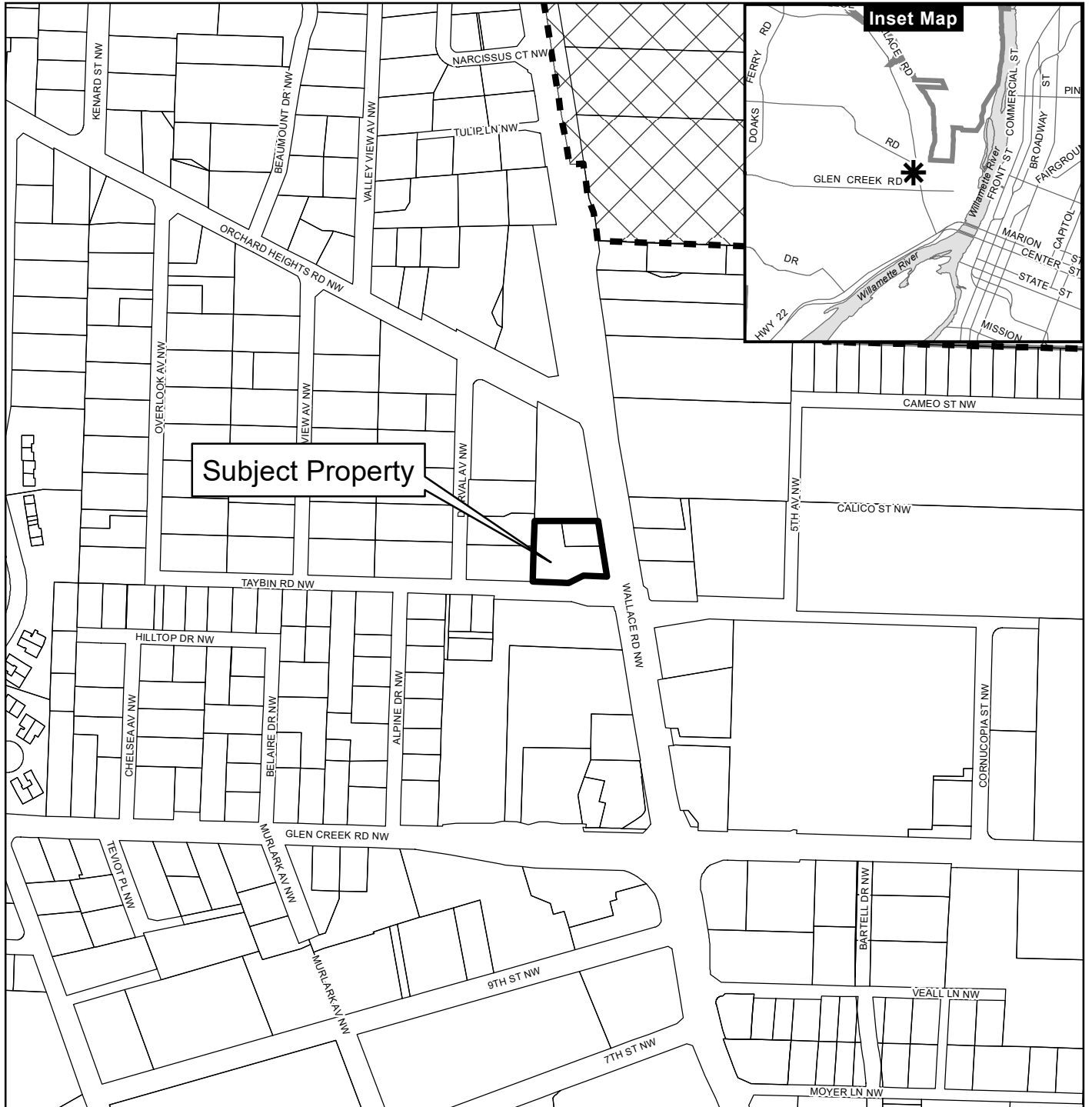


Vicinity Map

1205 Wallace Road NW



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

Parks

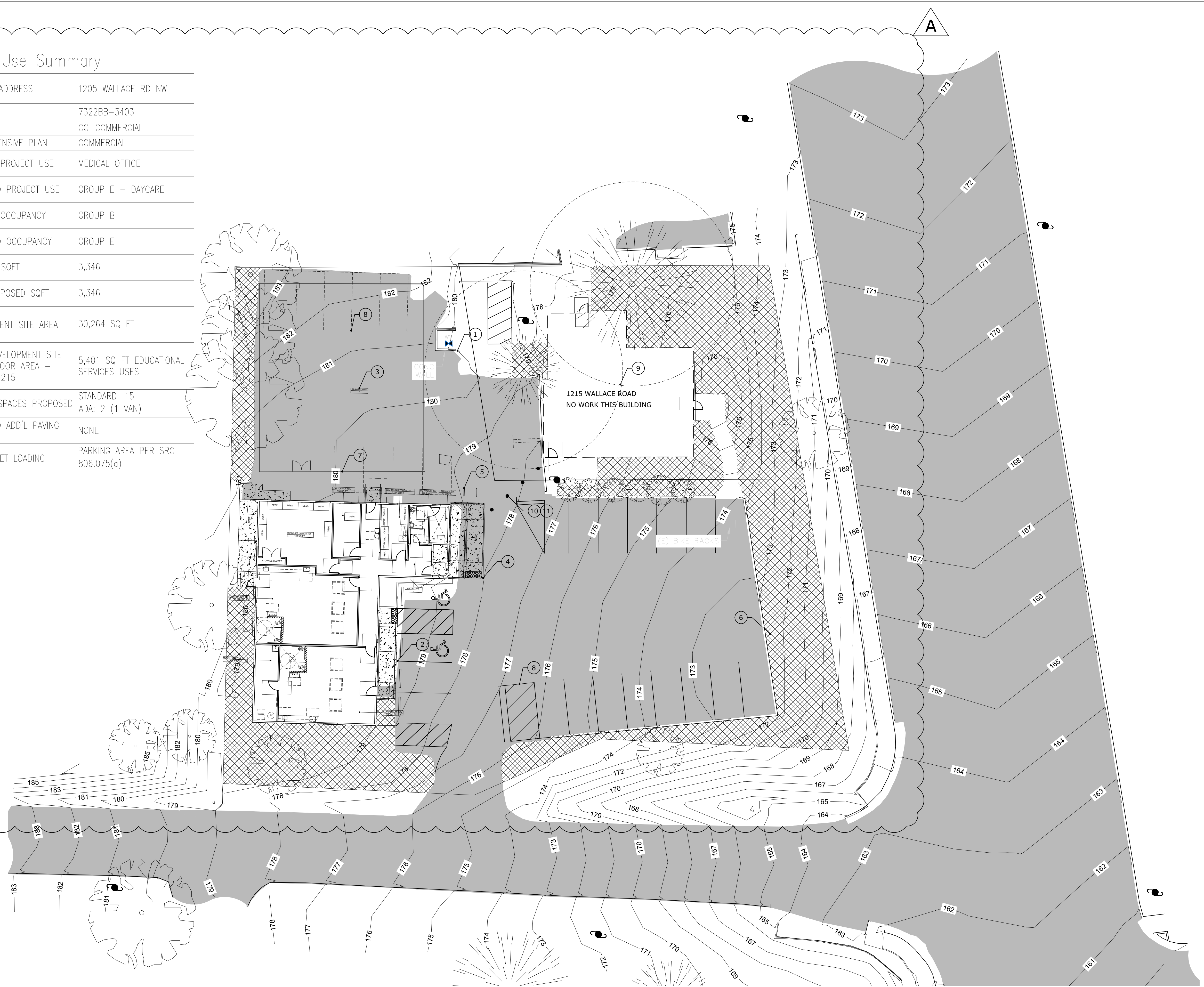
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



Land Use Summary	
PROJECT ADDRESS	1205 WALLACE RD NW
TAX LOT	7322BB-3403
ZONING	CO-COMMERCIAL
COMPREHENSIVE PLAN	COMMERCIAL
CURRENT PROJECT USE	MEDICAL OFFICE
PROPOSED PROJECT USE	GROUP E - DAYCARE
CURRENT OCCUPANCY	GROUP B
PROPOSED OCCUPANCY	GROUP E
1205 (E) SQFT	3,346
1205 PROPOSED SQFT	3,346
DEVELOPMENT SITE AREA	30,264 SQ FT
TOTAL DEVELOPMENT SITE GROSS FLOOR AREA - 1205 & 1215	5,401 SQ FT EDUCATIONAL SERVICES USES
PARKING SPACES PROPOSED	STANDARD: 15 ADA: 2 (1 VAN)
PROPOSED ADD'L PAVING AREA	NONE
OFF-STREET LOADING	PARKING AREA PER SRC 806.075(a)



NOTES

1. (E) WELL TO BE DECOMMISSIONED & CAPPED.
2. SEE CIVIL SHEETS FOR (N) EXIT RAMPS, PARKING LAYOUT ETC.
3. (N) PLAYGROUND FENCING & EQUIPMENT PROVIDED BY OWNER - TO COMPLY W/ ORS 414-300-0150.
