

Stop-N-Save Gas

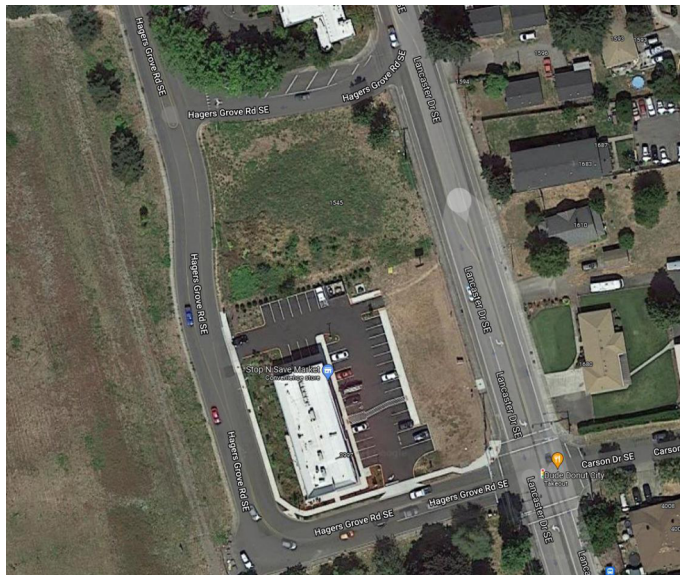
New Gas Station and Oil Change Bldg

3997 Carson Dr SE Salem OR 97317

VICINITY IMAGE:



SITE IMAGE:



DRAWINGS LIST:

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description	Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description
GENERAL DRAWINGS									
G0.01	COVER SHEET	12/08/2022							
G1.01	CODE REVIEW PLANS	12/08/2022							
G3.01	PERSPECTIVE VIEWS	12/08/2022							
CIVIL ENGINEERING DRAWINGS									
C2.0	GRADING AND DRAINAGE PLAN	01/17/22							
C3.0	UTILITY PLAN	01/17/22							
ARCHITECTURAL DRAWINGS									
A1.01	SITE PLAN - EXISTING CONDITIONS	12/08/2022							
A1.02	SITE PLAN	12/08/2022							
A5.01	EXTERIOR SITE PLAN DETAILS	12/08/2022							

SYMBOL LEGEND:

ELEVATION DATUM:	WINDOW TYPE:
ELEVATION	REFER TO WINDOW ELEVATIONS SHOWN ON DRAWINGS A5.1X
ELEVATION DATUM LOCATION:	DOOR NUMBER
FILLED ARROW DENOTES BUILDING SECTION	DOOR SIZE OR NUMBER
OPEN ARROW DENOTES WALL SECTION/DETAIL	PLAN NOTE DESIGNATION
DETAIL NUMBER	PLAN OR SIDE NOTE NUMBER
SHEET NUMBER	MARK OR DIAGONAL NOTE NUMBER
SIDE NOTE IF REQUIRED	REVISION NUMBER
ELEVATION REFERENCE:	ROOM TITLE + NUMBER:
ELEVATION NUMBER OR DESIGNATION AS OCCURS	ROOM NAME
SHEET NUMBER	ROOM NUMBER
DETAIL REFERENCE:	WALL TYPE MARK:
DETAIL NUMBER	WALL OR PARTITION CONSTRUCTION TYPE. SEE LEGEND.
SHEET NUMBER	
SIDE NOTE IF REQUIRED	
DETAIL CUT LOCATION IF SHOWN	

PROJECT TEAM:

