

 SITE PLAN
1" = 20'

ZONING CODE SUMMARY

ZONE: MU-III
TAX LOT(S): 073W24BD 08800
073W24BD 08900
073W24AC 02700
073W24AC 04701

EXISTING AREA: 3.35 AC (145,926 SF)
PROJECT AREA: 3.13 AC (136,388 SF) - AFTER R.O.W. DEDICATIONS

LOT COVERAGE	EXIST	PROPOSED
BUILDINGS	13,615 SF	27,259 SF
CONCRETE & ASPHALT	130,878 SF	88,071 SF
LANDSCAPING	1,433 SF	21,058 SF (15.4%)

* SEE GRADING PLAN FOR GSI COMPLIANCE

USE: MOTOR VEHICLE SALES & SERVICE 29,088 SF
BUILDING HEIGHT = 28 FT

PARKING:
REQUIRED (1 PER 900 SF): = 30
MAXIMUM ALLOWED (x 1.75) = 53
PROPOSED:
STANDARD 29
COMPACT 4
ACCESSIBLE 2 (1 VAN ACCESSIBLE)
TOTAL PROPOSED: 35

LOADING:
REQUIRED: = 1
PROPOSED: = 1

BIKE PARKING:
REQUIRED: = 4
PROPOSED: = 4

TOTAL INTERIOR OFF-STREET PARKING AREA: 15,549 SF
PARKING LANDSCAPE AREA: 1,960 SF (12.6%)

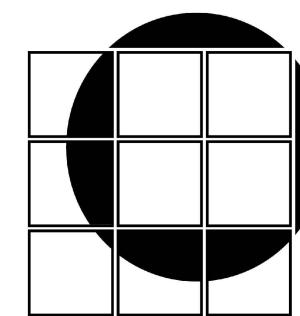
SHADE TREES
REQUIRED (1 PER 12 PARKING SPACES) = 3
PROPOSED: = 3

DISPLAY & INVENTORY SPACES: 230

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
05-03-2023

CARLSON
VEIT
JUNGE
ARCHITECTS PC

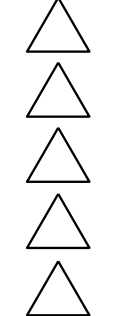


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Carlson Veit Junge Architects PC

SITE PLAN

sheet:

A-100

of: