

SITE PLAN KEYNOTES:

- 1 PROPERTY LINE
- 2 CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 3 BICYCLE RACKS, SEE A1.02
- 4 CANOPY ABOVE
- 5 EXTEIOR TRASH ENCLOSURE TO MAINTAIN AN INTERIOR CLEAR HEIGHT OF 14'-0", SEE SHEET A1.03
- 6 EXTERIOR SIGN, SEE SHEET A1.02
- 7 PROVIDE ACCESSIBLE PARKING SIGN, TYP. SEE SHEET A1.02
- 8 PROVIDE ACCESSIBLE VAN PARKING SIGN, TYP. SEE SHEET A1.02
- 9 FDC LOCATION WITH SIGNAGE, SEE CIVIL DRAWINGS FOR DISTANCE FROM NEAREST FIRE HYDRANT.

SITE PLAN GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. 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.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT:

SITE AREA:	64,053 sf = 1.47 ACRES
ZONING:	CR & CO
BUILDING AREAS:	
FUTURE BLDG A:	3,560 sf RETAIL
FUTURE BLDG B:	3,622 sf RETAIL
BLDG C:	3,534 sf RETAIL / 22,194 sf RESIDENTIAL
BUILDING HEIGHTS:	
FUTURE BLDG A:	25'-0"
FUTURE BLDG B:	25'-0"
BLDG C:	54'-0"
PARKING:	
COMMERCIAL:	1/250 sf REQ'D = 43 SPACES
RESIDENTIAL:	1.5/DWELLING REQ'D = 39 SPACES
PROVIDED:	76 SPACES 5 HANDICAP / 1 VAN 1 LOADING 34 COMPACT 36 STANDARD

SITE PLAN LEGEND:

	BUILDING AREA
	BUILDING OVERHANG / CANOPY ABOVE
	LANDSCAPING
	CONCRETE FLOOR / SIDEWALK / PAD

LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,588 SF	21.21 %
PAVINGS, SIDEWALKS	38,096 SF	59.48 %
LANDSCAPE	12,368 SF	19.31 %
TOTAL SITE AREA	64,052 SF	100 %

HRUBETZ ROAD

LIBERTY ROAD SE

PEMBROOK STREET



LIBERTY ROAD SE

HRUBETZ ROAD

PEMBROOK STREET



SITE PLAN KEYNOTES:

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PROPERTY LINE
- 2

CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 3

BICYCLE RACKS, SEE A1.02
- 4

CANOPY ABOVE
- 5

EXTERIOR TRASH ENCLOSURE, PERMITTED UNDER 19-116110-00-BM
- 6

EXTERIOR SIGN, SEE SHEET A1.02
- 7

PROVIDE ACCESSIBLE PARKING SIGN, TYP. SEE SHEET A1.02

8

PROVIDE ACCESSIBLE VAN PARKING SIGN, TYP. SEE SHEET A1.02

9

FDC LOCATION WITH SIGNAGE, SEE CIVIL DRAWINGS FOR DISTANCE FROM NEAREST FIRE HYDRANT

10

PEDESTAL MOUNT MAILBOX CLUSTER

11

8" WIDE CMU WALL TO EXTEND LENGTH OF ADJACENT PARKING STALL, 3'-0" A.F.G.

12

48'-0" ROW DEDICATION

13

ALTERNATIVE HAMMERHEAD DEAD-END FIRE APPARATUS TURNAROUND PER OFC D103.1

14

12'-0" x 30'-0" LOADING SPACE, DELIVERY VEHICLE NOT TO EXCEED 8,000 POUNDS

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SITE DEVELOPMENT:

SITE AREA:	64,053 sf = 1.47 ACRES
ZONING:	CR & CO
BUILDING AREAS:	
FUTURE BLDG A:	3,387 sf RETAIL
FUTURE BLDG B:	3,321 sf RETAIL
BLDG C:	3,534 sf RETAIL / 23,526 sf RESIDENTIAL (26 UNITS)
BUILDING HEIGHTS:	
FUTURE BLDG A:	25'-0"
FUTURE BLDG B:	25'-0"
BLDG C:	50'-0"
PARKING:	
COMMERCIAL:	1/250 sf REQ'D = 41 SPACES
RESIDENTIAL:	1.5/DWELLING REQ'D = 39 SPACES
PROVIDED:	80 SPACES 5 HANDICAP / 1 VAN 49 COMPACT (61%) 26 STANDARD
TOTAL AREA OF OFF-STREET PARKING:	29,042 sf
REQ'D LANDSCAPING:	MIN. 5% = 1,452 sf
PROVIDED:	2,155 sf

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG / CANOPY ABOVE
- LANDSCAPING
- CONCRETE FLOOR / SIDEWALK / PAD

LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,626 SF	21.27 %
PAVINGS, SIDEWALKS	37,521 SF	58.58 %
LANDSCAPE	12,906 SF	20.15 %
TOTAL SITE AREA	64,053 SF	100 %

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PROJECT # 2018-071
DATE: 29 JUN 2019

REVISIONS
1 08/07/19 CITY COMMENTS

LAIKE PLAZA

DEVELOPMENT

LIBERTY RD S & HRUBETZ RD S, SALEM, OR

SHEET:

A1.01

SITE PLAN

EROSION CONTROL LEGEND	
	SILT SACK INLET PROTECTION, PER DTL
	BIO BAGS, PER DTL
	SILT FENCE/CLEARING LIMITS
NOTES:	
1.	NO CONCRETE WASHOUTS OR STOCKPILES ALLOWED ON SITE
DEMOLITION LEGEND	
(R)	CONTRACTOR TO REMOVE
(P)	CONTRACTOR TO PROTECT
(R1)	CONTRACTOR TO COORDINATE W/ FRANCHISE UTILITY TO REMOVE
(R2)	CONTRACTOR TO MAINTAIN THROUGH CONSTRUCTION, RELOCATE ONCE COMPLETED.
(R3)	CONTRACTOR TO ABANDON PER DEPT. OF WATER RESOURCES STANDARDS
(S)	SAWCUT
(A)	CONTRACTOR TO ABANDON
(A1)	ADJUST TO NEW FINISHED GRADE

BENCHMARK UTILIZED:
CITY OF SALEM # 8207
ELEV: 476.56' NGVD 29
NE CORNER LIBERTY RD SE, AND KUEBLER BLVD SE,
8.3' NORTH OF MANHOLE, 12.2' SOUTHWEST OF SIGNAL POLE

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.



ABBREVIATIONS	
ASPH	ASPHALT
AD	AREA DRAIN
ASSY	ASSEMBLY
BLDG, BLD	BUILDING
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEAN-OUT
CONC	CONCRETE
CL	CENTERLINE
DIP	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EOP, EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX, EXIST	EXISTING
FDC	FIRE DEPT. CONNECTOR
FT	FEET
FF	FINISH FLOOR
FG	FINISH GRADE
FI	FIRE HYDRANT
FI	FIELD INLET
FM	FORCE MAIN
GRAV	GRAVEL
GM	GAS METER
GP	GATE POST
GS	GROUND SHOT
GV	GAS VALVE
HC	HANDICAP
HYD	HYDRANT
IR	IRON ROD
IP	IRON PIPE
IRR	IRRIGATION
INV	INVERT
JB	JUNCTION BOX
LP	LIGHT POLE
M	METER, MAIN
MB	MAILBOX
MH	MANHOLE
OH	OVER-HEAD
P/L, R	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TW	TYPICAL
UG, U/G	UNDER GROUND
UTIL	UTILITY
W/	WITH
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

SYMBOLS	
AD	AREA DRAIN
or	CATCH BASIN
COO	CLEANOUT
FX	FIRE HYDRANT
GV	GAS VALVE
WV	WATER VALVE
GPW	GAS/POWER/WATER METER
DSO	DOWN SPOUT
1	MANHOLE TELEPHONE
2	MANHOLE STORM DRAIN
3	MANHOLE SANITARY SEWER
SP	SIGN POST
PEO	PEDESTAL
MB	MAIL BOX
IV	IRRIGATION VALVE
LP	LIGHT POLE
UP	UTILITY/POWER POLES
TP	TEST PIT
MF	MONUMENT FOUND
T	TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
NOTE: DIAMETER MEASURED AT BREAST HEIGHT	