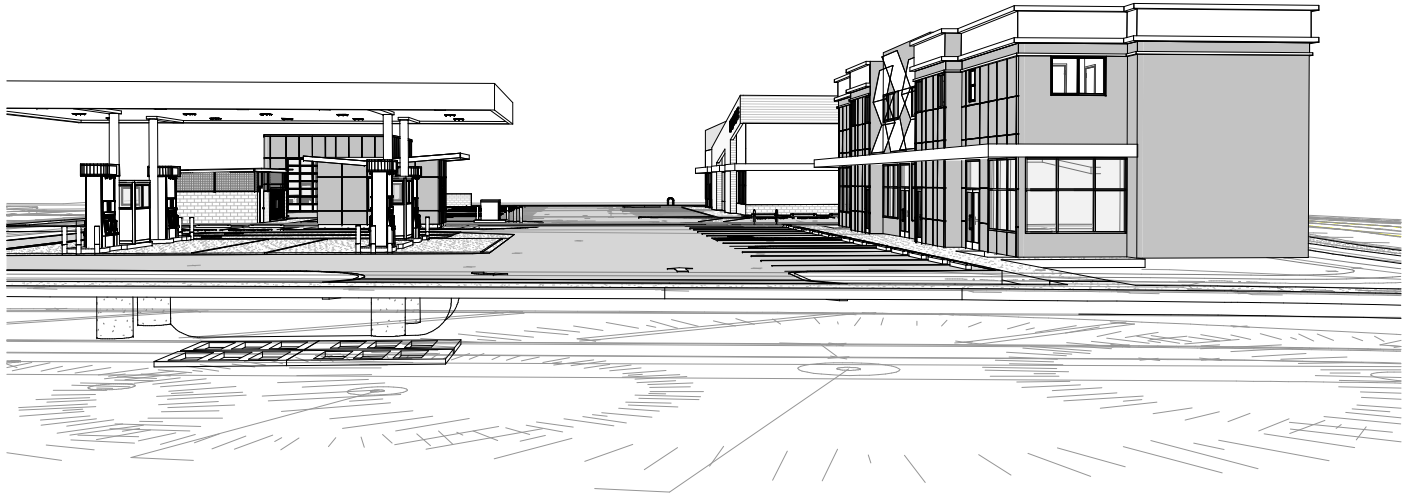
OWNER:
Inderjit Dhalial
Stop N Save No. 12
2433 NW Broadway St. Albany, OR 97321
P: 503.999.6545 E: hkour@hotmail.com

ARCHITECT:
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Project Architect: Leonard Lodder, AIA, LEED AP
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STRUCTURAL ENGINEERING:
T. M. Rippey Consulting Engineers.
7650 SW Beveland St., Suite 100, Tigard, OR 97223
Kyle E. Kruger, P.E.
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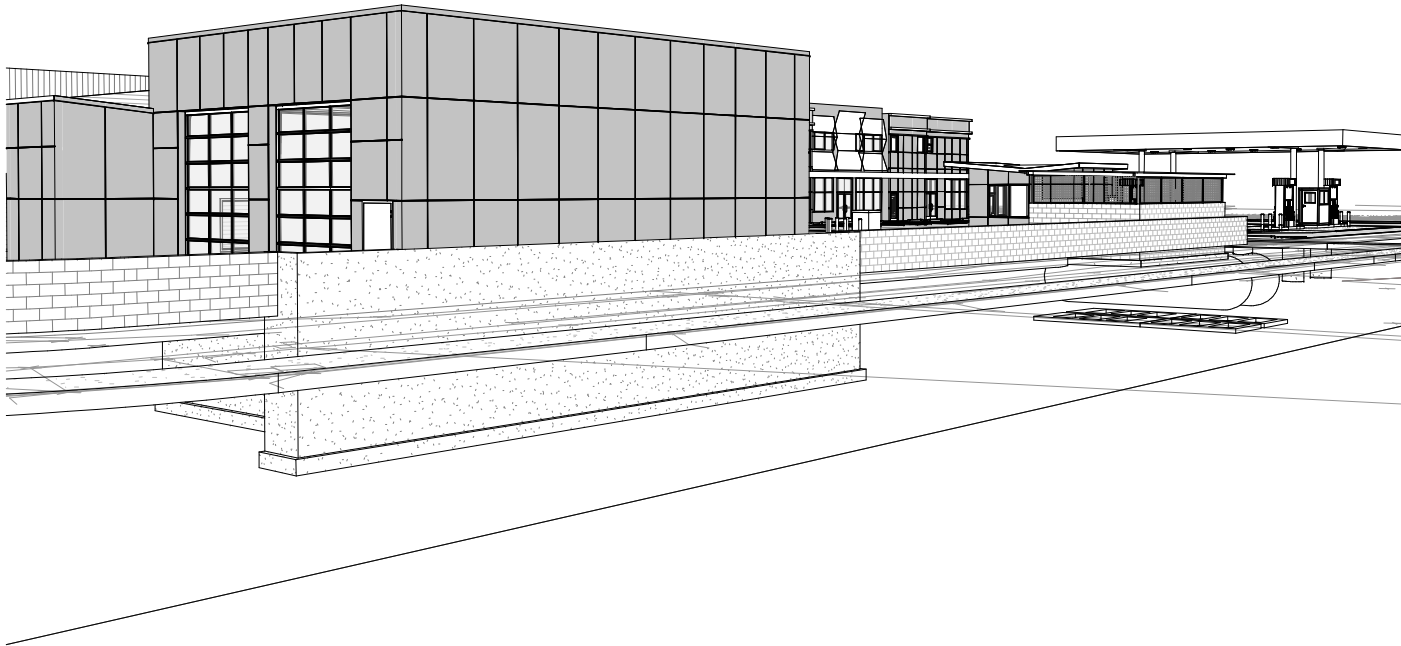


