

CLASS III SITE PLAN REVIEW

5669 COMMERCIAL ST SE, SALEM, OR 97306

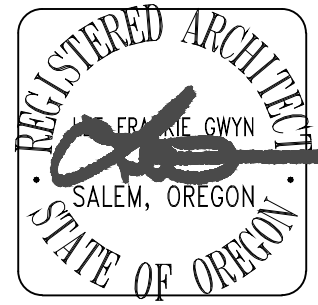
PROJECT TEAM:

OWNER
Dragonist LLC
2447 Robins LN SE
Salem, OR 97306

ARCHITECT
Lentia Architecture
Architect, Lee Gwyn
3150 Kettle Court SE
Salem, OR
503.399.1090
lee@lentiaarchitecture.com

CIVIL
Westech Engineering, Inc.
Josh Wells, PE
3841 Fairview Ind. DR. STE 100
Salem, OR 97302
503.585.2474
jwells@westech-eng.com

SURVEYOR
Barker Surveying
Greg Wilson, President
3657 Kashmir Way SE
Salem, OR 97317
503.588.8800
greg@barkerwilson.com



lenity
architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
503.399.1090 F 503.599.0565
www.lentiaarchitecture.com

NEW BUILDING
FOR JOHNSON FAMILY
ORTHODONTICS

5669 COMMERCIAL ST SE, SALEM, OR 97306

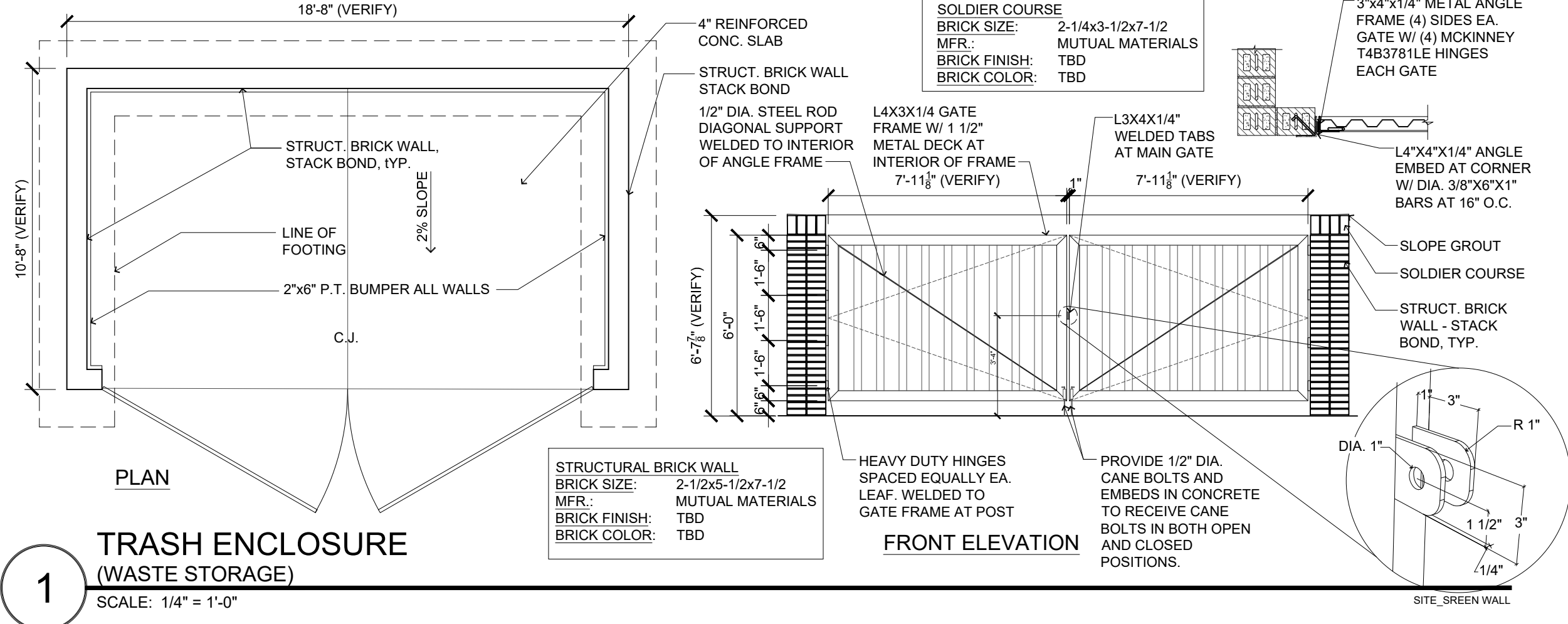
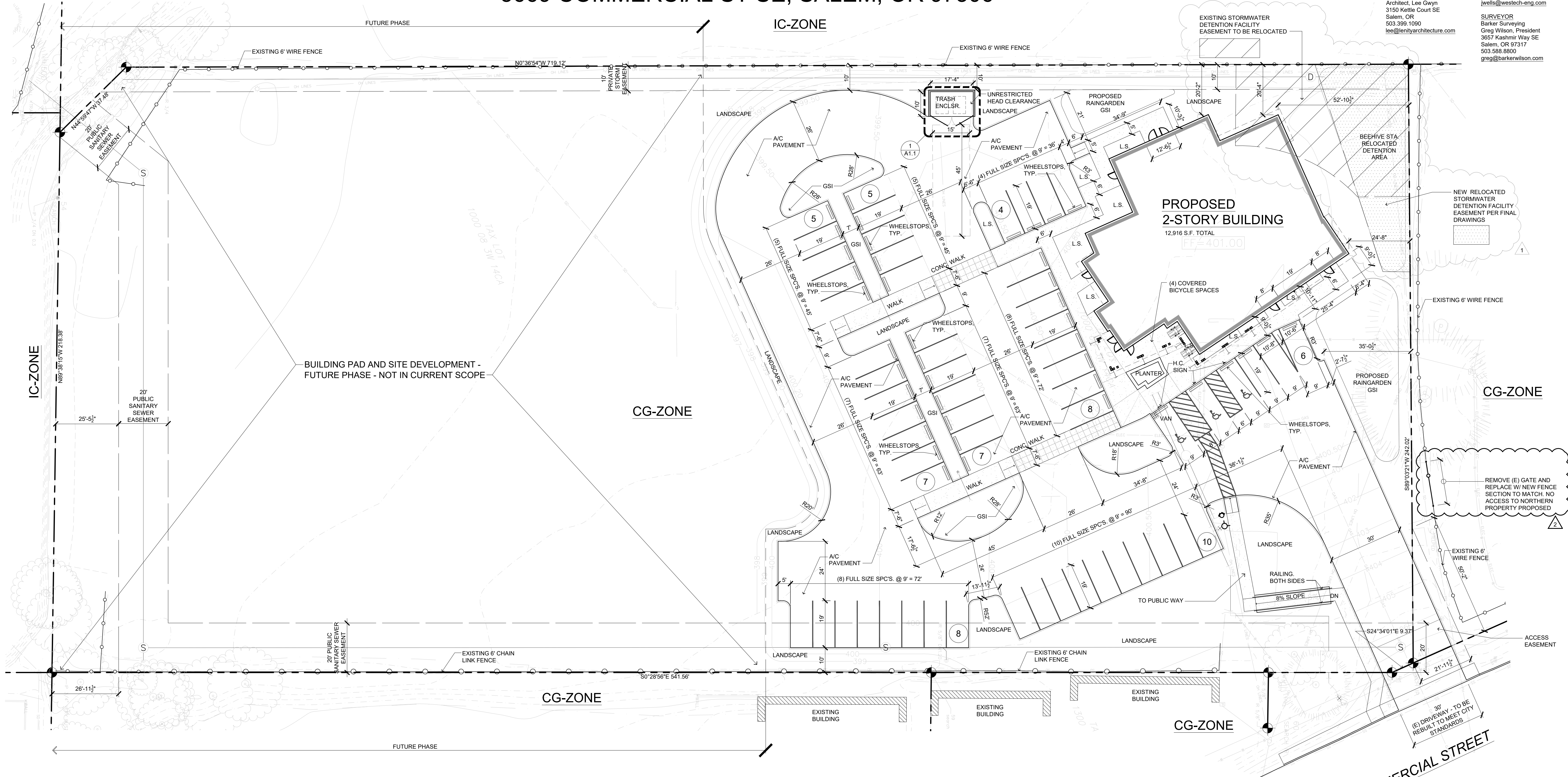
SITE
PLAN REVIEW
CLASS III

