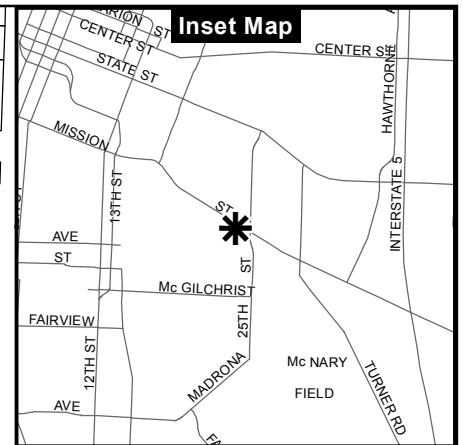
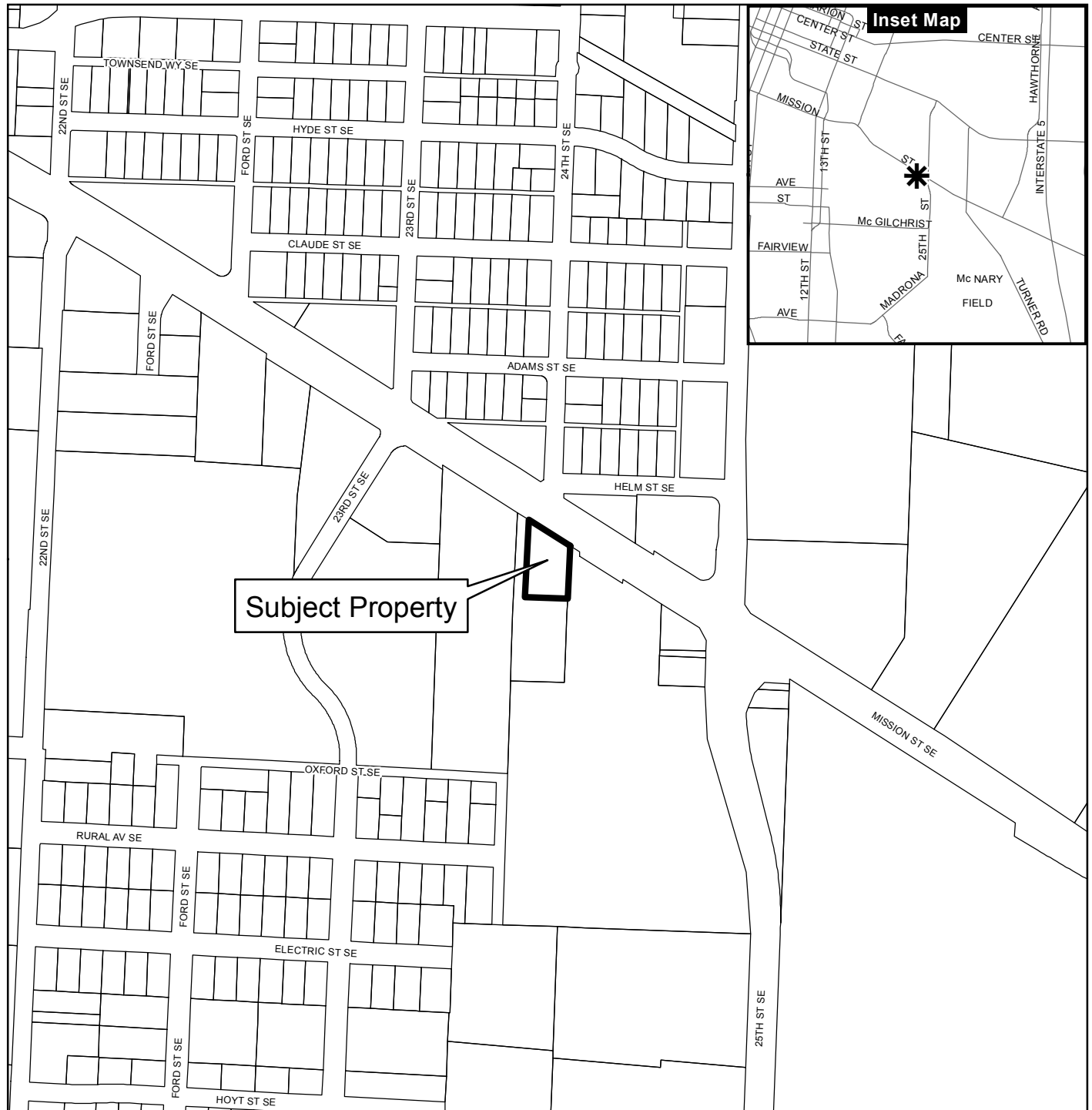


