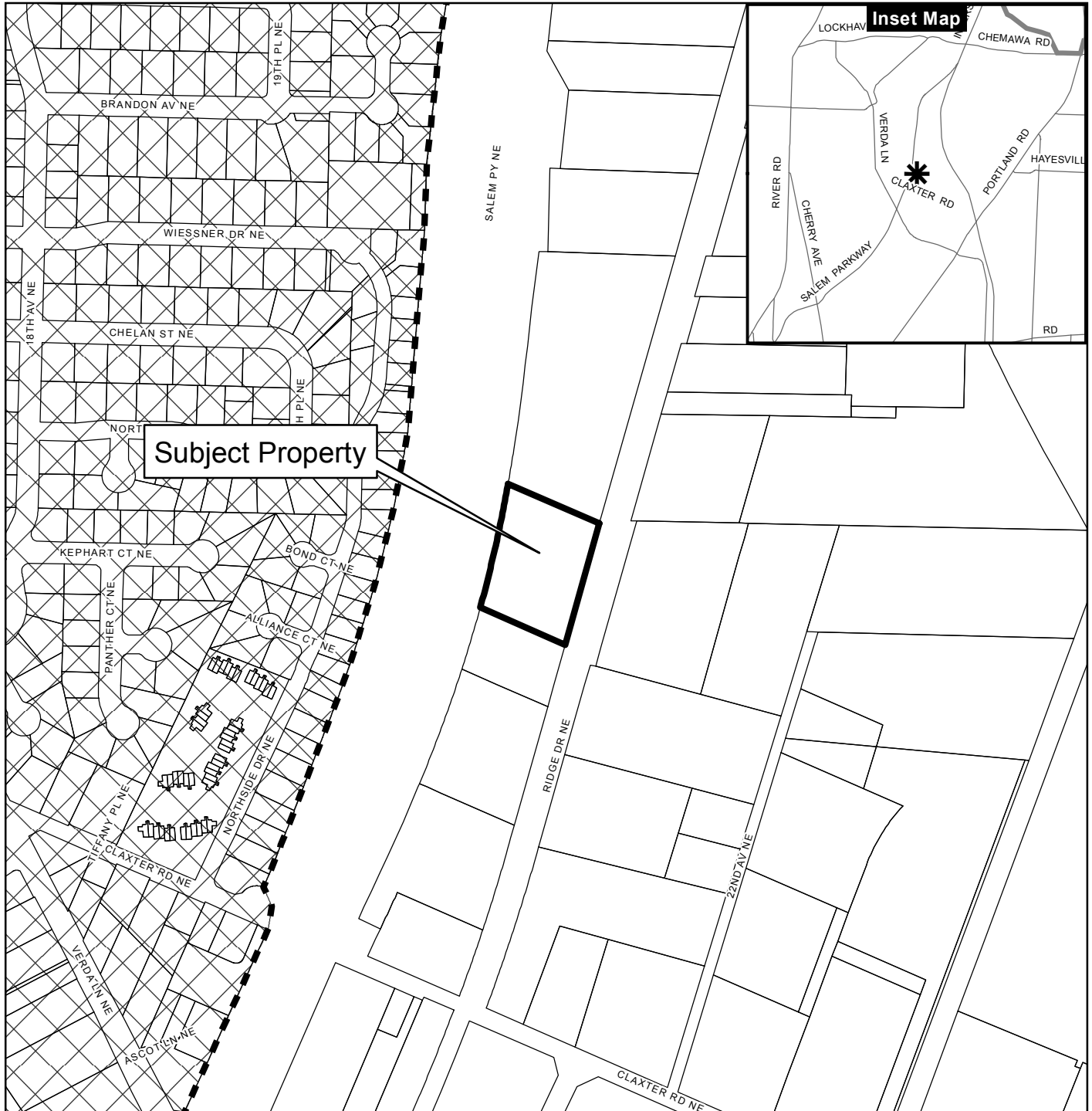


# Vicinity Map 1965 Claxter Road NE



## Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

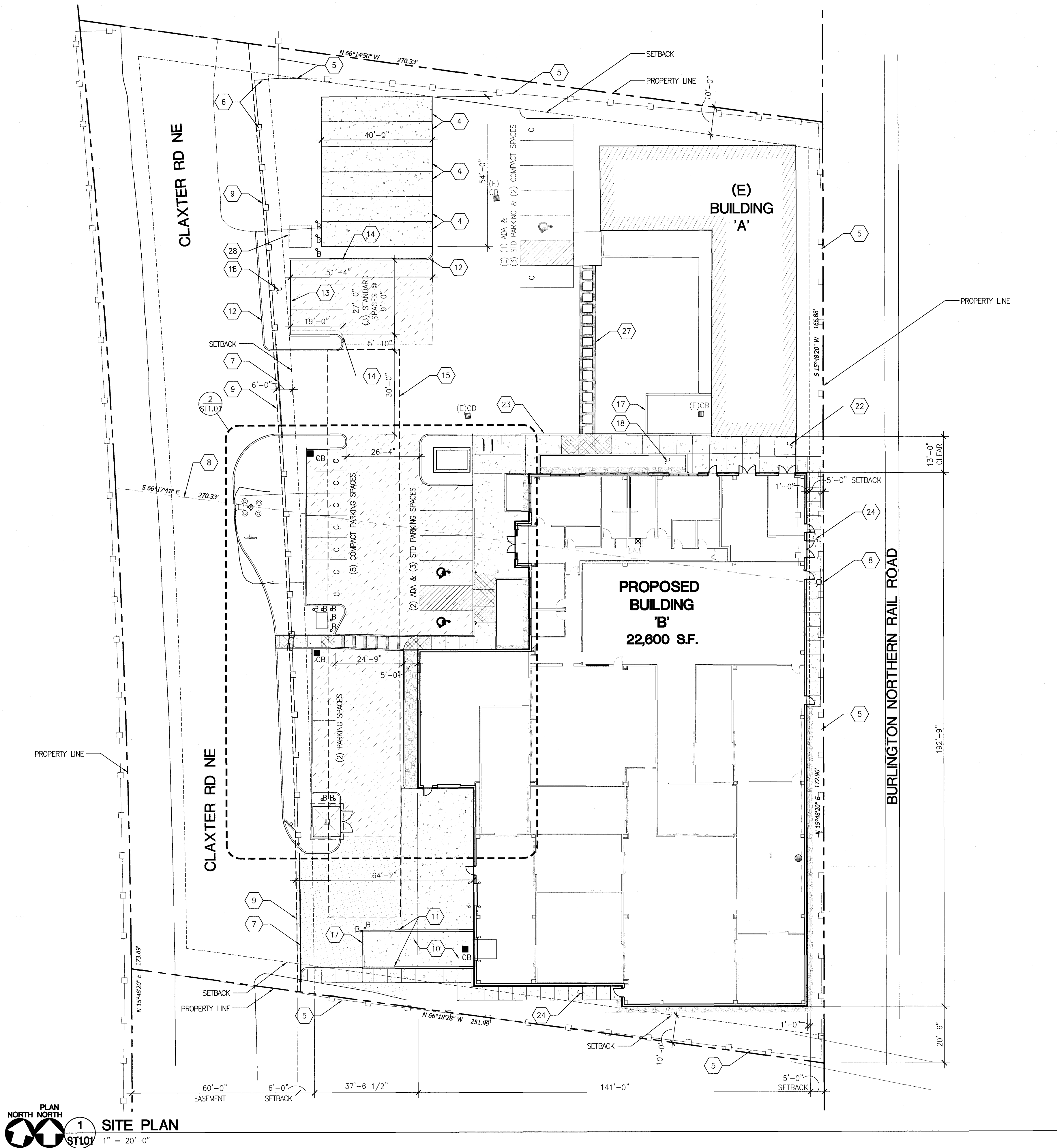
- Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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0 100 200 400 Feet





**1 SITE PLAN**  
1" = 20'-0"

### GENERAL NOTES

- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES
- THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REQUIRING NOTIFICATION OF INTENDED EXCAVATION.
- ALL WORK SHALL COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS AND THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED WHICH MAY AFFECT THE WORK PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.

EXISTING CONDITIONS BASED ON DRAWINGS BY NORTHSTAR SURVEYING DATED 07/16/2019  
 SOME OF THE UTILITIES HAVE BEEN SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR INFORMATION.

### LEGEND

- (E) EXISTING  
 CB CATCH BASIN  
 EXISTING BUILDING  
 CONCRETE PAD  
 HEAVY DUTY PAVING  
 LIGHT DUTY PAVING  
 GRAVEL AT BUILDING PERIMETER  
 CATCH BASIN --- SEE CIVIL FOR ADDITIONAL INFORMATION  
 EXISTING FIRE HYDRANT  
 EXTERIOR 8" CONCRETE FILLED BOLLARD --- PAINT TRAFFIC YELLOW  
 COMPACT PARKING SPACE

