SITE INFO

ASSESSOR'S MAP AND TAX LOT NUMBER : 072W18BB06000

EXISTING USE : VACANT LOT

PROPOSED USE: COMMERCIAL

PARCEL ADDRESS : 3271 LANCASTER DR NE, SALEM, OR 97305

NEIGHBORHOOD ASSOCIATION : NORTH LANCASTER
NEIGHBORHOOD ASSOCIATION (NOLA)

ZONING DISTRICT : CR (RETAIL COMMERCIAL)

COUNTY NAME: MARION COUNTY

COMPREHENSIVE PLAN MAP DESIGNATION : COM (COMMERCIAL)

LOT SIZE : 0.64 ACRE (27,690 SF)

LOT A : 13,359 SF (0.31 ACRES)

LOT B : 14,331 SF (0.33 ACRES)

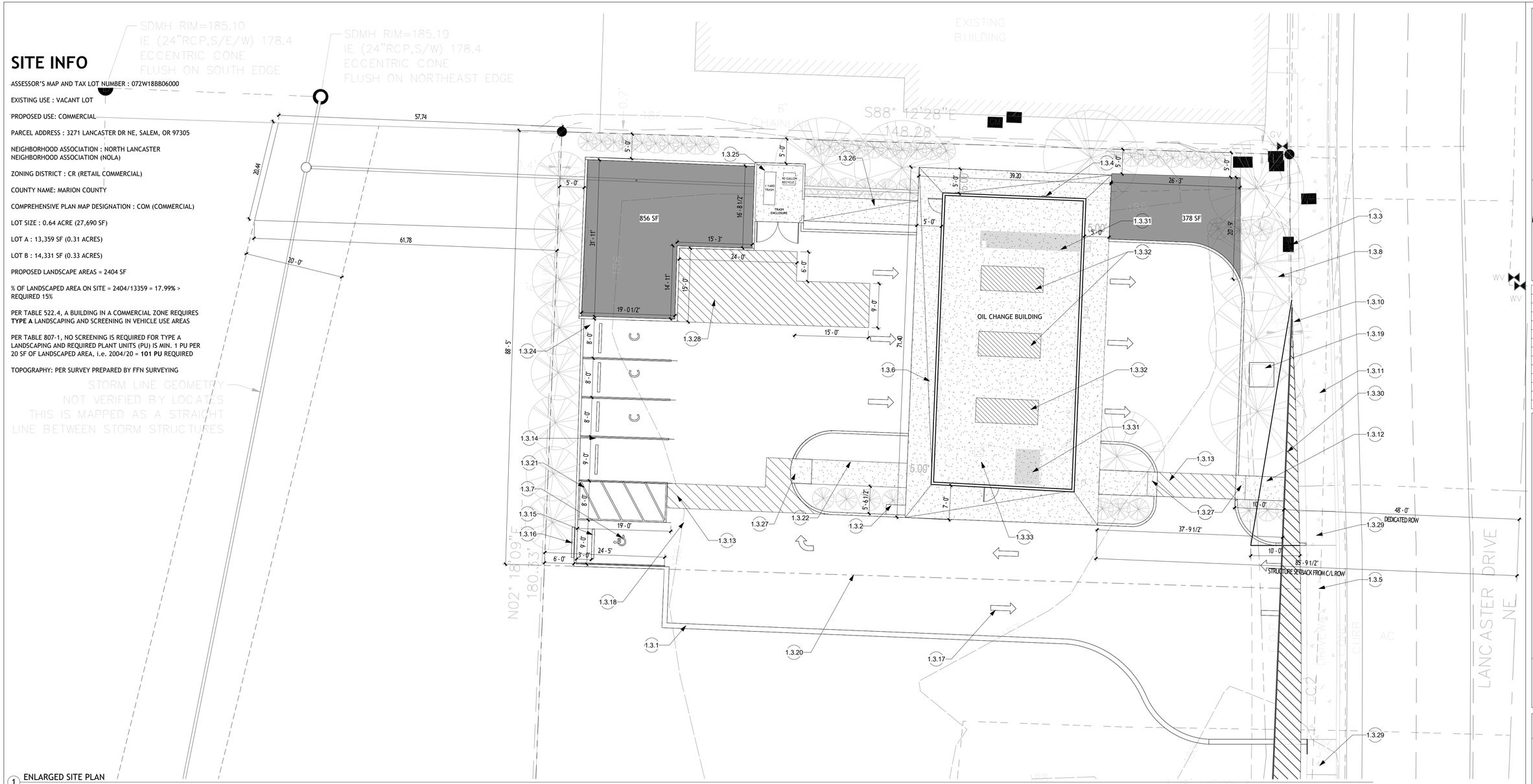
PROPOSED LANDSCAPE AREAS = 2404 SF

% OF LANDSCAPED AREA ON SITE = 2404/13359 = 17.99% > REQUIRED 15%

PER TABLE 522.4, A BUILDING IN A COMMERCIAL ZONE REQUIRES **TYPE A** LANDSCAPING AND SCREENING IN VEHICLE USE AREAS

PER TABLE 807-1, NO SCREENING IS REQUIRED FOR TYPE A LANDSCAPING AND REQUIRED PLANT UNITS (PU) IS MIN. 1 PU PER 20 SF OF LANDSCAPED AREA, i.e. 2004/20 = **101 PU** REQUIRED

