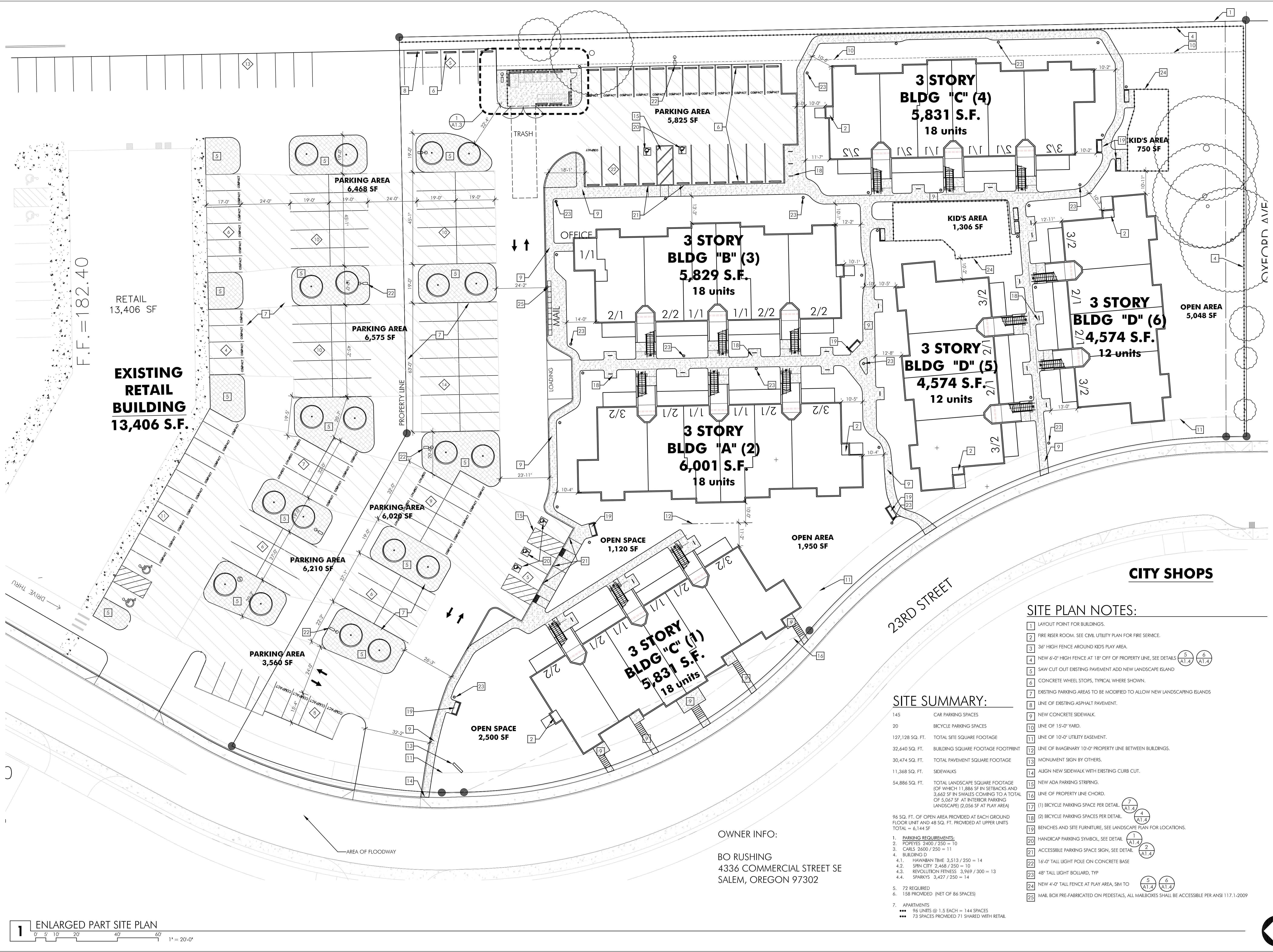




RETAIL
13,406 SF

EXISTING
RETAIL
BUILDING
13,406 S.F.

F.F.=182.40

OWNER INFO:

BO RUSHING
4336 COMMERCIAL STREET SE
SALEM, OREGON 97302

SITE SUMMARY:

145	CAR PARKING SPACES
20	BICYCLE PARKING SPACES
127,128 SQ. FT.	TOTAL SITE SQUARE FOOTAGE
32,640 SQ. FT.	BUILDING SQUARE FOOTAGE FOOTPRINT
30,474 SQ. FT.	TOTAL PAVEMENT SQUARE FOOTAGE
11,368 SQ. FT.	SIDEWALKS
54,886 SQ. FT.	TOTAL LANDSCAPE SQUARE FOOTAGE (OF WHICH 11,886 SF IN SETBACKS AND 3,662 SF IN SWALES COMING TO A TOTAL OF 5,067 SF AT INTERIOR PARKING LANDSCAPE) (2,056 SF AT PLAY AREA)
96 SQ. FT. OF OPEN AREA PROVIDED AT EACH GROUND FLOOR UNIT AND 48 SQ. FT. PROVIDED AT UPPER UNITS TOTAL = 6,144 SF	
1. PARKING REQUIREMENTS:	
2. POPEYES: 2400 / 250 = 10	
3. CARLS: 2600 / 250 = 11	
4. BUILDING D	
4.1. HAWAIIAN TIME: 3,513 / 250 = 14	
4.2. SPRIN CITY: 2,468 / 250 = 10	
4.3. REVOLUTION FITNESS: 3,969 / 300 = 13	
4.4. SPARKYS: 3,427 / 250 = 14	
5. 72 REQUIRED	
6. 158 PROVIDED (NET OF 86 SPACES)	
7. APARTMENTS	
96 UNITS @ 1.5 EACH = 144 SPACES	
73 SPACES PROVIDED 71 SHARED WITH RETAIL	

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 6'-0" HIGH FENCE AT 18" OFF OF PROPERTY LINE. SEE DETAILS (5) (6) (A1.4) (A1.4)
- 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) (A1.4)
- (2) BICYCLE PARKING SPACES PER DETAIL (4) (A1.4)
- BENCHES AND SITE FURNITURE, SEE LANDSCAPE PLAN FOR LOCATIONS.
- HANDICAP PARKING SYMBOL, SEE DETAIL (1) (A1.4)
- ACCESSIBLE PARKING SPACE SIGN, SEE DETAIL (2) (A1.4)
- 16'-0" TALL LIGHT POLE ON CONCRETE BASE
- 48" TALL LIGHT BOLLARD, TYP
- NEW 4'-0" TALL FENCE AT PLAY AREA, SIM TO (5) (6) (A1.4) (A1.4)
- MAIL BOX PRE-FABRICATED ON PEDESTALS, ALL MAILBOXES SHALL BE ACCESSIBLE PER ANSI 117.1-2009

1 ENLARGED PART SITE PLAN
0' 5' 10' 20' 40' 60'
1" = 20'-0"