



REV.	DATE	DESCRIPTION
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SITE DEVELOPMENT LEGEND

- FULL PARKING LOT REBUILD
 - ASPHALT REMOVAL
 - EXCAVATION TO DEPTH REQUIRED TO PUT BACK REQUIRED ROCK SECTION
 - NEW STORMWATER COLLECTION, DETENTION, AND CONVEYANCE TO CITY SYSTEM.
 - NEW INTERIOR LANDSCAPING TO MEET CITY CODE
 - ASSESSMENT OF EXISTING LIGHTING AND ADD NEW AS NEEDED.
- RECONSTRUCT/REBUILD EXISTING LANDSCAPING
 - COMPLETE REMOVAL OF EXISTING LANDSCAPING
 - RECONSTRUCT SHAPE TO MEET CODE
 - NEW TREES AND PLANTS
- DRIVEWAY, ALLEY AND DAMAGED SIDEWALK REPLACEMENT
- ALT. BID #154 BREEZEWAY DRAINAGE IMPROVEMENT
- X REMOVE EXISTING TREE
- LANDSCAPE WITHIN SETBACK
- INTERIOR PARKING AREA LANDSCAPE (NOT WITHIN SETBACK)
- EXISTING ASPHALT PAVING
- FULL ASPHALT REPLACEMENT
- EXISTING CONCRETE PAVING
- PROPOSED CONCRETE PAVING
- EXISTING TREE
- NEW TREE

SITE CODE SUMMARY

CODE
2019 OREGON STRUCTURAL SPECIALTY CODE (OSBC)
2019 OREGON FIRE CODE (OFC)
SALEM REBUILT CODE TITLE X - UNIFIED DEVELOPMENT CODE (UDC)
CITY OF SALEM DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS (PWDS)

SITE AND BUILDING AREAS
WEST LOT ONLY - MINOR REPAIR TO PAVEMENT, NO PARKING LAYOUT CHANGES
LOT AREA = 4,397 SF

SOUTH LOT ONLY - MINOR REPAIR TO PAVEMENT AND PARKING LAYOUT CHANGES TO ACCOMMODATE DRIVE LANE NEED TO CLOSE DRIVEWAY.
LOT AREA = 10,102 SF

EAST LOT - FULL PARKING LOT REBUILD
LOT AREA = 29,415 SF
TOTAL INTERIOR OFF-STREET PARKING AREA = 24,998 SF INCLUDES PARKING SPACES, ISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS (BUT EXCLUDES TRASH ENCLOSURE, RAIN GARDEN, DRIVEWAYS AND AREA WITHIN SETBACKS)

BREEZEWAY (FULL REBUILD)
RECONSTRUCTION OF WALKWAY AND STORM DRAINAGE SYSTEM.
LOT AREA = 742 SF

THE EAST LOT WILL BE REDEVELOPED TO MEET CURRENT PLANNING AND PUBLIC WORKS CODE. AS DESCRIBED IN SECTION 02, THE REMOVAL OF EXISTING IMPERVIOUS SURFACE DOWN TO BIRTH MATERIAL IS FOR THE PURPOSE OF REPAIR & MAINTENANCE OF PAVED SURFACES TO PREVENT FLOODING. THE REMOVAL OF EXISTING IMPERVIOUS SURFACE IMPROVES SURFACE. FURTHERMORE, THE HYDRAULIC IMPACT WILL BE LESSENED BY THE INCREASE OF PERVIOUS SURFACE. THEREFORE, THE 10,000 SQ. FT. THRESHOLD OF LARGE PROJECT IS NOT EXCEEDED.