LINE TYPES	
CATV LINE	CATV CATV CATV CATV CATV CATV CATV
COMMUNICATION LINE	COM COM COM COM COM COM COM COM
EASEMENT LINE	-----
FENCE LINE	-----
FIBER OPTIC LINE	FOC FOC FOC FOC FOC FOC FOC FOC
GAS LINE	GAS GAS GAS GAS GAS GAS GAS GAS
OVERHEAD LINE	OH LINES OH LINES OH LINES OH LINES OH LINES
PHONE LINE	PH PH PH PH PH PH PH PH
POWER LINE	ELEC ELEC ELEC ELEC ELEC ELEC ELEC
SANITARY SEWER LINE	SS SS SS SS SS SS SS SS
STORM DRAIN LINE	SD SD SD SD SD SD SD SD
WATER LINE	W W W W W W W W

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	SAWCUT
	CONTRACTOR TO ABANDON
	ADJUST TO NEW FINISHED GRADE
	FUTURE INFILTRATION FACILITY. NO COMPACTING ACTIVITIES ALLOWED IN THESE AREAS.

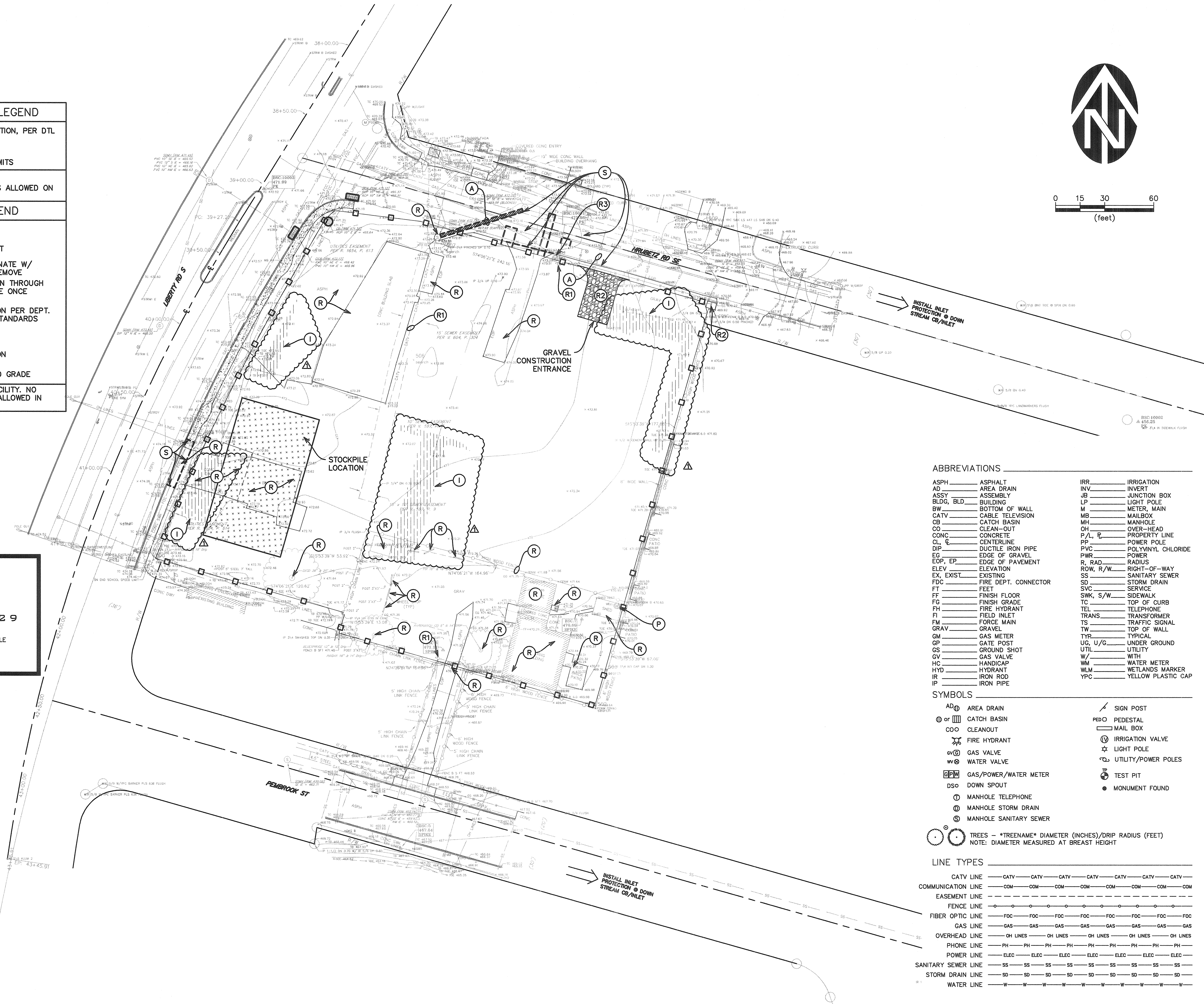
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SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
WATER LINE	W

TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
NOTE: DIAMETER MEASURED AT BREAST HEIGHT

NEW MIXED USE DEVELOPMENT:

SOUTH LIBERTY RD

SALEM, OR

LIBERTY RD SE AND HRUBETZ RD

SHEET:
C1.0
EXISTING CONDITIONS,
DEMO & EROSION CONTROL
PLAN

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WILLIAM J. WELLS
RENEW: 6/30/2020

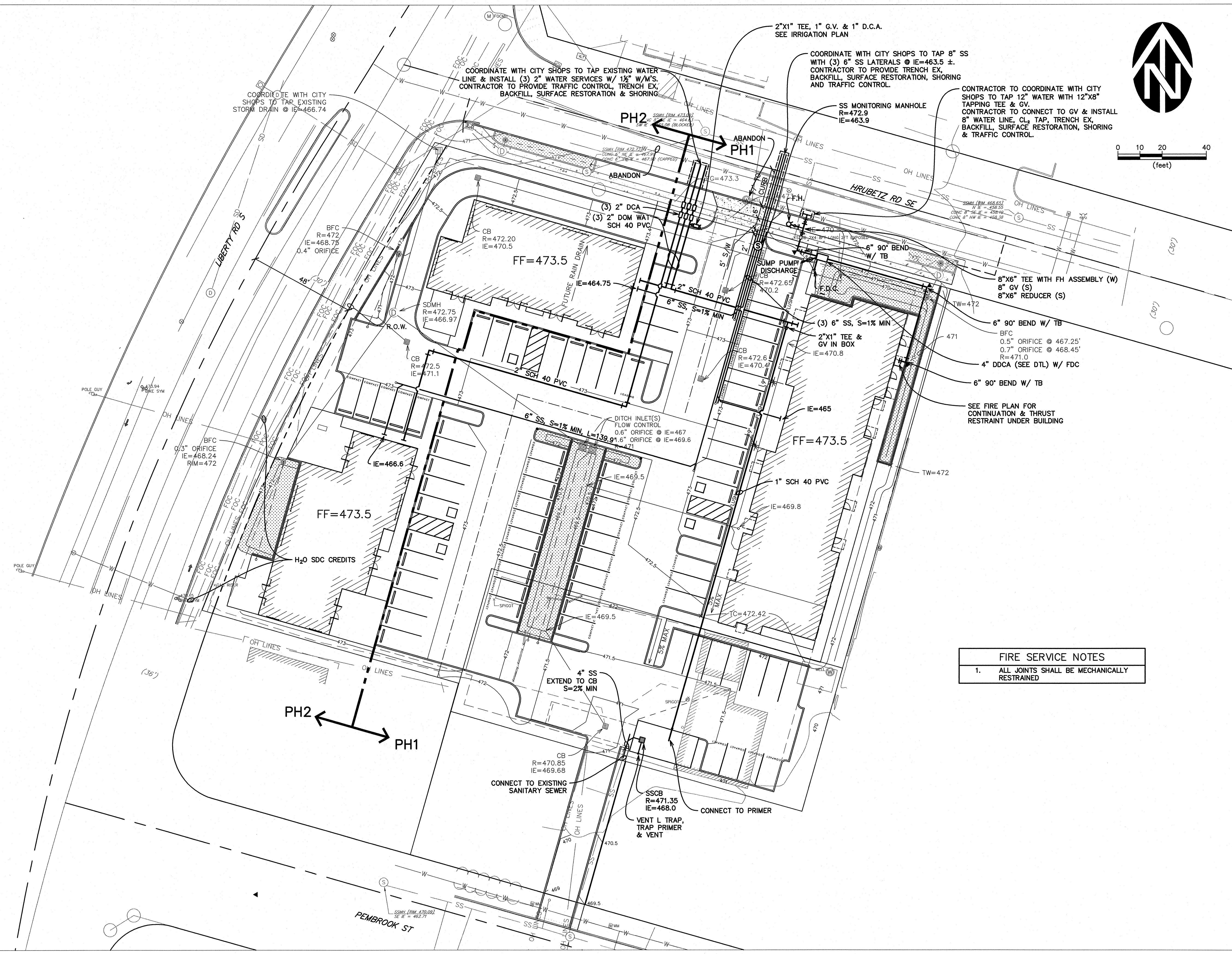
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PROJECT # 3136.0000.0
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DRAWN BY: AK
CHECKED BY: JW

