PROJECT SUMMARY

ZONING : EMPLOYMENT CENTER DISTRICT

BUILDING AND ACCESSORY USE SETBACKS: 10' FOR FRONT, SIDE, AND REAR

	REQUIRED	PROPOSED
MAX BUILDING COVERAGE	60%	29.9%
MAX BUILDING HEIGHT	80 FEET	55 FEET
MAX LOT COVERAGE	80%	78%

TOTAL SITE AREA	3,070,025 SF.	70.48 AC.	100%
WAREHOUSE STORAGE FACILITY	901,000 SF.	20.68 AC.	
TRUCK MAINTENANCE FACILITY (TMF)	14,400 SF.	0.33 AC.	
GUARD HOUSE	470 SF.	0.01 AC.	
PUMP HOUSE & RESERVOIR	2,810 SF.	0.06 AC.	
BUILDING AREA TOTAL	918,680 SF.	21.09 AC.	29.92%
PAVEMENT, WALKS AND MISC. IMPERVIOUS	1,477,552 SF.	33.92 AC.	48.13%
STORMWATER MANAGEMENT AREA	307,977 SF.	7.07 AC.	10.03%
REMAINING PERVIOUS AREA	365,816 SF.	8.40 AC.	11.92%
TOTAL PERVIOUS AREA	620,008 SF.	14.24 AC.	21.95%

PARKING SUMMARY

CITY OF SALEM PARKING REQUIREMENTS
WAREHOUSING AND DISTRIBUTION

MINIMUM PARKING REQUIREMENTS:
THE GREATER OF 0.75 STALLS PER EMPLOYEE OR 1 STALL / 5,000 UP TO 50,000 SF + 1 STALL / 10,000 SF UP TO 100,000 SF + 1 STALL PER 15,000 SF > THAN 100,000 SF

0.75 X 400 EMPLOYEES = 300
918,600 SF = 70 STALLS

MAXIMUM PARKING REQUIREMENTS:
1.75 X MINIMUM = 1.75 X 300 = 525 PARKING STALLS

PROPOSED PARKING:

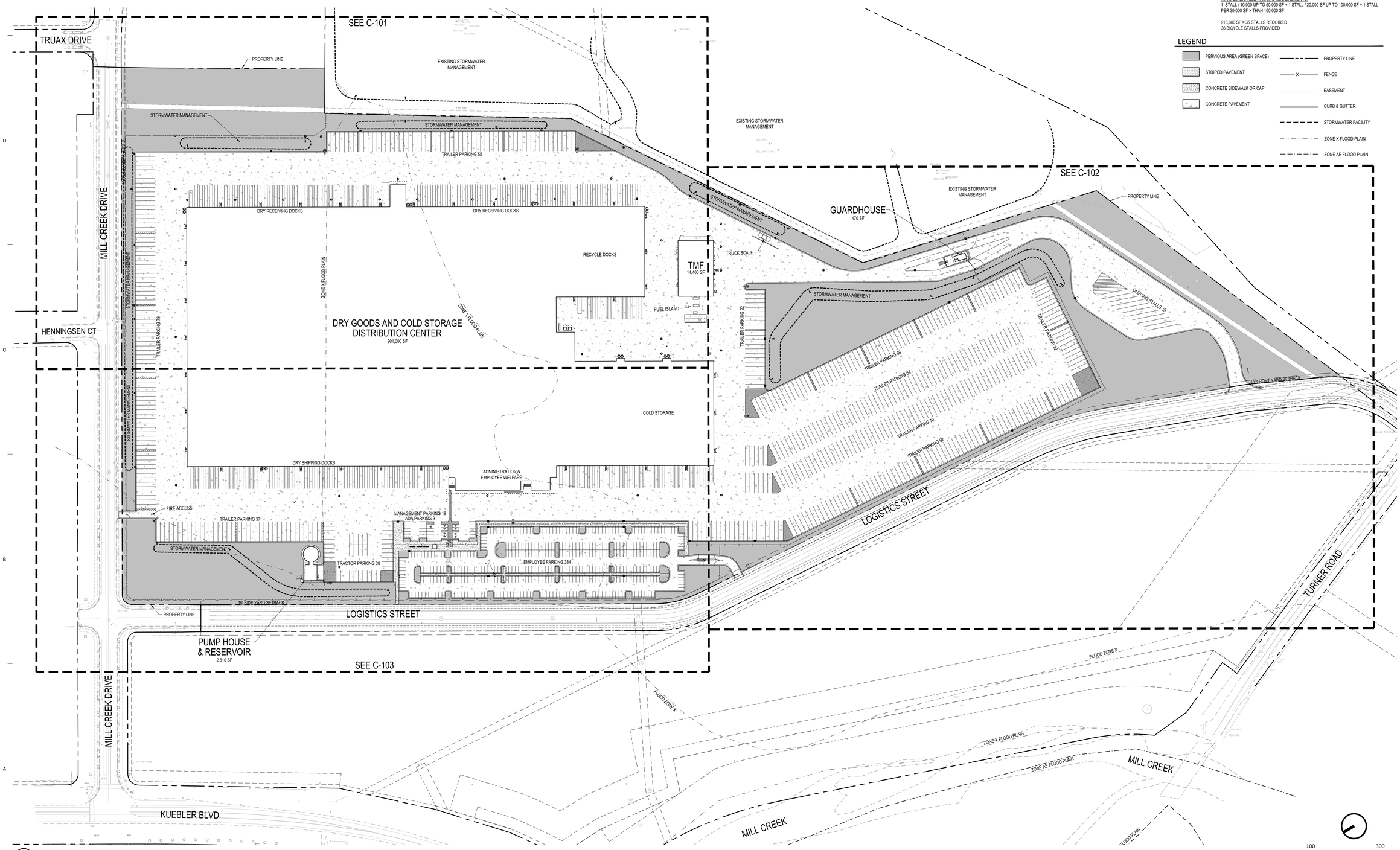
EMPLOYEE & DRIVER PARKING	9' X 18'	296 STALLS
	9' X 20'	88 STALLS
ACCESSIBLE PARKING	8' X 18'	9 STALLS
MANAGEMENT PARKING	9' X 18'	10 STALLS
	9' X 20'	9 STALLS
TOTAL PASSENGER VEHICLE PARKING		412 STALLS
TRACTOR PARKING	12' X 30'	25 STALLS
TRAILER PARKING	12' X 54'	510 STALLS
QUEUING PARKING	12' X75'	10 STALLS

MINIMUM BICYCLE PARKING REQUIREMENTS:
1 STALL / 10,000 UP TO 50,000 SF + 1 STALL / 20,000 SF UP TO 100,000 SF + 1 STALL PER 30,000 SF > THAN 100,000 SF

918,600 SF = 35 STALLS REQUIRED
36 BICYCLE STALLS PROVIDED

LEGEND

- PERVIOUS AREA (GREEN SPACE)
- STRIPED PAVEMENT
- CONCRETE SIDEWALK OR CAP
- CONCRETE PAVEMENT
- PROPERTY LINE
- FENCE
- EASEMENT
- CURB & GUTTER
- STORMWATER FACILITY
- ZONE X FLOOD PLAIN
- ZONE AE FLOOD PLAIN



A1 OVERALL SITE PLAN
1" = 100'

100 300
SCALE IN FEET

SCANNELL PROPERTIES

SCANNELL PROPERTIES
294 GROVE LANE
SUITE 140
WAYZATA, MN 55391

PROJECT

PROJECT JUSTIFY
DISTRIBUTION CENTER

SALEM, OR

ISSUE	DATE

SUBMITTAL

SITE PLAN REVIEW
12/06/2021

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CERTIFICATION

REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
MINNESOTA
OCT. 13, 2016
ELLE J. WESLOCK

RENEWS: 06/30/2022

SHEET

OVERALL SITE PLAN

C-100

PROJECT NO.
EDL21020