ZONE
MU-1 MIXED USE-1

USE UDC TABLE 533-1
GOVERNMENT SERVICES

SETBACKS
FOR ZONE UDC TABLES 533.3 AND 533.4
MINIMUM VEHICLE USE AREA SETBACK ABUTTING STREETS - PER 806
MINIMUM VEHICLE USE AREA SETBACK ABUTTING REAR YARD - 5 FT. TYPE A LANDSCAPE
MINIMUM VEHICLE USE AREA SETBACK INTERIOR SIDE YARD - 5 FT. TYPE A LANDSCAPE

FOR PARKING (UDC 806.035)
MINIMUM VEHICLE USE AREA SETBACK ABUTTING STREETS
METHOD A: 10 FT WITH TYPE A LANDSCAPE OR
METHOD D: 8 FT WITH 3 TALL WALL
MINIMUM VEHICLE USE AREA SETBACK ABUTTING INTERIOR FRONT, SIDE AND REAR PROPERTY LINE - 4 FT. TYPE A LANDSCAPE
MINIMUM VEHICLE USE AREA ADJACENT TO BUILDING - 4 FT. TYPE A LANDSCAPE OR FENCED WALL
MINIMUM 2 FT. MANEUVERING DEPTH IS REQUIRED TO OFF-STREET PARKING ADJACENT TO ALL 4Y REARWARD FROM OPPOSITE SIDE OF ALLEY.

LANDSCAPING UDC 806 AND 807
INTERIOR OFF-STREET PARKING AREA LANDSCAPING REQUIREMENTS: 5% OF PARKING AREA UDC TABLE 806.035
WEST PARKING LOT: N/A - NO WORK PLANNED ON THIS LOT
SOUTH PARKING LOT: N/A - NO WORK PLANNED ON THIS LOT
EAST PARKING LOT: UDC 24,998 SF + 1,200 SF REQUIRED 1,200 SF PROVIDED (DOES NOT INCLUDE LANDSCAPING WITHIN SETBACKS)

LANDSCAPE ISLANDS AND PLANTER BAYS SHALL BE MIN. 35 SF AND A MIN. 5 FT VIDE UDC 806.035 (c) (4).

SEE LANDSCAPE PLANS FOR SUMMARY OF TREE REMOVAL, MITIGATION REQUIREMENTS.

PEDESTRIAN ACCESS (UDC 806.06)
REDEVELOPED PARKING LOT AREA IS LESS THAN 20,000 SF; HOWEVER, THE TOTAL SITE IS OVER 25,000 SF THEREFORE PEDESTRIAN ACCESS IS REQUIRED.

PEDESTRIAN CONNECTION IS PROVIDED EAST WEST FROM 15TH STREET TO THE MAIN EMPLOYEE ENTRANCE DOOR ON THE EAST SIDE OF THE BUILDING.

A PUBLIC ALLEY RUNS NORTH-SOUTH FROM STATE STREET TO COURT STREET. ALSO, SEVERAL PEDESTRIAN ACCESSES EXIST THROUGH LANDSCAPE BOXES ALONG STATE STREET ALLOWING ACCESS FROM THE PUBLIC SIDEWALK INTO THE PARKING LOT AND THE PROPOSED EAST-WEST PEDESTRIAN CONNECTION IS WITHIN 125' OF THE STATE STREET R.O.W.

A NORTH-SOUTH PEDESTRIAN CONNECTION IS PROVIDED FROM THE EAST-WEST CONNECTION NORTH TO THE NEIGHBORING PROPERTY PARKING LOT.

DRIVEWAYS UDC 804.005
TWO-WAY MINIMUM - 22 FT. MAXIMUM - 40 FT.

TWO EXISTING DRIVEWAYS WILL BE CLOSED. ONE EXISTING DRIVEWAY WILL BE WIDENED TO 22 FT. THERE ARE NO NEW DRIVEWAYS PROPOSED.