1

3D View 3

2

3D View 4



4

3D View 1

3

3D View 2

STUDIO

3

ARCHITECTURE
INCORPORATED

275 COURT ST. NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com

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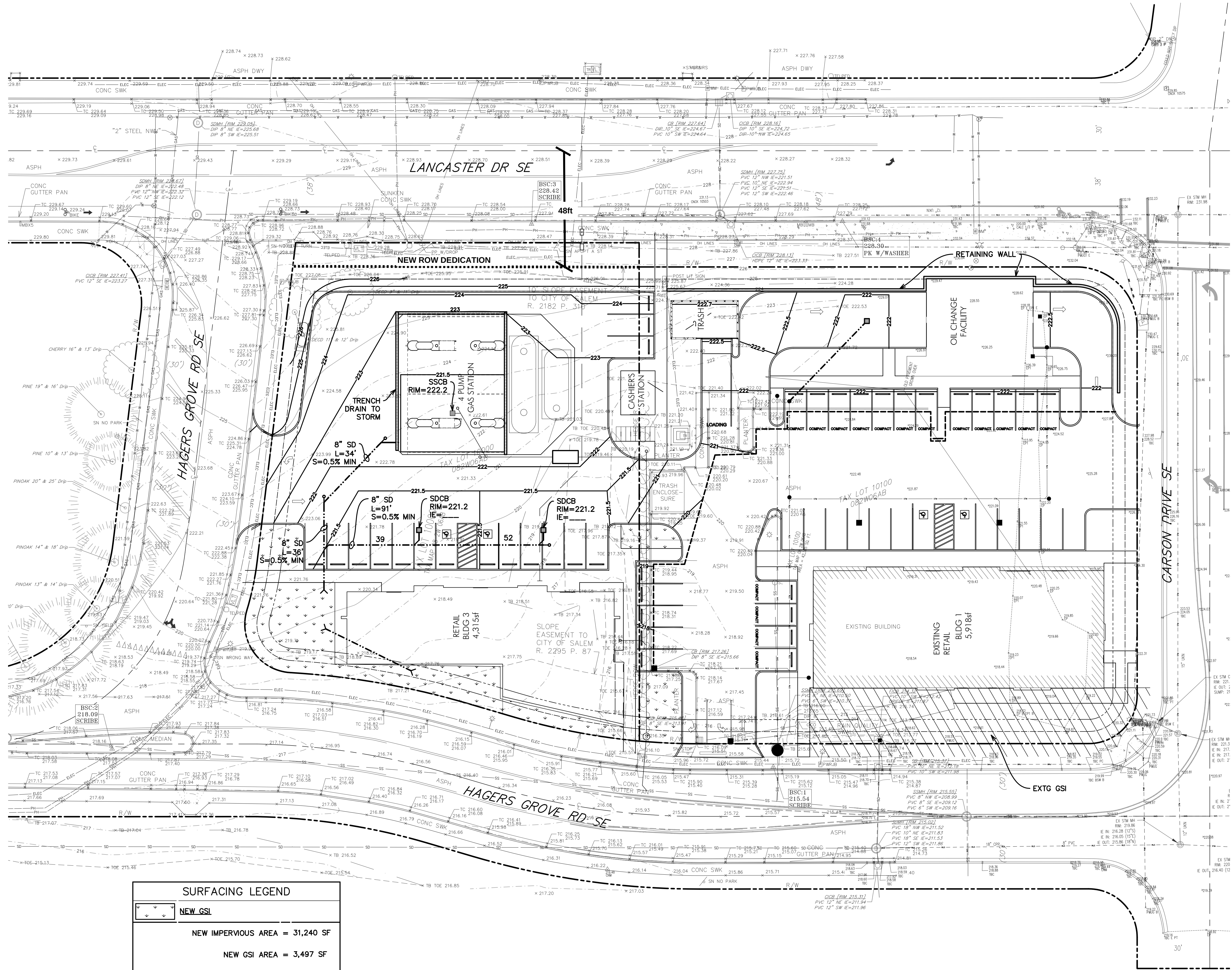
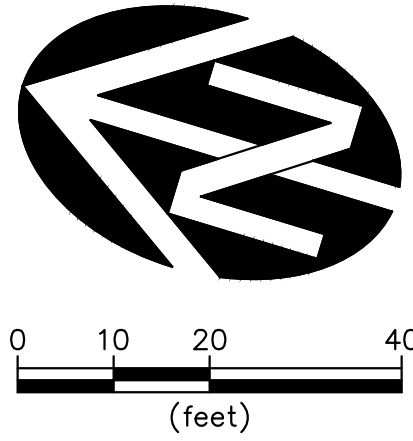
IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
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PROJECT # 2020-109
DATE: 01/19/2023
REVISIONS

Stop-N-Save Gas
New Gas Station
3997 Carson Dr SE Salem OR 97317

SHEET:

G3.01



SURFACING LEGEND	
	NEW GSI
NEW IMPERVIOUS AREA = 31,240 SF	
NEW GSI AREA = 3,497 SF	
GSI/IMPERVIOUS = 11.2%	

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STUDIO3 ARCHITECTURE

STOP 'N' SAVE HAGERS GROVE

DRAWING
C2.0

JOB NUMBER
3265.0000.0

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

GRADING & DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. STEWART
NOV. 12, 2013
EXPIRATION DATE: 11/12/2025

REVIEW

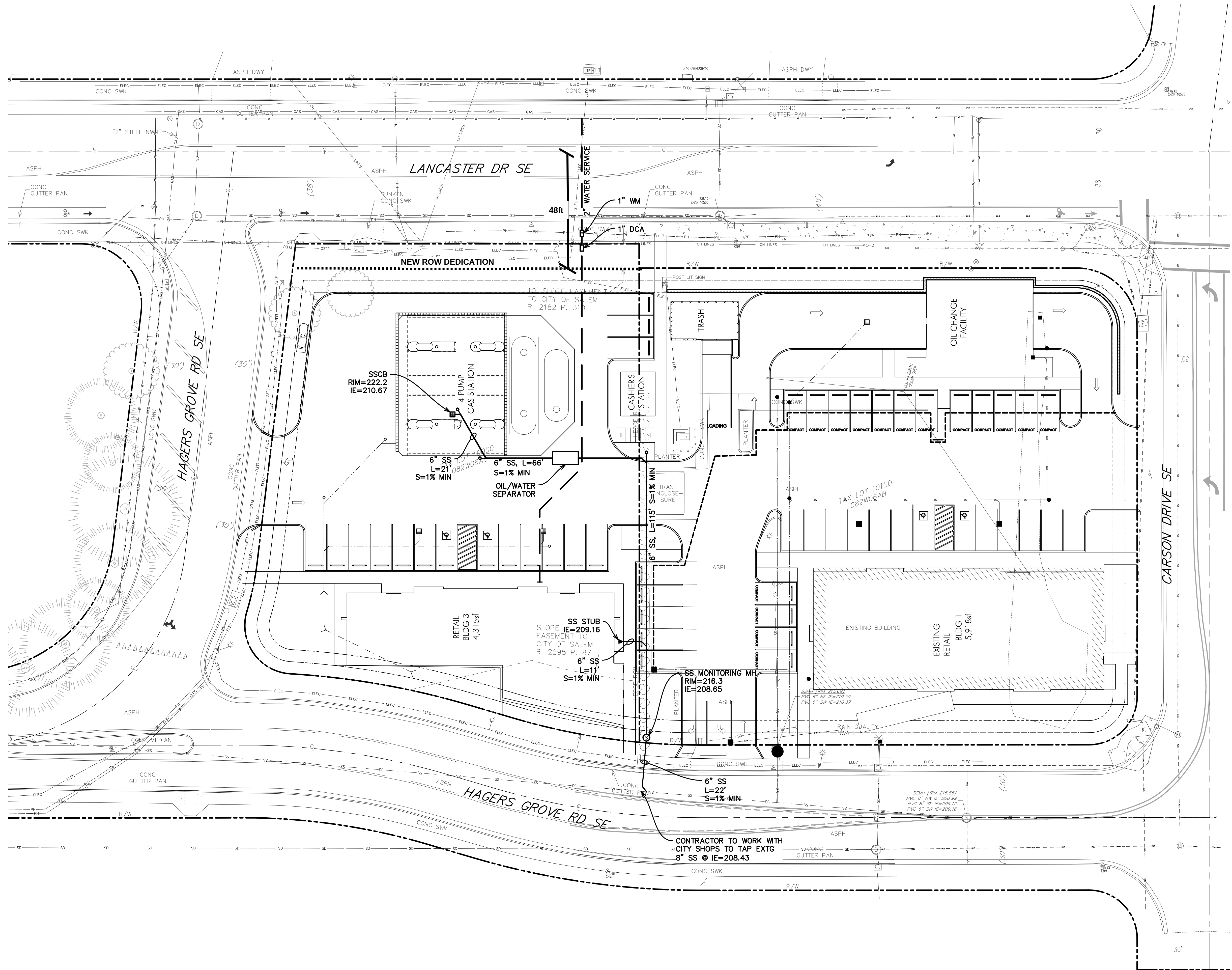
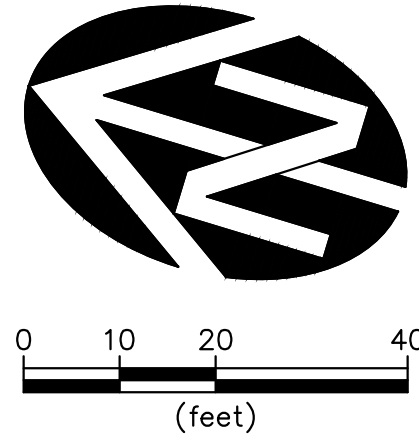
DATE: 01/30/2022

NO.	DATE	DESCRIPTION	BY
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VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALE, SCALE ACCURACIES

1"