4. CORNER OF (N) RAMP OVERLAPS (E) PRIVATE ACCESS EASEMENT. EASEMENT ALLOWS ACCESS TO 1215 WALLACE RD. MWVCAA OWNS BOTH PROPERTIES AND TAKES NO EXCEPTION TO THE CREATIO OF (N) RAMP - ACCESS WILL NOT BE IMPINGED BY CONSTRUCTION OF RAMP.
5. PROVIDE 2 (N) STAPLE/INVERTED BIKE RACKS (4 BIKE PARKING SPACES) PER SRC TABLE 806-9.
6. (E) LANDSCAPED AREAS TO REMAIN. TOTAL DEVELOPMENT SITE: 30,264 SQ FT. TOTAL (E) LANDSCAPED AREA TO REMAIN: 7,865 SQ FT - 26% OF TOTAL SITE. EXCEEDS MIN. REQUIREMENT OF SRC 521.010(d)
7. PLAYGROUND FENCE MIN. 48" HIGH PER ORS 414-300-0150 - TO BE PROVIDED BY OWNER.
8. RESTRIPE (E) PARKING AREA TO REMOVE PARKING SPACES AS SHOWN.
9. CRITICAL ROOT ZONE OF SIGNIFICANT TREES - NO CONSTRUCTION PLANNED TO OCCUR WITHIN CRITICAL ROOT ZONE.
10. SEE CLASS 2 ADJUSTMENT APPLICATION RE: PEDESTRIAN ACCESS REQUIREMENTS.
11. (N) BOLLARDS TO BLOCK CARS FROM ENTERING PLAYGROUND & PEDESTRIAN ZONE.

CONSULTANTS

A	04/14/2023	ADDENDUM A
CD	03/20/2023	REV. DRAFT CDS
Mark	Date	Description



DATE: 03/23/2023

ISSUE TITLE:
PERMIT SET

SCALE: As Noted

Site Plan