

REV.	DATE	DESCRIPTION
1	15 JUNE 2022	REVISIONS FOR CITY PLAN REVIEW

SITE DEVELOPMENT LEGEND

- FULL PARKING LOT REBUILD
 - ASPHALT REMOVAL
 - EXCAVATE TO DEPTH REQUIRED TO PUT BACK REQUIRED ROCK SECTION
 - NEW STORMWATER COLLECTION, DETENTION, TREATMENT AND CONVEYANCE TO CITY SYSTEM
 - NEW INTERIOR LANDSCAPING TO MEET CITY CODE
 - ASSESSMENT OF EXISTING LIGHTING AND ADD NEW AS NEEDED.
- OVERLAY EXISTING ASPHALT
 - REPLACE CURBS WITH FULL-DEPTH
 - GRIND OR EXCAVATE EDGE ALONG ALLEY FOR TRANSITION
 - 7" ASPHALT OVERLAY OF EXISTING ASPHALT
- RECONFIGURE/REBUILD EXISTING LANDSCAPING
 - COMPLETE REMOVAL OF EXISTING LANDSCAPING
 - RECONFIGURE ISLANDS TO MEET CITY CODE
 - NEW IRRIGATION AND PLANTS
- DRIVEWAY AND DAMAGED SIDEWALK REPLACEMENT

REMOVE EXISTING TREE

PERIMETER SETBACK LANDSCAPING

INTERIOR PARKING AREA LANDSCAPE

EXISTING ASPHALT PAVING

FULL ASPHALT REPLACEMENT

2" THICK ASPHALT OVERLAY

EXISTING CONCRETE PAVING

PROPOSED CONCRETE PAVING

SITE DEVELOPMENT CODE SUMMARY

CODE:

- 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
- 2019 OREGON FIRE CODE (OFC)
- SALEM REVISION CODE TITLE 1 - UNIFIED DEVELOPMENT CODE (UDC)
- CITY OF SALEM DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS (PWDS)

SITE AND BUILDING AREAS:

- MAIN SITE - BUILDING & WEST LOT AND NORTHWEST LOT COMBINED
- SITE AREA = 30,166 SF
- GROSS BUILDING AREA (1st & 2nd STORES COMBINED) = 24,500 SF
- TOTAL INTERIOR OFF-STREET PARKING AREA = 12,814 SF (INCLUDES PARKING SPACES, ISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS; BUT EXCLUDES DRIVEWAY)

EAST LOT:

- SITE AREA = 23,797 SF
- TOTAL INTERIOR OFF-STREET PARKING AREA = 18,180 SF (INCLUDES PARKING SPACES, ISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS; BUT EXCLUDES DRIVEWAY)

ZONE:

- CO - COMMERCIAL OFFICE

UDC TABLE 621-1:

MAIN SITE INCLUDES THE BUILDING USED FOR GOVERNMENT SERVICES AND WEST PARKING LOT. EAST LOT IS FOR ADDITIONAL PARKING ASSOCIATED WITH THE FUNCTION OF THE MAIN SITE. NORTHWEST LOT IS ADJACENT TO THE MAIN SITE AND IS FOR ADDITIONAL PARKING ASSOCIATED WITH THE FUNCTION OF THE MAIN SITE.

SETBACKS:

FOR ZONE UDC TABLES 621.3 & 621.4:

- MINIMUM VEHICLE USE AREA SETBACK ABUTTING STREETS - 12 FT
- MINIMUM VEHICLE USE AREA SETBACK ABUTTING INTERIOR FRONT, SIDE OR REAR YARD - ZONE TO ZONE IS 5 FT WITH TYPE A LANDSCAPE

FOR PARKING UDC 806.030:

- MINIMUM VEHICLE USE AREA SETBACK ABUTTING STREETS - 10 FT WITH TYPE A LANDSCAPE
- MINIMUM VEHICLE USE AREA SETBACK ABUTTING INTERIOR FRONT, SIDE AND REAR PROPERTY LINE - 5 FT WITH TYPE A LANDSCAPE
- MINIMUM VEHICLE USE AREA ADJACENT TO BUILDING - 5 FT WITH TYPE A LANDSCAPE OR PAVED WALKWAY
- MINIMUM 24 FT MANEUVERING DEPTH IS REQUIRED TO OFF-STREET PARKING ADJACENT TO ALLEY MEASURED FROM OPPOSITE SIDE OF ALLEY.

DEVELOPMENT SITE UDC 620.010(3):

- A MINIMUM OF 15% OF THE DEVELOPED SITE SHALL BE LANDSCAPED TO MEET TYPE A STANDARD IN OR 10% OTHER REQUIRED LANDSCAPING REQUIRED FOR SETBACKS OR VEHICLE USE AREAS, MAY COUNT TOWARDS MEETING THIS REQUIREMENT.

