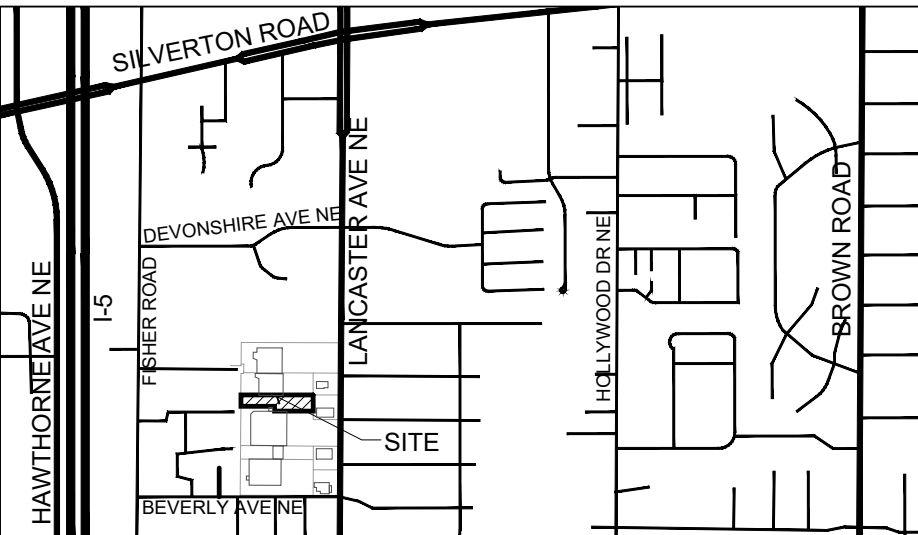


CASTILLA
ORTHODONTICS



VICINITY MAP
NOT TO SCALE
PROJECT STATISTICS:

SITE PLAN

2839 LANCASTER DR NE
SALEM, OR 97302
CITY OF SALEM, MARION COUNTY
072W18CB 00100
ZONE:
USE:
EXISTING TO REMAIN:
PROPOSED:

CR (RETAIL COMMERCIAL)
SHOPPING CENTER
OUTPATIENT MED. SERVICES
AND LABORATORIES

BLDG. HEIGHT: 25 FEET
BLDG. SETBACK (TABLE 522-3 SETBACKS):
STREET SIDE:
FRONT: 5'
SIDE: NONE (ZONE TO ZONE)
REAR: NONE (ZONE TO ZONE)
BUILDING: NONE (ZONE TO ZONE)

PARKING, SETBACK (SEC 806.035):
STREET: 10'
FRONT: 5' (ZONE TO ZONE)
SIDE: 5' (ZONE TO ZONE)
REAR: 5' (ZONE TO ZONE)
BUILDING: 5'

SITE AREA: 0.89 AC (38,768, SQ. FT.)
TOTAL LOT COVERAGE: NO MAX.
TOTAL LANDSCAPE AREA: 5,816 S.F. (15%)
(15% SEC. 522.010(d)(3))

REQUIRED

REQ'D PARKING MIN:
EXISTING SHOPPING CENTER: SEE PLAN FOR CALCS = 567 SPACES
NEW OUTPATIENT MEDICAL: 1 STALL PER 350 S.F. 6,314 / 350 = 18 SPACES
TOTAL SPACES REQ'D: 585 SPACES

REQ'D BICYCLE SPACES:
(1 PER 10K SF FOR 1ST 50K SF + 1 PER 20K SF FOR 50K TO 100K SF + 1 PER 30K FOR 100K SF AND OVER) 5 + 2.5 + 2.5 = 10 SPACES

LOADING ZONE: 1

EXISTING

EXISTING PARKING SPACES:
STANDARD: 516 SPACES
COMPACT: 94 SPACES
ACCESSIBLE: 24 SPACES
TOTAL EXISTING: 634 SPACES

EXISTING BICYCLE SPACES: 37 SPACES

PROPOSED

PROPOSED NEW PARKING SPACES:
STANDARD: 11 SPACES
COMPACT: 12
ACCESSIBLE: 1 SPACES
TOTAL NEW: 24 SPACES
DEVELOPMENT SITE TOTAL: 658 SPACES

NOTE: 9 EXISTING STANDARD STALLS ARE CONVERTED TO COMPACT STALLS TO ACCOMMODATE THE REQUIRED NEW PEDESTRIAN CONNECTION.