DATE
04/06/2020

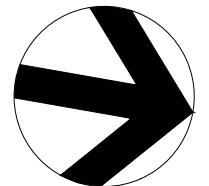
REVISED DATE

SHEET
A1.1

SITE PLAN REVIEW CLASS 3



PROJECT DATA/ SUMMARY TABLE				
SITE DATA:				
ADDRESS:	5669 COMMERCIAL ST SE			
MAP TAX LOT:	083W14CA 01000			
PROPERTY AREA:	3.1 A.C. 135,235 SQ. FT.			
UNDERLYING ZONE:	CG (GENERAL COMMERCIAL)			
OVERLAY ZONE:	SOUTH GATEWAY OVERLAY ZONE			
PROPOSED USE:	2ND FLOOR - PUBLIC SERVICES - HEALTH SERVICES - OUTPATIENT MEDICAL SERVICES AND LABORATORIES 1ST FLOOR SHELL - BUSINESS & PROFESSIONAL SERVICES - OFFICE			
1				
SITE AREA BREAKDOWN:		PROPOSED	REQUIRED/ ALLOWED	
OFFICE BUILDING	(2) STORY 12,916 S.F.	(2) STORY 18,000 S.F.		
BUILDING HEIGHT:	6,458 S.F. (0.5%) 37 FT.	NO MAX 70 FT. MAX		
TRASH ENCLOSURE STRUCTURE:	256 S.F. (0.5%)			
TRASH ENCLOSURE HEIGHT:	6 FT.	15 FT. MAX		
SETBACKS:				
BUILDING SETBACK:				
STREET:	150 FT.	5 FT.		
INTERIOR FRONT:	N/A	NONE		
SIDE:	N/A	NONE		
REAR:	20'-2"	5 FT. TYPE "A"		
ACCESSORY STR. SETBACK:				
STREET:	N/A	5 FT.		
INTERIOR FRONT:	N/A	NONE		
SIDE:	N/A	NONE		
REAR:	10'-0"	5 FT. TYPE "A"		
VEHICLE USE SETBACK:				
STREET:	N/A	10 FT. TYPE "A"		
INTERIOR FRONT:	10'-0"	5 FT. TYPE "A"		
SIDE:	N/A	5 FT. TYPE "A"		
REAR:	N/A	NONE		
SITE AREA BREAKDOWN - cont'd:				
		PROPOSED	REQUIRED/ ALLOWED	
LANDSCAPING AREA:		23,125 S.F. (17%)	20,285 S.F. (15.0%)	
PATIOS / WALKS:		4,027 S.F. (2.9%)		
INTERIOR DRIVES:		5,788 S.F. (4.2%)		
PARKING AREA (INC. INT. L.S.):		32,617 S.F. (24.1%)		
INTERIOR LANDSCAPE AREA:		5,705 S.F. (17.4%)	1,631 S.F. (5.0%)	
IMPERVIOUS AREA:		91,480 S.F. (68%)		
PERVIOUS AREA:		43,755 S.F. (32%)		
PARKING BREAKDOWN (1/350 S.F.):				
OPEN STANDARD SPACES		57 (9' x 19')	35 MIN. 62 MAX (175%)	
COMPACT SPACES		0 (8' x 15')	26 MAX (75%)	
ACCESSIBLE SPACES		3 (9' x 19')		
TOTAL SPACES		60		
LOADING SPACES:		NONE	EXEMPT 806.075(a)	
BICYCLE PARKING (1/3,500 - 4 MIN.):				
12,916/3,500		4 (6' x 2')	(4) SPACES REQ'D.	



SITE PLAN

SCALE: 1" = 20'-0"