REVISIONS:

1	PER CITY COMMENTS
2	8.20.19
3	AK

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E-mail: westech@westech-eng.com



FIRE SERVICE NOTES	
1.	ALL JOINTS SHALL BE MECHANICALLY RESTRAINED

NEW MIXED USE DEVELOPMENT:

SOUTH LIBERTY RD

SALEM, OR
LIBERTY RD SE AND HRUBETZ RD

SHEET:
C3.0
UTILITY PLAN

STUDIO

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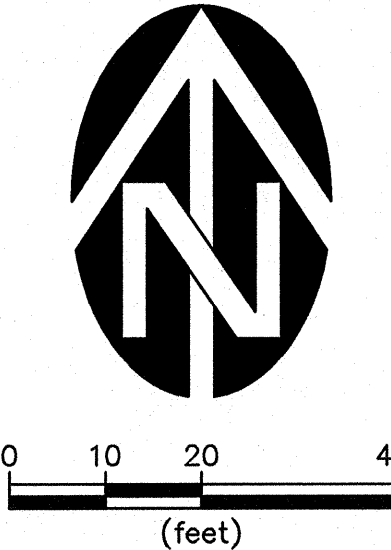
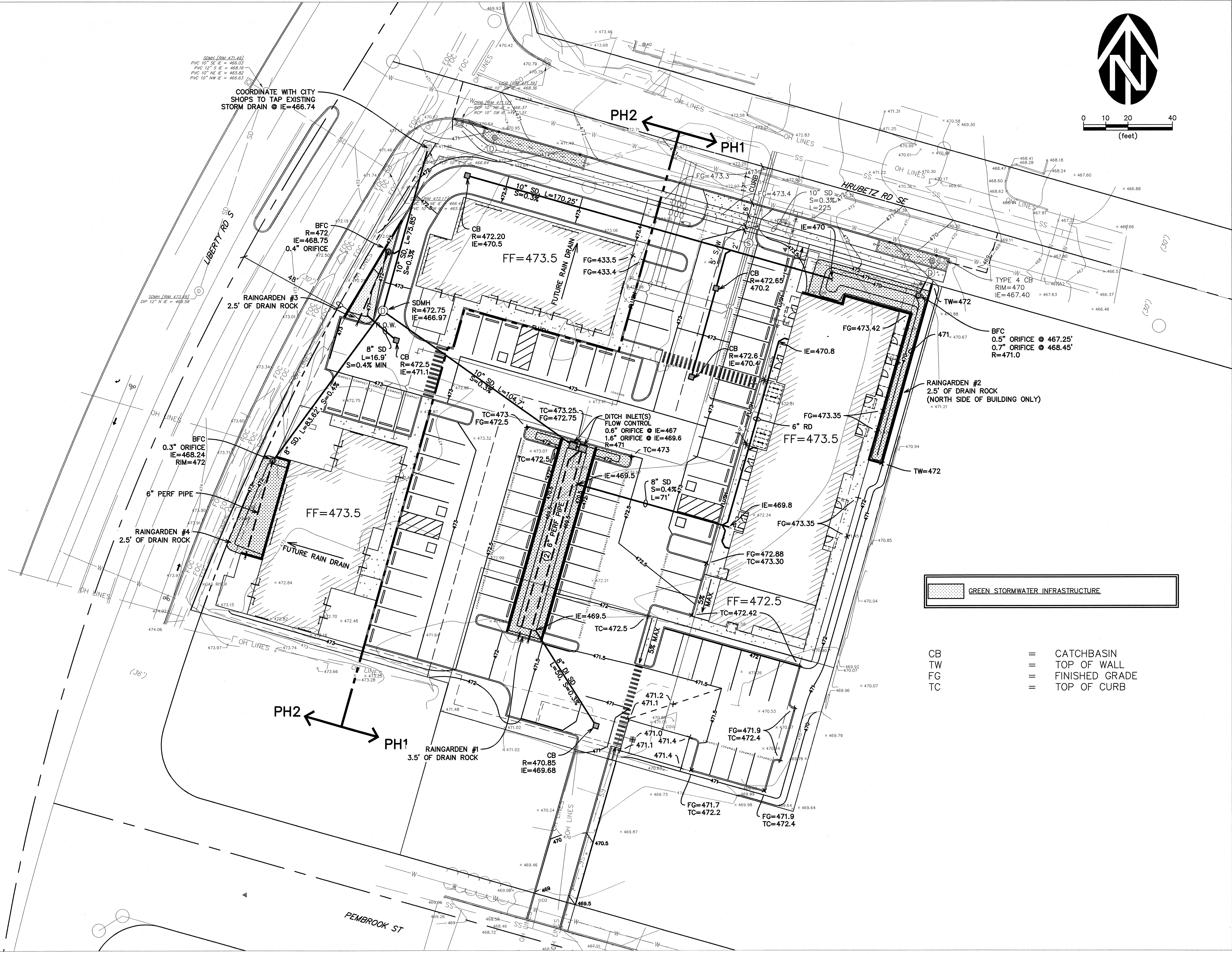
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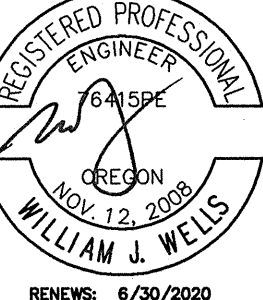
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NEW MIXED USE DEVELOPMENT:
SOUTH LIBERTY RD