TOPOGRAPHY: PER SURVEY PREPARED BY FFN SURVEYING



1 ENLARGED SITE PLAN
1" = 10'-0"

KEYNOTES	
1.3.1	1' DEEP ROLLED CURB
1.3.2	MAILBOX
1.3.3	(E) ELECTRICAL VAULT TO REMAIN
1.3.4	ELECTRICAL PANEL
1.3.5	(E) DRIVEWAY
1.3.6	6" DIA. PIPE BOLLARDS, TYP.
1.3.7	PAVEMENT MARKING STENCIL FOR ACCESSIBLE PARKING SPOT (BLUE BACKGROUND W/ WHITE STENCIL)
1.3.8	10' PUBLIC UTILITY EASEMENT PER P.P.2017-032
1.3.10	3.28' VISION AND UTILITY EASEMENT
1.3.11	(E) PUBLIC SIDEWALK
1.3.12	5' WIDE SIDEWALK CONNECTING PEDESTRIANS TO (E) PUBLIC SIDEWALK ON LANCASTER DR NE
1.3.13	PAINTED CROSSWALK, TYP.
1.3.14	VEHICLE PARKING
1.3.15	BUMPER GUARDS OR WHEEL BARRIERS
1.3.16	VAN ACCESSIBLE SIGN IN FRONT OF CURB
1.3.17	DIRECTIONAL ARROW PAINTED YELLOW (TYP.)
1.3.18	PROPOSED HEAVY DUTY ASPHALT PAVEMENT IN DRIVEWAYS
1.3.19	(N) TRANSFORMER
1.3.20	(N) LOT PARTITION LINE
1.3.21	DISEMBARKING AREA
1.3.22	ACCESSIBLE ROUTE OF TRAVEL

KEYNOTES	
1.3.24	LIGHT DUTY ASPHALT PAVEMENT IN THE PARKING STALLS
1.3.25	4" TH. HEAVY DUTY CONCRETE PAD IN THE TRASH ENCLOSURE AREA
1.3.26	CONCRETE PAVEMENT SECTION IN THE SIDEWALKS
1.3.27	DETECTABLE WARNING
1.3.28	TURNAROUND AREA
1.3.29	(E) CURB RAMP
1.3.30	VISION CLEARANCE AREA
1.3.31	RECESSED SLAB CONTAINMENT AREA
1.3.32	LUBE TRENCH CONTAINMENT AREA
1.3.33	OIL/WATER SEPARATOR

OFF-STREET PARKING SUMMARY

LAND USE	MAX. PKG SPACES ALLOWED	ADA PARKING STALLS	COMPACT PARKING STALLS	TOTAL PARKING STALLS PROVIDED
MOTOR VEHICLE SERVICES	1 PER 600 SF 1/600 X 1738 = 2.89 STALLS – 3 STALLS (PER TABLE 806-1)	MIN. ACCESSIBLE STALL = 1 REQD. VAN ACCESSIBLE STALL = 1 REQD. (PER TABLE 1106.1) 1 VAN ACCESSIBLE STALL IS PROVIDED	UPTO 75% OF COMPACT STALLS ALLOWED 75% OF 5 STALLS = 3.75 STALLS ALLOWED 3 STALLS PROVIDED	5 STALLS INCLUDING VAN ACCESSIBLE AND COMPACT STALLS (1 STD + 3 COMPACT + 1 ADA)

PARKING STALL SIZES

STANDARD PARKING STALL - 9' X 19' PER TABLE 806-2
COMPACT PARKING STALL - 8' X 15' PER TABLE 806-2
ADA PARKING STALL - 9' X 18' WITH 8' ACCESS AISLE
AISLE WIDTH - 24' 0"
TURNAROUND DIMENSIONS ARE PER TABLE 806-6
LOADING AREA - N/A SINCE THE BUILDING AREA IS LESS THAN 5000 SF PER TABLE 806-11

NOTES

- A SEPARATE SIGNAGE PERMIT WILL BE ACQUIRED AND APPLIED FOR SEPARATELY FOR ALL THE SIGNAGES REQUIRED FOR THE SITE.
- ALL TRASH ENCLOSURES WILL BE SCREENED.
- ALL LANDSCAPING WILL HAVE AN IRRIGATION SYSTEM INSTALLED.
- ALL MEASUREMENTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE ELEMENTS.

BUILDING INFO

PROPOSED BUILDING AREA: 1738 SF

PROPOSED BUILDING HEIGHT: 28' 6 3/8" < ALLOWABLE 40' HEIGHT WITHOUT SPRINKLERS (60' HEIGHT WITH SPRINKLERS)

PROPOSED NUMBER OF STORIES: 1 = 1 ALLOWED WITHOUT SPRINKLERS (2 WITH SPRINKLERS)

abbasi design works LLC
500 e 24th st
vancouver wa 98663
rahim@abbasidesign.com
+1.503.816.9466

REGISTERED PROFESSIONAL ENGINEER
82291
OREGON
Jan. 13, 2009
RAHIM A. ABBASI
EXPIRES: 12/31/2025

No.	Date

SALEM TAKE 5
3271 Lancaster Dr NE
Salem, OR 97305

ADW # 24011.00

NOT FOR CONSTRUCTION

ENLARGED LOT A SITE PLAN

Date 4/30/2025 4:38:37 PM
Drawn Author
Checked Checker

A1.2

1" = 10'-0"

4/30/2025 4:38:37 PM