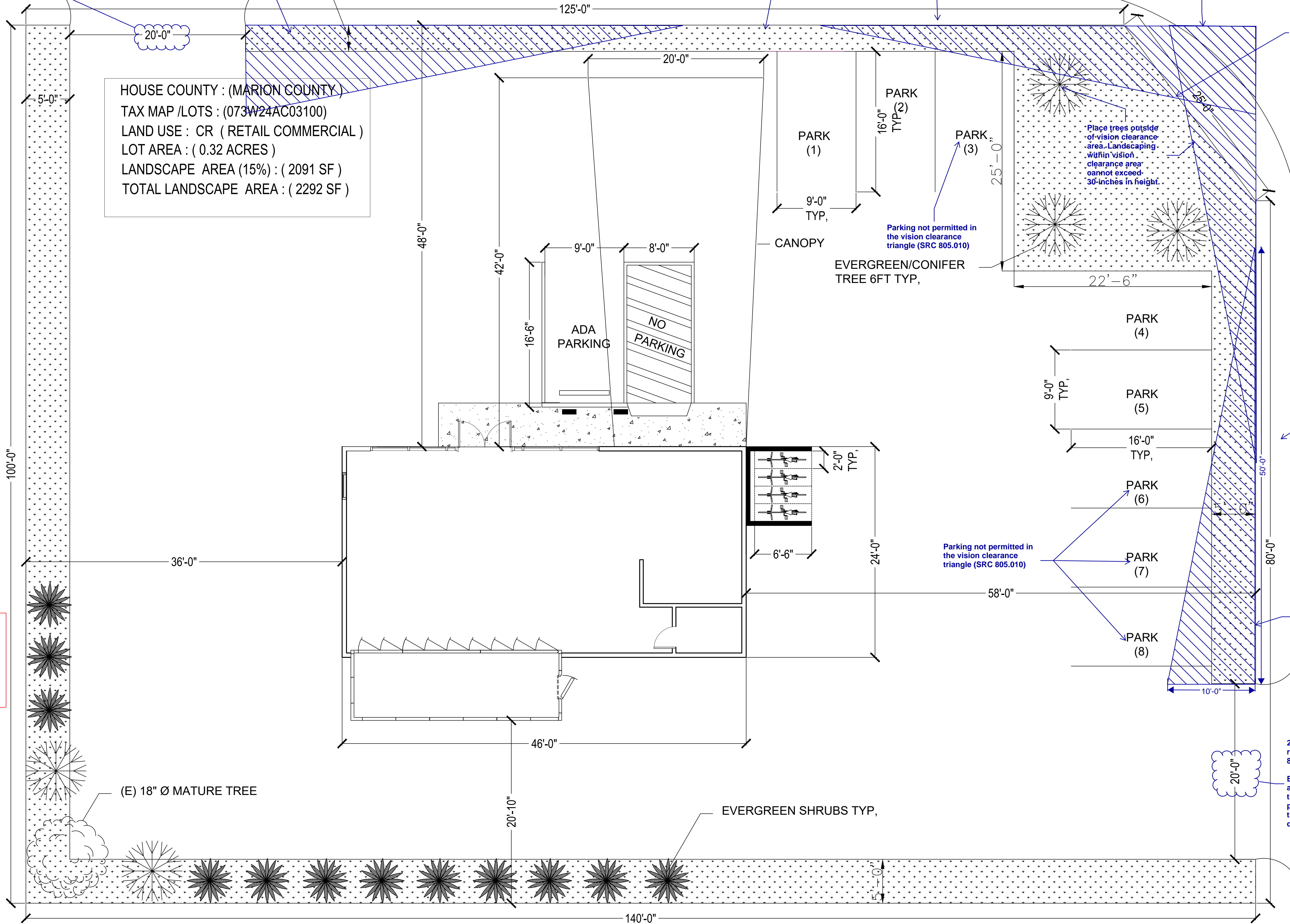
Vision Clearance area required at street intersection (SRC 805.005(a)(2)). Show on plans.

Property line not accurately shown at street intersection. Please show all current property lines.



Exempt from boundary street improvements (SRC 803.040(d)(3)). However, if new parking is added to the site, Transportation System Development Charges will be assessed for the change of use. The applicant is advised that Convenience Stores are relatively large trip generators. Please submit a TGE form in order to get an estimate of the System Development Charges that would be due at time of Building Permit.

HOUSE COUNTY : (MARION COUNTY)  
TAX MAP /LOTS : (073W24AC03100)  
LAND USE : CR ( RETAIL COMMERCIAL )  
LOT AREA : ( 0.32 ACRES )  
LANDSCAPE AREA (15%) : ( 2091 SF )  
TOTAL LANDSCAPE AREA : ( 2292 SF )



Place trees outside of vision clearance area. Landscaping within vision clearance area cannot exceed 30-inches in height.

Parking not permitted in the vision clearance triangle (SRC 805.010)

EVERGREEN/CONIFER TREE 6FT TYP,

ADA PARKING

NO PARKING

CANOPY

PARK (1)

PARK TYP(2)

PARK (3)

PARK (4)

PARK (5)

PARK (6)

PARK (7)

PARK (8)

Plans need to show existing street sidewalks. Appears some of the proposed landscaping will be within the ROW.

Vision clearance area required (SRC 805.005(b)(2)). Show on site plan.

22' minimum required (SRC 804.050(b)(2)). Existing approach appears to be wider than 20-feet. Are you proposing to reduce the width or is this a drafting error?

SAVAGE Rd NE

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SITE PLAN VIEW

Scale: 3/16" = 1'-0"



STRUCTURAL DRAWINGS  
3170 MARKET St NE,  
SALEM, OR 97301

DRAWING INFORMATION					
DRAWING FILE:	DRAWN BY:	CHECKED BY:	DATE:	REVISION 1:	REVISION 2:
	AA		04/07/2024		
				DATE:	SCALE:

JOB No:  
24-1052  
SHEET No:  
S-1.0