MAIN SITE - BUILDING & WEST LOT AND NORTHWEST LOT COMBINED:

- SITE AREA = 30,166 SF + 1,900 SF = 32,066 SF
- EXISTING TO DEVELOP + PERIMETER + INTERIOR = 1,692 + 1,855 + 1,330 = 4,877 SF
- LANDSCAPED % OF DEVELOPED AREA = 15%

EAST LOT:

- SITE AREA = 23,797 SF
- EXISTING TO REMAIN + PERIMETER + INTERIOR = D + 4,248 + 995 = 5,243 SF
- LANDSCAPED % OF DEVELOPED AREA = 22%

PEDESTRIAN ACCESS UDC 804.050:

- EACH PARKING LOT AREA IS LESS THAN 25,000 SF AND NONE HAVE FOUR OR MORE CONSECUTIVE PARALLEL DRIVE AISLES SO NO PEDESTRIAN ACCESS IS REQUIRED.

DRIVEWAYS UDC 804.050:

- ONE-WAY MINIMUM - 12 FT, MAXIMUM - 20 FT
- TWO-WAY MINIMUM - 22 FT, MAXIMUM - 40 FT

VISION CLEARANCE (AT DRIVEWAYS) UDC 805:

- 10 FT L/S ALONG DRIVEWAY, 35 FT S/L ALONG STREET

OFF-STREET PARKING SPACES REQUIRED UDC 291.40(9B):

- PER ORS 291.40(9B), THE STATE OF OREGON AND ITS AGENCIES SHALL BE EXEMPT FROM ANY OFF-STREET PARKING CODE REQUIREMENTS FOR EXISTING STATE-OWNED BUILDINGS, CONSTRUCTION OF NEW STATE BUILDINGS OR THE RENOVATION OF EXISTING STATE-OWNED BUILDINGS, WHICH HAVE BEEN OR MAY BE ESTABLISHED BY ANY POLITICAL SUBDIVISION WITHIN THE BOUNDARIES OF THE SALEM TRANSIT DISTRICT.

THE CITY OF SALEM INTERPRETS THIS TO MEAN THE STATE IS EXEMPT FROM VEHICLE PARKING MINIMUMS, MAXIMUMS, CARPOOL/VANPOOL REQUIREMENTS AND COMPACT PARKING ABOUT RESTRICTIONS, AND THAT THE STATE IS NOT EXEMPT FROM VEHICLE PARKING SPACE MINIMUM DIMENSIONS, DRIVE-ABLE/VEHICLE USE AREA DIMENSIONS, LANDSCAPING, SETBACKS, ONE PARKING, PEDESTRIAN ACCESS, ETC.

REQUIRED NUMBER OF ADA SPACES PER ACCESSIBLE SPACE PER 38 SPACES PROVIDED WHEN SPACES PROVIDED IS LESS THAN 100 SPACES TOTAL (UDC TABLE 1104.1):

- FULL-SIZE MINIMUM ADA SPACES PROVIDED = 37 SPACES
- FULL-SIZE ADA SPACES PROVIDED = 4 SPACES (TWO VAN ACCESSIBLE)
- COMPACT SPACES PROVIDED = 43 SPACES
- TOTAL SPACES PROVIDED = 84 SPACES

PARKING SPACES AND AISLES PROVIDED SHALL CONFORM TO THE MINIMUM OFF-STREET PARKING AREA DIMENSIONS IN TABLE 609-6 OF THE UDC.

MINIMUM DRIVEWAY WIDTH UDC TABLE 806.7:

- MINIMUM TWO-WAY DRIVEWAY = 22 FT
- MINIMUM ONE-WAY DRIVEWAY = 12 FT
- TWO-WAY DRIVEWAY WIDTH PROVIDED = 24 FT
- ONE-WAY DRIVEWAY WIDTH PROVIDED = 15.5 FT

BICYCLE PARKING SPACES REQUIRED UDC TABLE 806(3):

- REQUIRED NUMBER = FOUR MINIMUM OR 1% OF 1,000 SF
- TOTAL REQUIRED = 24,500 SF / 1,000 SF = 25 REQUIRED, 995 SF PROVIDED
- SIX NEW SPACE WILL BE ADDED.