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STUDIO3 ARCHITECTURE
STOP 'N' SAVE HAGERS GROVE

UTILITY PLAN

DRAWING
C3.0

JOB NUMBER
3265.0000.0

WE
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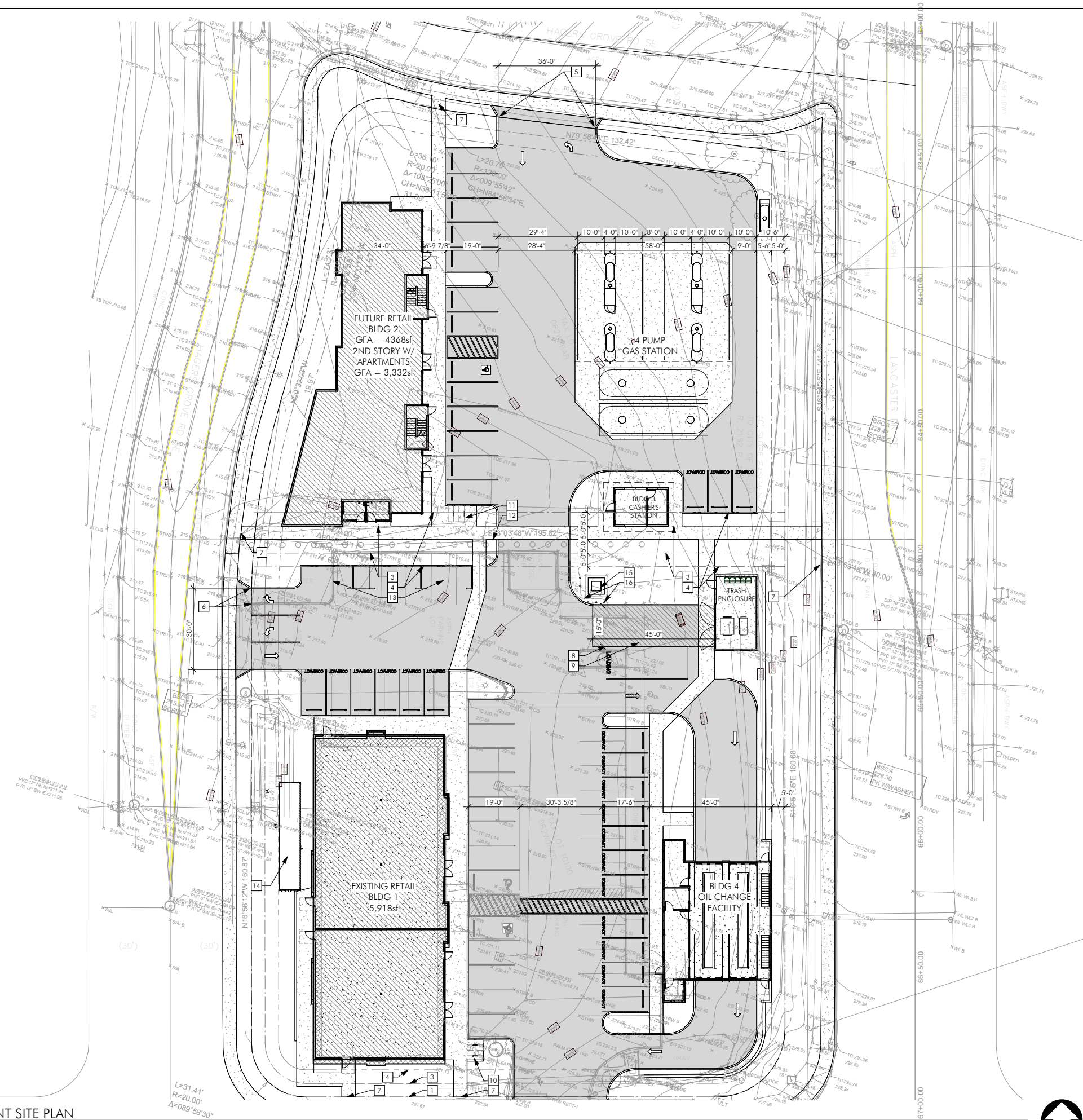


VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
SCALE, SCALE
ACCURATELY

1"
0

DSN. JW
DRN. AK
CKD. JW

NO.	DATE	DESCRIPTION	BY
1	01/2022	REVISIONS	JW



SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

- SITE AREA: 67,798.91 sf = 1.5564ac
- ZONING: CR Commercial Retail
- COMPREHENSIVE PLAN: COM
- BUILDING AREAS:
- BLDG 1 RETAIL: 5,918 sf
 - BLDG 2 RETAIL: 4,390 sf
 - BLDG 3 FUEL CASHIER: 252 sf
 - BLDG 4 OIL CHANGE: 1,888 sf
 - TRASH ENCLOSURE: 448 sf
- PARKING:
- COMMERCIAL USES: 1/250sf REQ'D
 - MOTOR VEHICLE SERVICES: 1/900sf REQ'D
 - BLDG 1 RETAIL: @ 5,918sf/250sf = 23.672spaces
 - Star Container: @ 320sf/250sf = 1.28spaces
 - BLDG 2 RETAIL: @ 4,390sf/250sf = 17.56spaces