SALEM, OR
LIBERTY RD SE AND HRUBETZ RD

SHEET:
C2.0
GRADING & DRAINAGE
PLAN



RENEW: 6/30/2020

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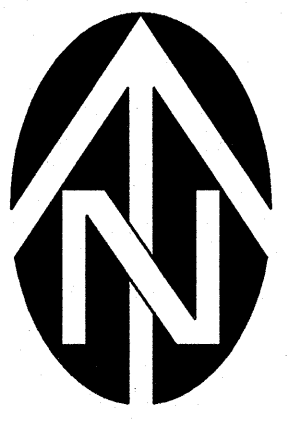
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NEW MIXED USE DEVELOPMENT:
SOUTH LIBERTY RD
SALEM, OR
LIBERTY RD SE AND HRUBETZ RD

SHEET:

C1.1POST-DEVELOPMENT
EROSION CONTROL PLAN0 10 20 40
(feet)

EROSION CONTROL LEGEND

- SILT FENCE
- SILT SACK
- BIOBAGS

SDMH [RIM: 472.42]
PVC 10" SE IE = 466.03
PVC 12" S IE = 468.16
PVC 10" NE IE = 465.82
PVC 10" NW IE = 466.63

COORDINATE WITH CITY
SHOPS TO TAP EXISTING
STORM DRAIN @ IE=466.74