OFF-STREET LOADING UDC TABLE 806-6(1):

- REQUIRED NUMBER OF LOADING SPACES = ONE SPACE
- REQUIRED SIZE OF SPACE (LxW) = 12 FT X 19 FT X 12 FT
- PROVIDED LOADING SPACE: ONE 12 FT X 19 FT X 12 FT

LANDSCAPING UDC 806 AND 807:

- INTERIOR OFF-STREET PARKING AREA LANDSCAPING REQUIREMENTS: 5% OF PARKING AREA [UDC TABLE 806-6]

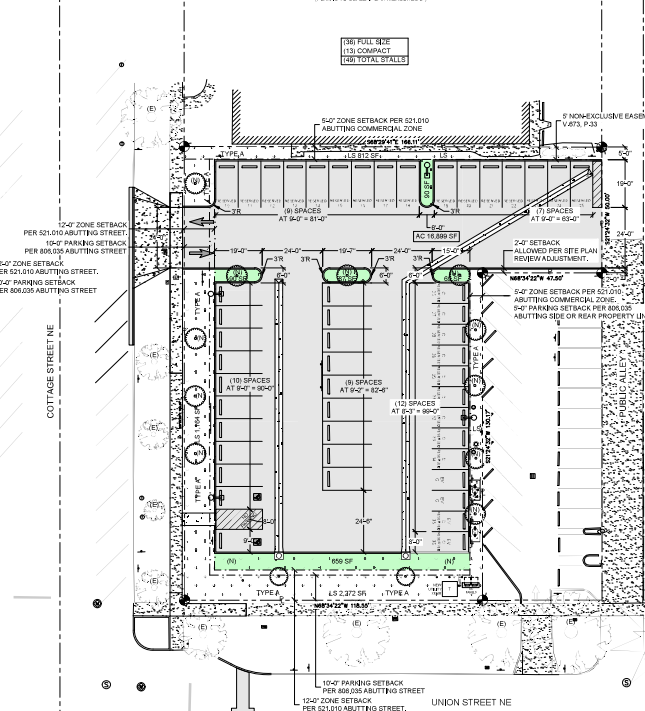
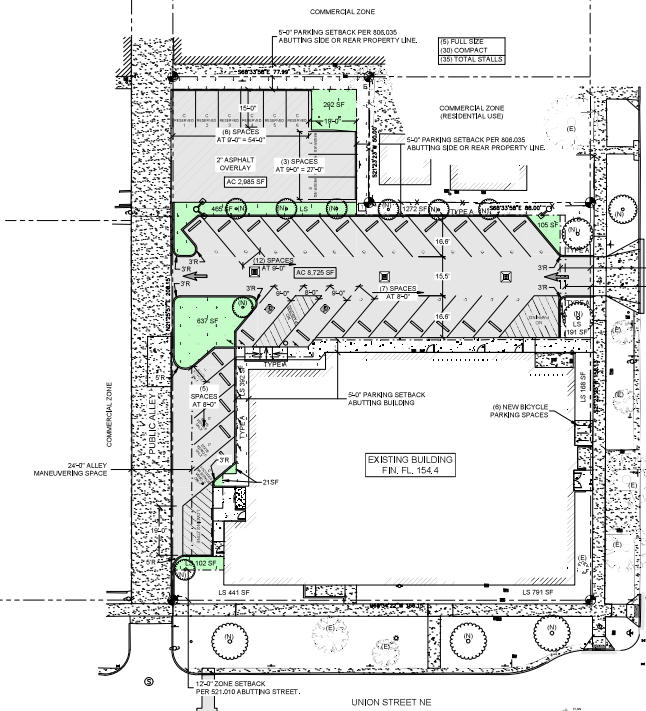
WEST PARKING LOT: 0.05 X 13,814 SF = 681 SF REQUIRED, 1,330 SF PROVIDED

EAST PARKING LOT: 0.05 X 18,180 SF = 909 SF REQUIRED, 995 SF PROVIDED

LANDSCAPE ISLANDS AND PLANTER BAYS SHALL BE MIN. 25 SF AND A MINIMUM 5 FT WIDE [UDC 806-030 (4) (4)]

SEE LANDSCAPE PLANS FOR SUMMARY OF TREE REMOVAL & MITIGATION REQUIREMENTS

SCOPE OF EXISTING SITE DEVELOPMENT PLAN



SITE DEVELOPMENT PLAN

CONFIRMED SET - 04 OCT 2022

OREGON DEPT. OF ADMINISTRATIVE SERVICES
 PARKING LOT UPGRADE PROJECT
 OED WORKS/JOE OREGON
 605 COTTAGE STREET NE, SALEM OREGON
 SITE DEVELOPMENT PLAN

JOB NO.	20005-1
DATE	APRIL 4, 2022
DESIGN BY	GL
CHECKED BY	GL
SHEET	G19.12

Documents prepared by the engineer are prepared in accordance with the provisions of the applicable laws and regulations of the State of Oregon and the City of Salem. The engineer is not responsible for any other project related to the project. The engineer is not responsible for any other project related to the project. The engineer is not responsible for any other project related to the project.

16.656
DIGITAL SIGNATURE
OREGON
STATE BOARD
OF PROFESSIONAL ENGINEERS
LICENSE: 16-01-2022

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