 - BLDG 3 CASHIER: @ 252sf/900sf = 0.280spaces
 - BLDG 4 OIL: @ 1,888sf/900sf = 2.098spaces
 - FUEL CANOPY: @ 2,820sf/900sf = 3.133spaces
- Total Parking Req'd = 48 spaces.
- Total Parking Provided: 20 spaces are Compact, and indicated as such. 28 spaces are Full Size.
- BIKE PARKING:
- 1 SPACES PER 3,500 sf, or MINIMUM 4 SPACES
 - THEREFORE PROVIDE 4 BIKE PARKING SPACES.
- LOADING SPACES:
- FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE:
 - LOADING SPACE SIZE: 12'-0" x 40'-0" WITH ACCESS TO STREET OR ALLEY.
 - LOADING SPACE IS COINCIDENT WITH AREA SET ASIDE FOR SOLID WASTE VEHICULAR ACCESS AND MANAGED TO ENSURE TWICE WEEKLY WASTE REMOVAL ACCESS.
- MAXIMUM BUILDING HEIGHT:
- PER S.R.C. TABLE 522.5, MAX BUILDING HT IS 50ft.
 - NO STRUCTURE ON THE SITE EXCEEDS 50ft IN HEIGHT.
 - EXISTING RETAIL BUILDING REACHES 28ft. NEW STRUCTURES ARE NOT YET FULLY DETERMINED BUT WILL BE LESS THAN 28ft IN HEIGHT.