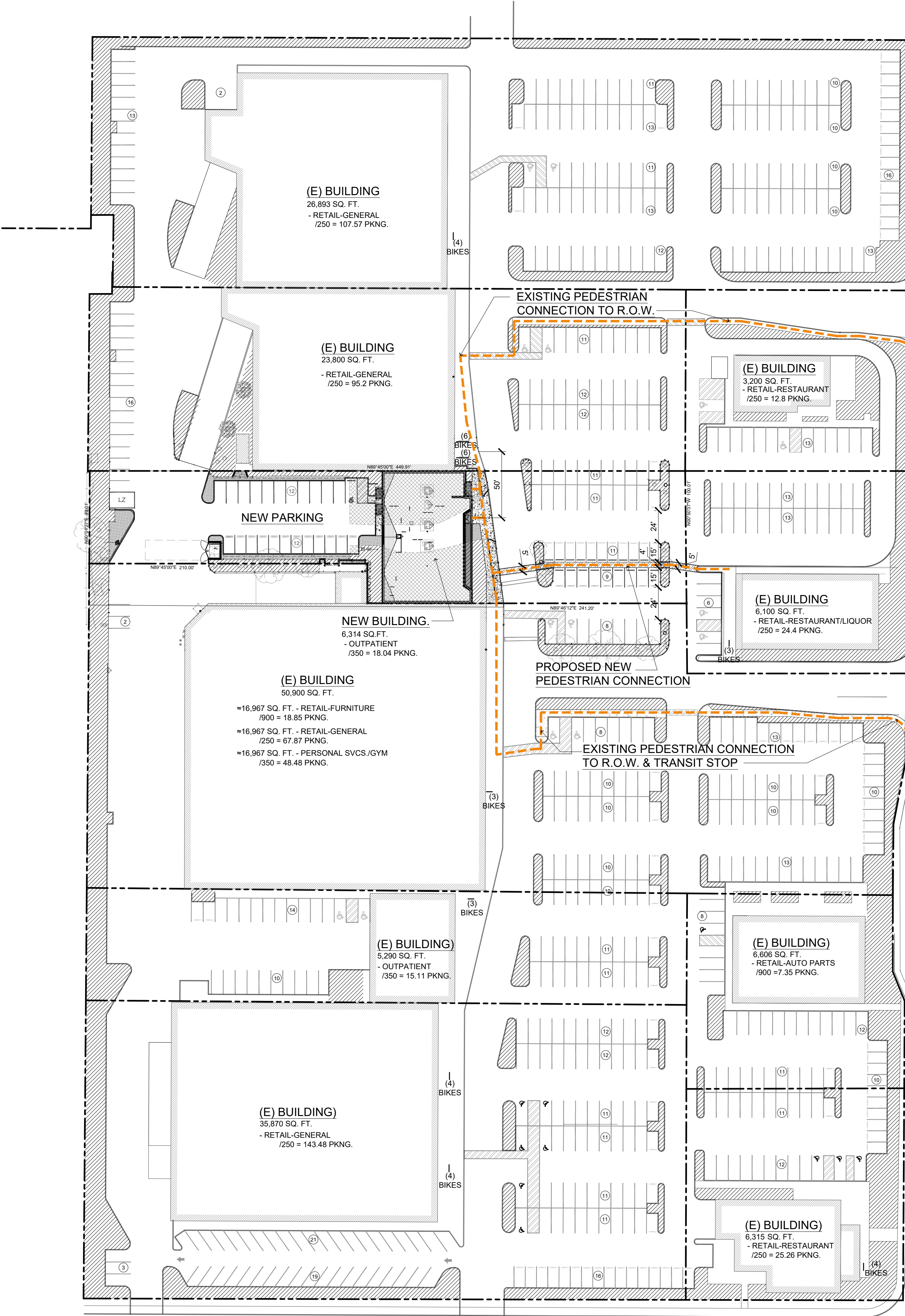
NEW BICYCLE SPACES: NONE PROPOSED

PROJECT DATA

OVERALL SHOPPING CENTER SITE DATA:	PROPOSED
SHOPPING CENTER AREA:	13.48 ACRES +/- 587,436 SQ. FT.
PROPOSED CLINIC BLDG. SITE DATA:	
PROPERTY AREA:	89 ACRES +/- 38,755 SQ. FT.
BUILDING FOOTPRINT:	6,314 SQ. FT. (16.3%)
HARDSCAPE / SIDEWALK:	2,669 SQ. FT. (6.9%)
DRIVES / PARKING:	23,699 SQ. FT. (61.1%)
OPEN SPACE / LANDSCAPE:	6,073 SQ. FT. (15.7%)
TOTAL	38,755 SQ. FT. (100%)
IMPERVIOUS AREA:	32,682 SQ. FT.
PERVIOUS AREA:	6,073 SQ. FT.

OVERALL SITE POST DEVELOPMENT AREA BREAKDOWN:

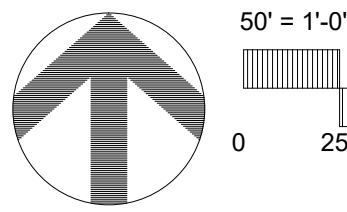
BUILDING FOOTPRINTS:	171,288 SQ. FT. (29.2%)
HARDSCAPE / SIDEWALK:	32,301 SQ. FT. (5.5%)
DRIVES / PARKING:	316,545 SQ. FT. (53.8%)
OPEN SPACE / LANDSCAPE:	67,304 SQ. FT. (11.5%)
TOTAL	587,438 SQ. FT. (100%)
IMPERVIOUS AREA:	520,134 SQ. FT.
PERVIOUS AREA:	67,304 SQ. FT.



EXISTING LANDSCAPED AREA TO REMAIN
EXISTING LANDSCAPED AREA TO BE REMOVED.
NEW LANDSCAPED AREA TO BE ADDED.

OVERALL PROPOSED SITE PLAN

DATE: 10/28/2021



A1.1

OWNER APPROVAL SIGNATURE:
CLIENT NAME: DATE:

