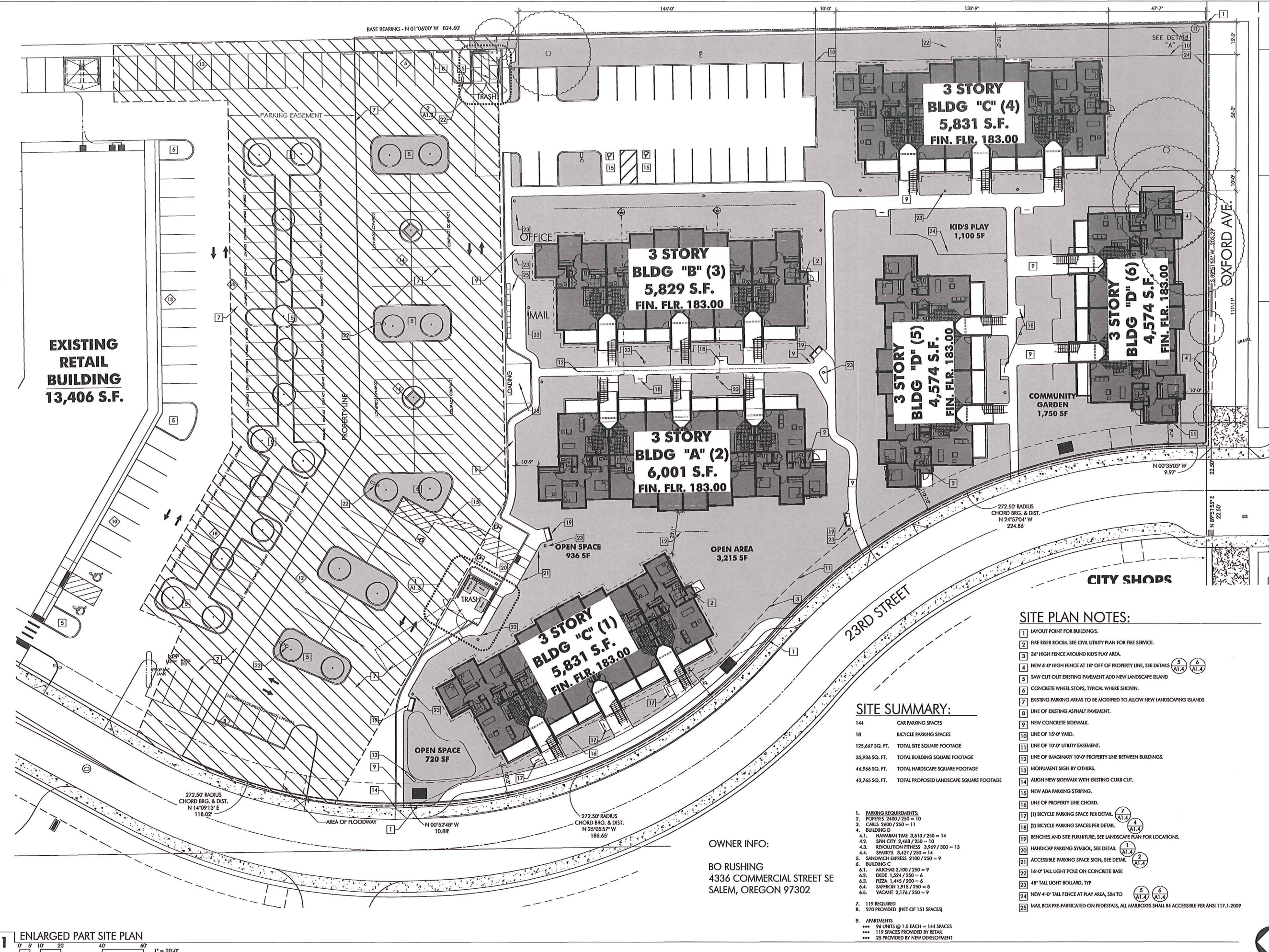


MAY'S LANDING
1500 BLOCK OF 23RD ST SE
SALEM, OREGON

SITE PLAN NOTES:

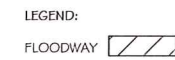
- LAYOUT POINT FOR BUILDINGS.
- FIRE RISER ROOM. SEE CIVIL UTILITY PLAN FOR FIRE SERVICE.
- 36" HIGH FENCE AROUND KID'S PLAY AREA.
- NEW 8'-0" HIGH FENCE AT 18" OFF OF PROPERTY LINE, SEE DETAILS (5) (AT.4) (6) (AT.4)
- SAW CUT OUT EXISTING PAVEMENT ADD NEW LANDSCAPE ISLAND
- CONCRETE WHEEL STOPS, TYPICAL WHERE SHOWN.
- EXISTING PARKING AREAS TO BE MODIFIED TO ALLOW NEW LANDSCAPING ISLANDS
- LINE OF EXISTING ASPHALT PAVEMENT.
- NEW CONCRETE SIDEWALK.
- LINE OF 15'-0" YARD.
- LINE OF 10'-0" UTILITY EASEMENT.
- LINE OF IMAGINARY 10'-0" PROPERTY LINE BETWEEN BUILDINGS.
- MONUMENT SIGN BY OTHERS.
- ALIGN NEW SIDEWALK WITH EXISTING CURB CUT.
- NEW ADA PARKING STRIPING.
- LINE OF PROPERTY LINE CHORD.
- (1) BICYCLE PARKING SPACE PER DETAIL (7) (AT.4) (4) (AT.4)
- (2) BICYCLE PARKING SPACES PER DETAIL (1) (AT.4) (2) (AT.4)
- BENCHES AND SITE FURNITURE, SEE LANDSCAPE PLAN FOR LOCATIONS.
- HANDICAP PARKING SYMBOL, SEE DETAIL (1) (AT.4) (2) (AT.4)
- ACCESSIBLE PARKING SPACE SIGN, SEE DETAIL (5) (AT.4) (6) (AT.4)
- 16'-0" TALL LIGHT POLE ON CONCRETE BASE
- 48" TALL LIGHT BOLLARD, TYP
- NEW 4'-0" TALL FENCE AT PLAY AREA, SIM TO (5) (AT.4) (6) (AT.4)
- MAIL BOX PRE-FABRICATED ON PEDESTALS, ALL MAILBOXES SHALL BE ACCESSIBLE PER ANSI 117.1-2009

SITE SUMMARY:

- | | |
|-----------------|---|
| 144 | CAR PARKING SPACES |
| 18 | BICYCLE PARKING SPACES |
| 125,667 SQ. FT. | TOTAL SITE SQUARE FOOTAGE |
| 35,936 SQ. FT. | TOTAL BUILDING SQUARE FOOTAGE |
| 46,966 SQ. FT. | TOTAL LANDSCAPE SQUARE FOOTAGE |
| 42,765 SQ. FT. | TOTAL PROPOSED LANDSCAPE SQUARE FOOTAGE |
- PARKING REQUIREMENTS:
2. POPEYES 2400 / 250 = 10
3. CARLS 2600 / 250 = 11
 - BUILDING D
4.1. HAWAIIAN TIME 3,513 / 250 = 14
4.2. SPIN CITY 2,468 / 250 = 10
4.3. REVOLUTION FITNESS 3,909 / 300 = 13
4.4. SPARKYS 3,427 / 250 = 14
 - BUILDING C
5. SANDWICH EXPRESS 2100 / 250 = 9
 - BUILDING C
6.1. MUNCHAS 2,100 / 250 = 9
6.2. DEDE 1,524 / 250 = 6
6.3. PIZZA 1,445 / 200 = 8
6.4. SATRON 1,915 / 250 = 8
6.5. VACANT 2,176 / 250 = 9
 - 119 REQUIRED
 - 270 PROVIDED (NET OF 151 SPACES)
 - APARTMENTS
*** 96 UNITS @ 1.5 EACH = 144 SPACES
*** 119 SPACES PROVIDED BY RETAIL
*** 25 PROVIDED BY NEW DEVELOPMENT

OWNER INFO:

BO RUSHING
4336 COMMERCIAL STREET SE
SALEM, OREGON 97302



DATE SIGNED:

1252 23RD STREET SE

CRUSING MISSION
STREET, LLC

SALEM, OREGON

REVISIONS			
NO.	DESCRIPTION	DATE	BY

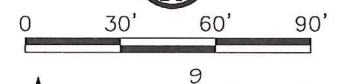
PROJECT NO:	15118
HORIZ DATUM:	###
VERT DATUM:	###
HORIZ SCALE:	AS SHOWN
VERT SCALE:	AS SHOWN
DESIGN:	BV
DRAWN:	JLL
CHECKED:	

APPROVED:

SHEET TITLE

EXISTING
CONDITIONS

C -1.01



DATE SIGNED:

1252 23RD STREET SE

RUSHING MISSION
STREET, LLC

SALEM, OREGON

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PROJECT NO: 15118
HORIZ DATUM: **NA83**
VERT DATUM: **NA83**
HORIZ SCALE: AS SHOWN
VERT SCALE: AS SHOWN
DESIGN: BV
DRAWN: JLL
CHECKED: BV

APPROVED:

SHEET TITLE

PROPOSED
LANDSCAPING
AREAS

L-1.01

SITE SUMMARY:
125,667 SF TOTAL SITE SQUARE FOOTAGE
35,936 SF TOTAL BUILDING FOOTPRINT SQUARE FOOTAGE
46,966 SF TOTAL HARDSCAPE SQUARE FOOTAGE
42,765 SF TOTAL LANDSCAPE SQUARE FOOTAGE (34%)

LEGEND:
■ PROPOSED BUILDINGS
□ PROPOSED LANDSCAPE

P:\2015 Projects\15118_Maya_Landing_Agreement\The_Cad\OutDesign\15118_Landscape - 2.dwg 1/27/2015 11:03:25 PM