SITE AREA CALCULATIONS			
DESCRIPTION	AREA sf	PERCENT	REMARKS
BUILDINGS	12,690.00	18.72%	
LANDSCAPING	14,889.00	21.96%	
ASPHALT PAVING	28,907.72	42.64%	
ACCESSORY STRUCTURES	448.00	0.66%	TRASH ENCLOSURE
CONCRETE SIDEWALKS	6,446.01	9.51%	
CONCRETE CURBS	713.38	1.05%	
CONCRETE RE-FUELING PAD	4,024.80	5.94%	
MISCELLANEOUS	-320.00	-0.47%	Landscape under Raised Storage Container
8	67,798.91	100.00%	

CANOPY AREA CALCULATIONS			
COVER DESCRIPTION	COVER AREA sf	PERCENT	COVER REMARKS
RE-FUELING CANOPY	2,820.00	91.21%	
BUILDING OVERHANGS	271.88	8.79%	
2	3,091.88	100.00%	

SITE PLAN NOTES:

- PROPERTY LINE
- RIGHT OF WAY DEDICATION
- BUILDINGS SETBACK LINE
- VEHICLE USE AREA SETBACK LINE
- NEW DRIVEWAY PERMIT, LEFT OUT, LEFT IN, ONLY.
- DRIVEWAY PERMIT, WIDEN DRIVEWAY TO 36'-0" WIDTH TO PROVIDE LEFT AND RIGHT OUT LANES.
- PEDESTRIAN CONNECTION POINT TO NEW OR EXISTING CITY SIDEWALK.
- 45L x 15W x 14H SOLID WASTE VEHICLE OPERATION AREA.
- 30L x 12W x 14H LOADING SPACE SHOULD BE COINCIDENT WITH SOLID WASTE VEHICLE OPERATION AREA, BUT CITY PLANNERS CANT SEEM TO SEE HOW THAT IS PERMITTED BY THE DEVELOPMENT CODE.
- 4 EXISTING BICYCLE PARKING SPACES.
- 4 NEW BICYCLE PARKING SPACES.
- EXISTING PROPERTY LINE BETWEEN TAX LOT 10,000 AND TAX LOT 10,100 TO REMAIN
- PARALLEL PARKING SPACES NECESSITATED BY CITY OF SALEM ADDITIONAL SETBACK FOR VEHICLE USE AREAS.
- STORAGE SHIPPING CONTAINER FOR EXISTING C-STORE, MOUNTED ON STEEL FRAME ABOVE EXISTING LANDSCAPING AT WEST RAISED ACCESS WALK. AREA UNDER WILL HAVE 5 TO 7 FEET CLEAR HT.
- EXISTING TRANSFORMER LOCATION
- INSTALL BOLLARDS, PER DETAIL, TO PROTECT TRANSFORMER.

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1 DEVELOPMENT SITE PLAN - EXISTING CONDITIONS

0' 5' 10' 20' 40' 60' 1" = 20'-0"

SITE SOUTH OF
CARSON
ZONING: MU-II
COMP PLAN: MU

