

**kevin@rktect.com**

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**From:** kevin@rktect.com  
**Sent:** Tuesday, August 23, 2022 3:12 PM  
**To:** 'chkelly.cwk@gmail.com'  
**Cc:** 'Ronald Ped'  
**Subject:** FW:  
**Attachments:** Notification Letter.pdf; PROPOSED SITE PLAN - SPR 2.pdf

Hello Christian,

Please see the attached notification letter and site plan for the project listed below.

Neighborhood Notification: Creative Credit and Auto Sales  
2410 Fairground Road NE – Salem, OR 97301

**Kevin Gerlits**

**Ronald James Ped Architect, PC**  
**6850 Burnett Street SE**  
**Salem, Oregon 97317**  
**503.363.1456**



23 August 2022

Highland Neighborhood Association  
Chair and Land Use Chair  
Christian Kelly  
chkelly.cwk@gmail.com

Neighborhood Notification: Creative Credit and Auto Sales  
2410 Fairground Road NE – Salem, OR 97301

The proposed project consists of new automobile sales, finance, & service on the existing vacant lot. There are two buildings proposed, phase 1 is a 900 sf office / finance building along the Fairgrounds road frontage while phase 2 adds a 7,500 sf warehouse / service building towards the back of the property, see attached site plan.

Applicant: Tyrone Jones & Angie Jones  
503.409.5054  
[tynangie@gmail.com](mailto:tynangie@gmail.com)

Agent: Ronald James Ped Architect, PC  
6850 Burnett Street SE – Salem, OR 97317  
503.363.1456  
[rjp@rktect.com](mailto:rjp@rktect.com)

Attachments; Site plan - SPR2

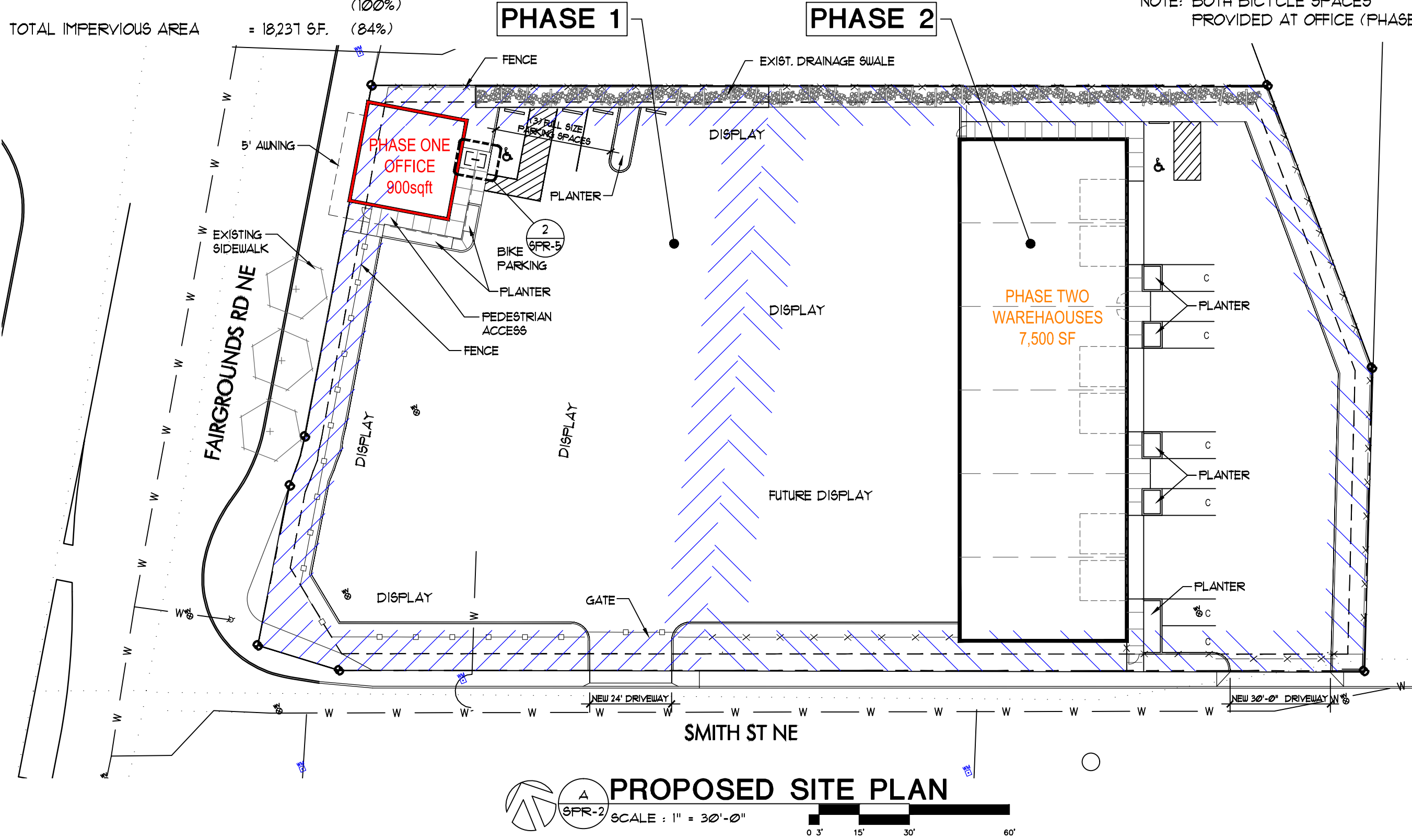
Sincerely,

Ronald James Ped  
Architect, PC

# Complete Site Summary

PROPERTY SIZE	= 53,868 S.F. (124 AC)	PARKING SPACES	1 PER 900 sf (MOTOR VEHICLE SALES)	BICYCLE SPACES	1 PER 9,000 sf (MOTOR VEHICLE SALES)
REQ'D LANDSCAPE AREA	= 8,080 S.F. (15%)	PHASE 1	1 SPACE REQ'D (900 sf / 900 = 1)	PHASE 1	1 SPACE REQ'D (900 sf / 9,000 = .1)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)		3 SPACES PROVIDED		1 SPACES PROVIDED
NEW LANDSCAPE AREA	= 8,608 S.F. (16%)	PHASE 2	9 SPACE REQ'D (7,500 sf / 900 = 8.3)	PHASE 2	1 SPACE REQ'D (7,500 sf / 9,000 = .83)
BUILDING FOOTPRINT AREA	= 8,400 S.F. (15.6%)		9 SPACES PROVIDED		1 SPACES PROVIDED
HARD SCAPE AREA	= 36,836 S.F. (68.4%)				
	(100%)				
TOTAL IMPERVIOUS AREA	= 18,231 S.F. (84%)				

NOTE: BOTH BICYCLE SPACES PROVIDED AT OFFICE (PHASE 1)



RONALD JAMES PED ARCHITECT

Site Plan Review Class 3

Creative Credit & Auto Sales

2410 Fairground Rd NE

DATE: 07.28.2022  
DRAWN: glm  
JOB NO.: 2261

SPR 2