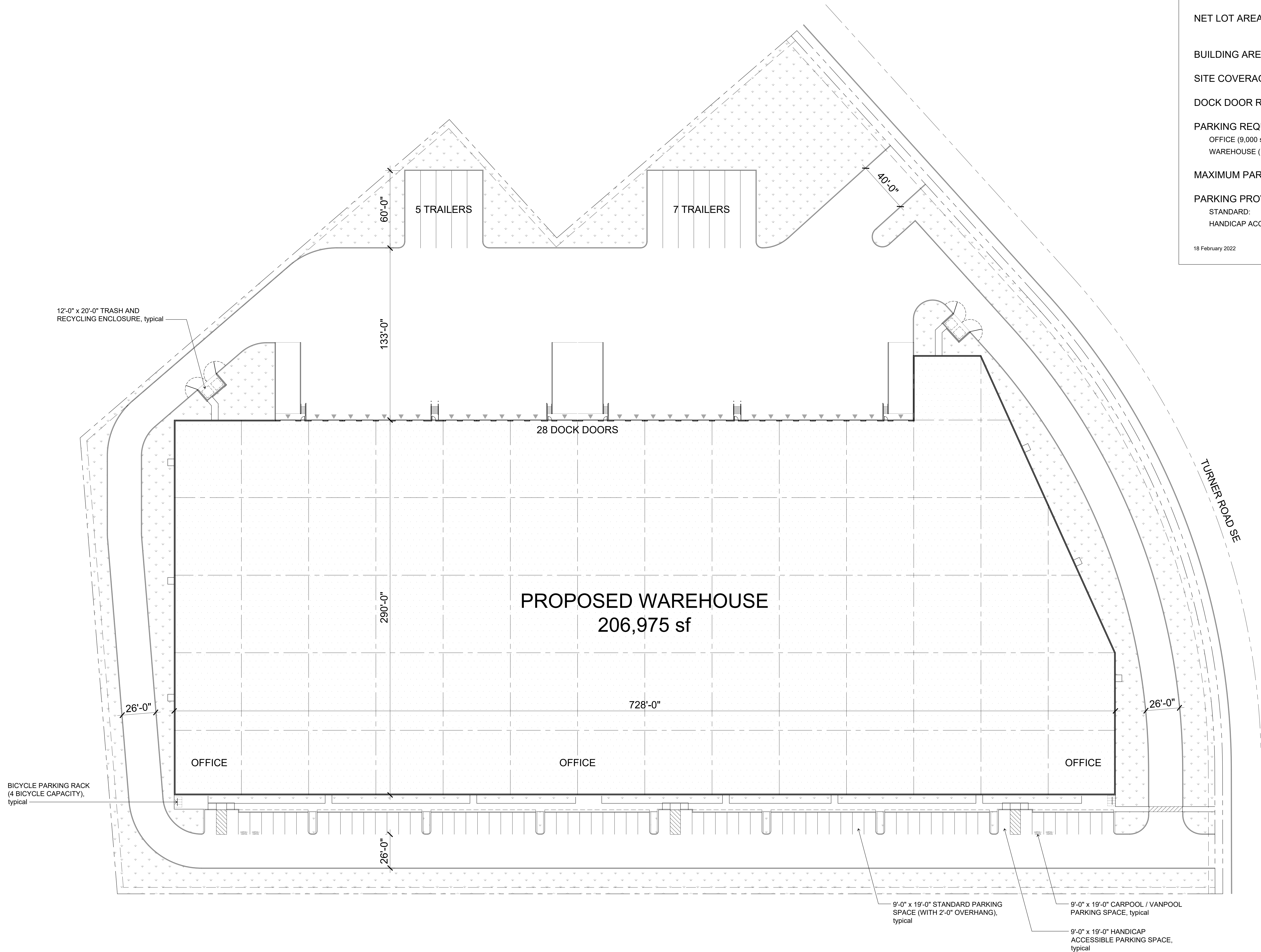


GROSS LOT AREA:	± 440,696 sf 10.12 acres
NET LOT AREA:	± 436,039 sf 10.01 acres
BUILDING AREA:	206,975 sf
SITE COVERAGE:	47.47 %
DOCK DOOR RATIO:	1 / 7,392 sf
PARKING REQUIRED:	40 spaces
OFFICE (9,000 sf at 1:350 sf)	26 spaces
WAREHOUSE (197,975 sf at 1:15,000 sf)	14 spaces
MAXIMUM PARKING (1.75x REQUIRED):	70 spaces
PARKING PROVIDED:	70 spaces
STANDARD:	64 spaces
HANDICAP ACCESSIBLE:	6 spaces

18 February 2022 p:\2021\21500 phelan development\21500.19 pd-turner road, salem, or\21500.19 site plan scheme 2r1.dwg



PRELIMINARY SITE PLAN

18 February 2022

Turner Road
Salem, Oregon