VISION CLEARANCE (AT DRIVEWAYS) UDC 805
10 FT LEG ALONG DRIVEWAYS, 5 FT ALONG STREET

OFF-STREET PARKING SPACES REQUIRED PER 807 (8) (B) (1) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

PER ORS 291.407(9), THE STATE OF OREGON AND ITS AGENCIES SHALL BE EXEMPT FROM ANY OFF-STREET PARKING SPACE REQUIREMENTS FOR EXISTING STATE-OWNED BUILDINGS, CONSTRUCTION OF NEW STATE BUILDINGS OR THE RENOVATION OF EXISTING STATE-OWNED BUILDINGS, WHICH HAVE BEEN ORIGINALLY DESIGNED 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 REQUIREMENTS, MARKING, CHIPPING, REQUIREMENTS AND COMPACT PARKING AMOUNT RESTRICTIONS. AND THAT THE STATE IS NOT EXEMPT FROM VEHICLE PARKING SPACE MINIMUM DIMENSIONS, DRIVEWAY & VEHICLE USE AREA DIMENSIONS, LANDSCAPING, SETBACKS, BIKE PARKING, PEDESTRIAN ACCESS, ETC.

REQUIRED NUMBER OF ADA SPACES IS FIVE ACCESSIBLE SPACES WHEN SPACES PROVIDED IS BETWEEN 101 AND 100 SPACES TOTAL. AT LEAST ONE MUST BE VAN ACCESSIBLE (OSBC TABLE 1106.1)

FOR ALL PARKING AREAS COMBINED
NON-ADA SPACES PROVIDED - 110 SPACES
FULL-SIZE ADA SPACES PROVIDED - 5 SPACES (ONE VAN ACCESSIBLE)
TOTAL SPACES PROVIDED - 115 SPACES

REDEVELOPED PARKING SPACES AND ISLES PROVIDED SHALL CONFORM TO THE MINIMUM OFF-STREET PARKING AREA DIMENSIONS IN TAB 7 PARKING FOR THE 100'

MINIMUM DRIVEWAY WIDTH UDC TABLE 806.7
MINIMUM TWO-WAY DRIVEWAY - 22 FT

TWO-WAY DRIVEWAY WIDTH PROVIDED - 22 FT SERVING 60 IMPACT SPACES, 24 FT ELSEWHERE.

BIKE PARKING SPACES REQUIRED UDC TABLE 806.8
PROPOSAL DOES NOT TRIGGER BIKE PARKING ANALYSIS.
EXISTING BIKE PARKING SPACE WILL REMAIN.

OFF-STREET LOADING UDC TABLE 806.9
PROPOSAL DOES NOT TRIGGER OFF-STREET LOADING ANALYSIS.
DESIGNATED LOADING ZONES WILL BE STRIPPED SHOULD EXISTING

SITE DEVELOPMENT CODE SUMMARY TABLE

SITE ZONING DESIGNATION	MU-1 MIXED USE-1
TOTAL SITE AREA (EAST OF ALLEY)	50,915 SF
TOTAL LOT COVERABLE (EAST OF ALLEY)	29,268 SF
FULL SIZE & COMPACT STALLS	105
ADA STALLS	5
TOTAL PARKING SPACES	110
EXISTING PARKING SPACES	105
TOTAL BUILDING GROSS SQUARE FOOTAGE	74,951 SF

CONFORMED SET - 04 OCT 2022
 OREGON DEPT. OF ADMINISTRATIVE SERVICES
 PARKING LOT UPGRADE PROJECT
 COMMERCE BUILDING
 1275 STATE STREET NE, SALEM OREGON
 SITE DEVELOPMENT PLAN

Locke ENGINEERS
 CIVIL & STRUCTURAL
 289 Adams, Clackamas, OR 97130
 503.364.9207

CONFORMED SET - 04 OCT 2022
 OREGON DEPT. OF ADMINISTRATIVE SERVICES
 PARKING LOT UPGRADE PROJECT
 COMMERCE BUILDING
 1275 STATE STREET NE, SALEM OREGON
 SITE DEVELOPMENT PLAN

JOB NO.	20005-1
DATE	APRIL 4, 2022
DESIGN BY	GL
CHECKED BY	GL
SHEET	G18.12

LOCKE ENGINEERS, INC. 1275 STATE STREET NE, SALEM, OREGON 97130
 LICENSED PROFESSIONAL ENGINEER LICENSE NO. 18-01-00201