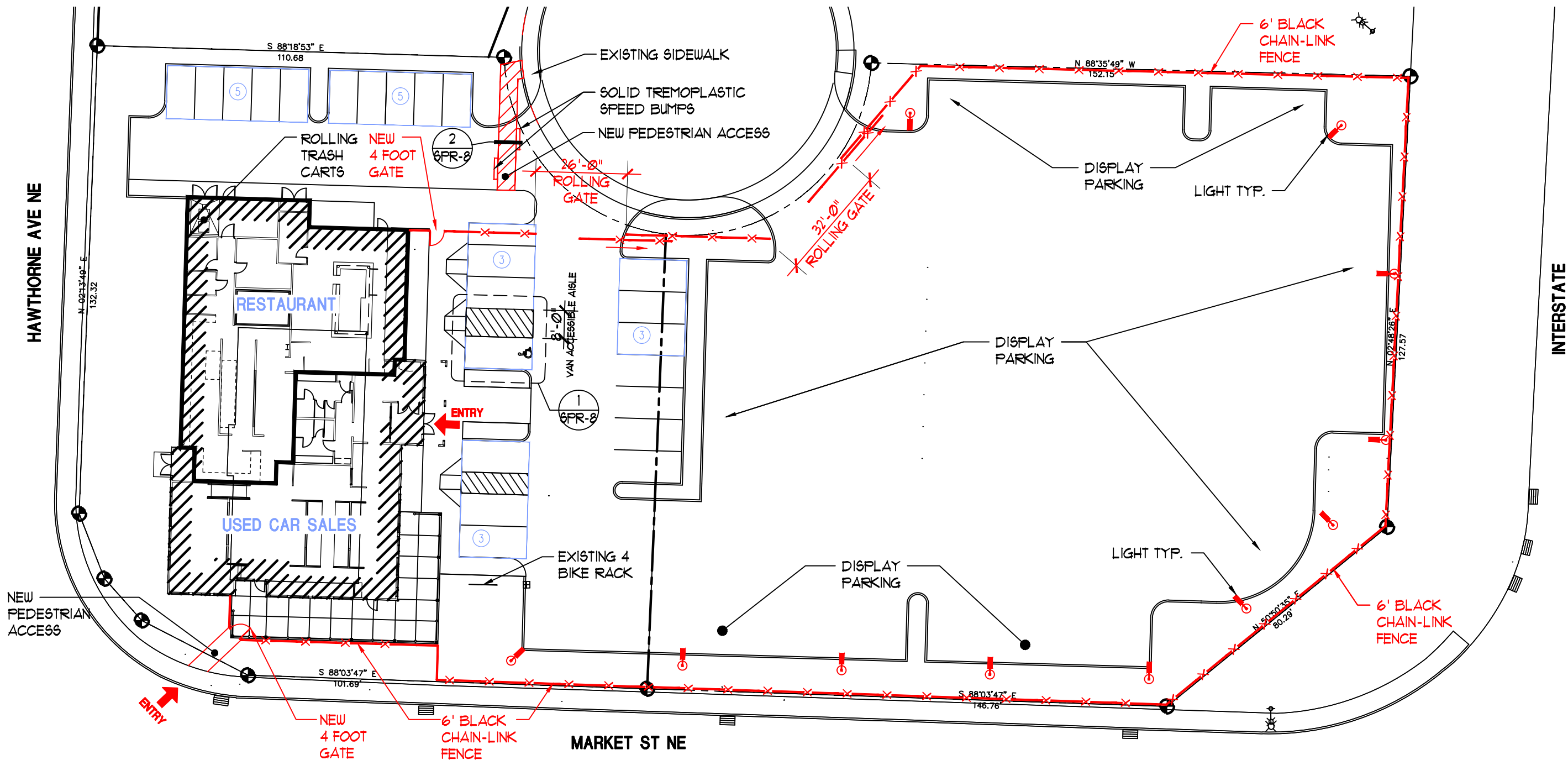


SITE SUMMARY

1717 Freeway Court NE OREGON 97301

TAX ACCOUNT: 526954 & 526953

TAXLOT NUMBER: 073W24AD00500 & 073W24AD00202

ZONING: MU-III

ACRES: (TL202 (.77 AC) 33,541.2 SF) (TL500 (.61 AC) 26,571.6 SF) = 60,112.8 SF - 100%

TOTAL LANDSCAPE: (ALL LANDSCAPING IS EXISTING) = 12,300 SF - 20.4%

BUILDINGS FOOTPRINT: = 7,025 SF - 11.7%

HARD SURFACE: = 40,787.8 SF - 67.9%

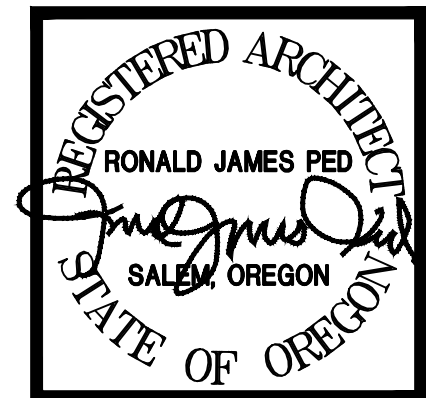
PARKING

RESTAURANT	- 3,757 SF/250	=15
DEALER	- 3,268 SF/900	=4
TOTAL PARKING REQ'D		=19
ACCESSIBLE SPACES REQ'D		=1

RESTAURANT/
USED CAR SALES
REQUIRED PARKING

DRAWING INDEX

SPR-1	- PROPOSED SITE PLAN
SPR-2	- EXISTING SITE PLAN
SPR-3	- UTILITY PLAN
SPR-4	- GRADING PLAN
SPR-5	- LANDSCAPE PLAN
SPR-6	- EXTERIOR ELEVATIONS
SPR-7	- EXTERIOR ELEVATIONS
SPR-8	- DETAILS



Applicant: Hawthorne Parking Lot LLC
Hawthorne Land Investment, LLC

Application: CONDITIONAL USE / SPR-3

CREDIT YES AUTO

1717 Freeway Ct NE, SALEM OR 97301

DATE: 1-10-2023
DRAWN: AK
JOB NO.: 2299

SPR-1