### SITE PLAN KEYNOTES

- REMOVE AND RELOCATE (E)MONUMENT SIGN
- RELOCATED (E)MONUMENT SIGN
- BICYCLE PARKING (4 BIKE SPACES TOTAL) PER CITY OF SALEM ZONING REQUIREMENTS --- SEE 8/ST1.02 FOR ADDITIONAL INFORMATION
- RELOCATED (E)REFRIGERATED STORAGE UNITS
- (E)FENCE TO REMAIN
- 6'-0" HIGH SECURITY CHAIN LINK FENCE
- SECURITY SLIDING GATE
- EXISTING LOT LINE PROPOSED TO BE CONSOLIDATED
- EXISTING 60' ROADWAY AND UTILITY EASEMENT --- DEEDS R-181, P-1910
- DOCK HIGH LOADING AREA
- RETAINING WALL
- VERTICAL CONCRETE CURB --- SEE 2/ST1.02 FOR ADDITIONAL INFORMATION
- EXTRUDED CONCRETE CURB --- 1/ST1.02 FOR ADDITIONAL INFORMATION
- CURB TYPE TRANSITION
- UNDERGROUND STORMWATER DETENTION FACILITY --- SEE CIVIL FOR ADDITIONAL INFORMATION
- TRANSFORMER AND CONCRETE VAULT --- SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- 2" HIGH 6" WIDE BUMP
- LANDSCAPE AREA --- SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
- ADA CURB RAMP/ TRANSITION & LOADING AREA --- SEE 6/ST1.02 FOR ADDITIONAL INFORMATION
- ACCESSIBLE PARKING SIGN --- SEE 7/ST1.02 FOR ADDITIONAL INFORMATION
- COVERED TRASH ENCLOSURE 12'-0"W x 10'-0"D x 9'-6"H
- EXISTING AC UNIT TO REMAIN
- MONOLITHIC CONCRETE SIDEWALK --- SEE 3/ST1.02 FOR ADDITIONAL INFORMATION
- CONCRETE SIDEWALK --- SEE 4/ST1.02 FOR ADDITIONAL INFORMATION
- ACCESSIBLE PARKING PAVEMENT MARKING
- GATE AT FENCE
- ADA DETECTABLE CROSSWALK --- COLD ASPHALT RETRO REFLECTIVE FILM, INLAID INTO FRESH ASPHALT WITH ADA DETECTABLE SURFACE.
- SECONDARY TRANSFORMER --- SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- TRANSFORMER SPICE VAULT

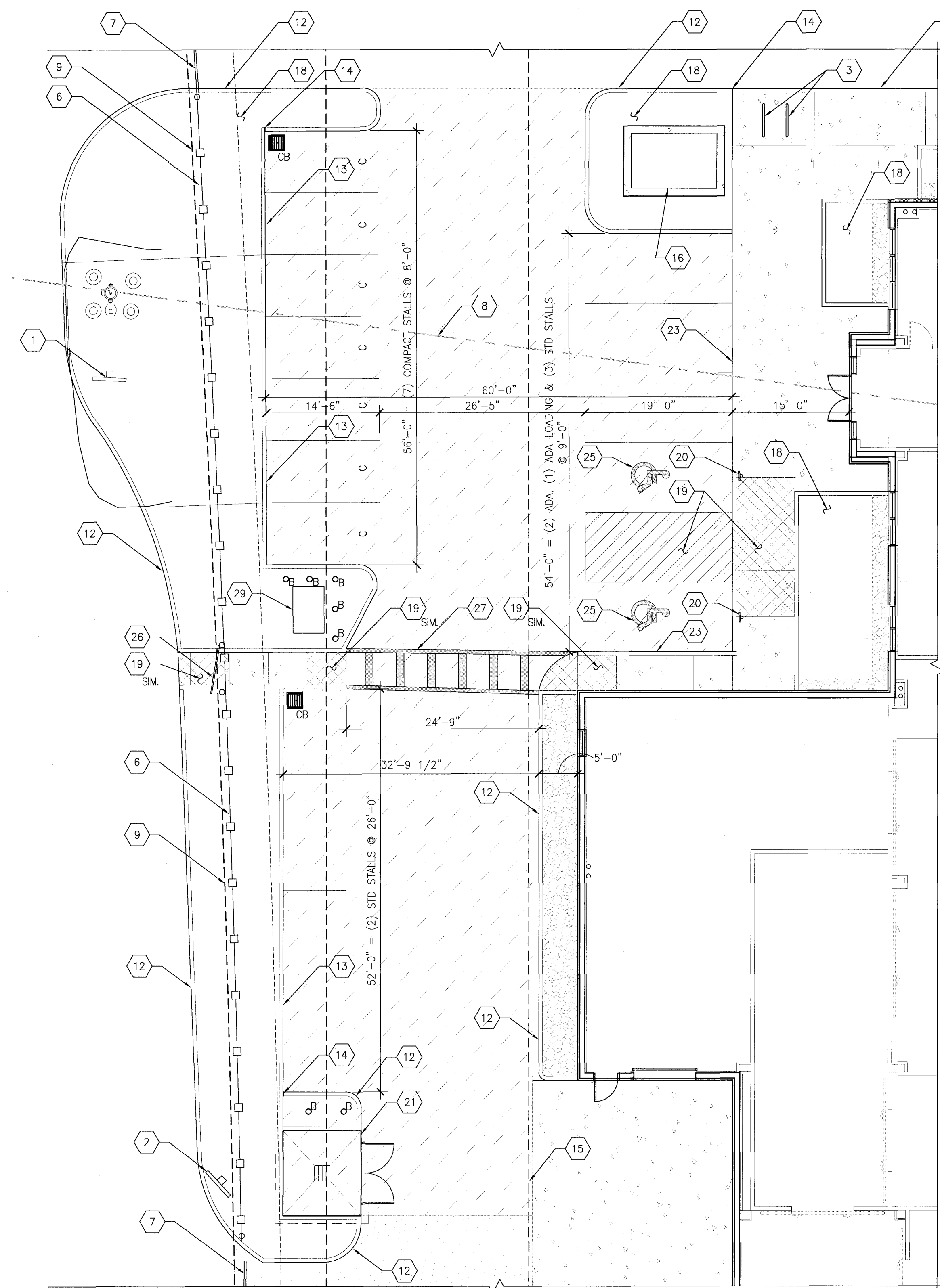
GENERAL SITE INFORMATION	
PARCEL	2
PLAT NUMBER	91-68
ASSESSOR TAX LOT NUMBERS	073W01C3001
ZONING	IP - INDUSTRIAL PARK
SITE AREA	2.00 ACRES

GENERAL BUILDING INFORMATION	
EXISTING BUILDING 'A' TO REMAIN	
EXISTING BUILDING FOOT PRINT	3,821 SF
EXISTING BUILDING FLOOR AREA	3,821 SF
EXISTING BUILDING 'B' (TO BE REMOVED)	
EXISTING BUILDING FOOT PRINT	4,437 SF
EXISTING BUILDING FLOOR AREA	4,437 SF
PROPOSED BUILDING 'B'	
BUILDING FLOOR AREA	22,600 SF
EXISTING BUILDING 'C' (TO BE REMOVED)	
EXISTING BUILDING FOOT PRINT	974 SF
EXISTING BUILDING FLOOR AREA	974 SF

PARKING				
SPACES	STD/ COMPACT	ACCESSIBLE	TOTAL	BICYCLE
REQUIRED	22	2	23	4
PROVIDED	9(STD) + 11(COMPACT)	3	23	4
LOADING				1

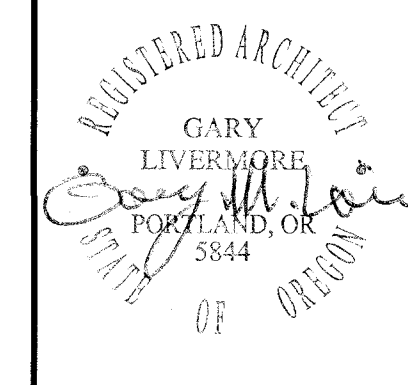
NOTES:  
 A. 1 SPACE PER 5,000 SF OF MANUFACTURING/PROCESS AREA (IF BUILDING IS LESS THAN 50,000 SF) OR 0.75 SPACE PER EMPLOYEE, WHICHEVER IS GREATER (PARKING PROVIDED ASSUMES 30 EMPLOYEES TOTAL).  
 B. 1 SPACE PER 350 SF OF OFFICE/LABORATORY AREA  
 C. MINIMUM STALL SIZE FOR PERPENDICULAR PARKING IS 8'-6"x19' WITH A 24' ISLE (2-WAY TRAFFIC).  
 D. ACCESSIBLE PARKING PER OSSC TABLE 1106.1  
 E. BICYCLE PARKING REQUIRED PER SECTION 806.055 4 BIKE SPACES OR 1 SPACE PER 10,000 SF OF MANUFACTURING/PROCESS AREA (IF BUILDING IS LESS THAN 50,000 SF).  
 F. 4 BIKE SPACES OR 1 SPACE PER 3,500 SF OF OFFICE/LABORATORY AREA  
 G. LOADING AREAS REQUIRED PER SECTION 806.075 = 5,000-100,000 SF: 1 LOADING SPACE 12'x40'x14'

LANDSCAPING	
SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION	



**2 PLAN AT PARKING AREA**  
1" = 10'-0"

#	DATE	DESC.
1	08/15/19	30% A/S REVIEW
2	11/06/19	SITE PLAN REVIEW
3	12/20/19	IFP



**LIVERMORE ARCHITECTURE & ENGINEERING, INC.**  
 1500 SW First Ave. Suite 240  
 Portland, Oregon 97201  
 Phone: 503-882-3002  
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NEW BUILDING FOR  
**CHANG TUH CORPORATION**  
 1965 CLAXTER RD. NE  
 SALEM, OR 97301

DRAWING TITLE:  
 SITE PLAN

DRAWN BY: HT  
 CHECKED BY: GML

**ST1.01**