Vicinity Map

2410 Mission Street SE (073W35AA09300)



Legend

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

0 100 200 400 Feet



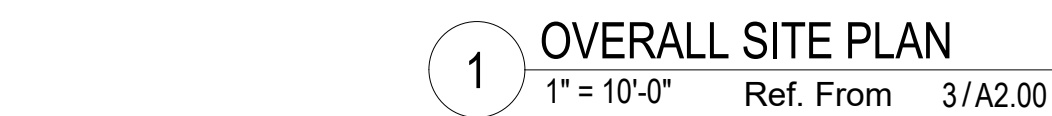
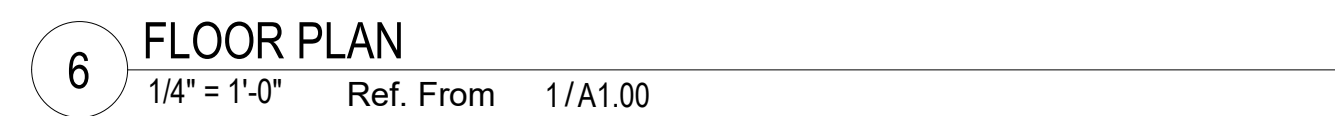
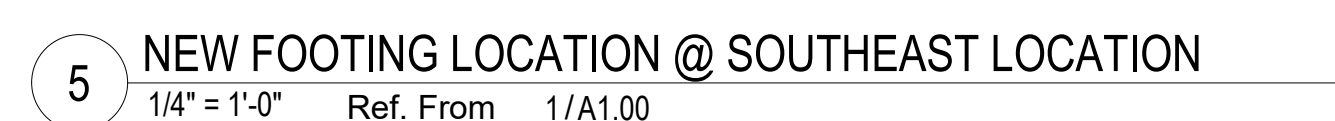
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



DEVELOPED SITE CONDITIONS- SUMMARY TABLE

SITE	PARKING REQUIRED	SITE LANDSCAPING LEGEND
TAXLOT: 0731W5AA0930 (OWNED PROPERTY) ZONE - INDUSTRIAL COMMERCIAL FLOOD RISK: ZONE AE FULLY IN 100 YEAR PLAIN LANDSLIDE HAZARD: LOW ALL ADJACENT PROPERTIES - IC SITE TOTAL SIZE 20,962 SQFT 15.6% LANDSCAPED 84.4% PAVED NO CHANGE TO EXISTING UTILITIES CONNECTIONS	RETAIL SALES 1 PER 250 SF OCCUPIED BUILDING SOFT, 5,640 / 23 PARKING SPACES REQUIRED MANUFACTURING SPACE, 3,610 SQFT / 2.25 REQUIRED 26 PARKING SPACES REQUIRED. 75% OR 19 MAY BE COMPACT SPACES 15 TOTAL PARKING SPACES PROVIDED 2 STANDARD PARKING SPACES PROVIDED 1 ADA PARKING SPACE 12 COMPACT SPOTS PROVIDED OR 80%	EXISTING SITE 20,962 SF LANDSCAPING 3,202 SF (15.2%) TOTAL 540 SF @ MISSION STREET 1,188 SF @ WEST SIDE OF LOT 115 SF @ PATIO 1,357 SF @ PARKING 157 Pu REQUIRED PROPOSE PU/S 1 Mature tree (E) to remain 15 8 Shade Trees 80 1 Evergreen 5 33 Medium shrubs 33 1224 sq ft of ground cover 24 Total PU 157
BUILDING	NOTE: ALL EXISTING COMPACT PARKING SPOTS ARE TO BE CLEARLY MARKED IN ACCORDANCE WITH CITY STANDARDS	
USE: RETAIL - 5,989 MANUFACTURING - 3,184 SQFT BUILDING TOTAL 9,173 SQFT BUILDING HEIGHT 23'-9"	S - STANDARD PARKING AT 90 DEGREE ANGLE 19'-0" LONG BY 9'-0" WIDE C - COMPACT PARKING AT 90 DEGREE ANGLE 15'-0" LONG BY 8'-0" WIDE C60 - COMPACT PARKING AT 60 DEGREE ANGLE 17'-0" LONG BY 8'-0" WIDE	



231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

ADULT SHOP STORE 9

EXTERIOR RENOVATION

2410 MISSION STREET SE, SALEM OR, 97302

Issue:	CD SET
Date:	05/25/2021

Revision: _____ Date: _____

SITE PLAN

A1.00