



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Modification of Class 3 Site Plan Review / Class 2 Adjustment Case No. CU-SPR-ADJ-DAP19-08MOD1-ADJ22-13
<b>PROPERTY LOCATION:</b>	102-122 Hrubetz Road SE, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	September 19, 2022
<b>PROPOSAL SUMMARY:</b>	Modification of a previously approved Site Plan Review decision to slightly alter the off-street parking area and add a secondary driveway access to Pembroke Street SE.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., MONDAY, OCTOBER 3, 2022. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  Faye Wright Neighborhood Association, Sue Hecox, Land Use Chair; Email: <a href="mailto:sihecox@msn.com">sihecox@msn.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.010(d)(2) – Class 3 Site Plan Review Modification; 250.005(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Jim Iverson, Laike LLC
<b>APPLICANT(S):</b>	Britany Randall, Brand Land Use on behalf of Laike LLC
<b>PROPOSAL REQUEST:</b>	<p>A modification to CU-SPR-ADJ-DAP19-08 to slightly alter the off-street parking area and add a secondary driveway access to Pembroke Street SE for a previously approved mixed-use development containing three new buildings, with a new request for the following Adjustments to:</p> <ol style="list-style-type: none"> <li>1) Reduce the minimum pedestrian walkway width from five feet to four feet.</li> <li>2) Reduce the minimum zone-to-zone setback requirement from five feet to 1 foot-3 inches adjacent to the eastern property line.</li> <li>3) Eliminate the Type A landscape requirement where the proposed pedestrian connection to Pembroke Street SE encroaches into the required landscape area.</li> </ol> <p>For property approximately 1.5 acres in size, zoned MU-III (Mixed Use-III), and located at 102-122 Hrubetz Road SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 083W09DB / 00400, 00500, 00600, 00900, and 01000).</p>
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. You can use the search function without registering and enter the permit number listed here: 22-115249. Paper copies can be obtained for a reasonable cost.</p>

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

TTD/TTY telephone 503-588-6439 is also available 24/7

# REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

**REGARDING:** Modification of Class 3 Site Plan Review / Class 2 Adjustment Case No. CU-SPR-ADJ-DAP19-08MOD1-ADJ22-13

**PROJECT ADDRESS:** 102-122 Hrubetz Road SE, Salem OR 97302

**AMANDA Application No.:** 22-115249-PLN

**COMMENT PERIOD ENDS:** Monday, October 3, 2022 at 5:00 PM

**SUMMARY:** Modification of a previously approved Site Plan Review decision to slightly alter the off-street parking area and add a secondary driveway access to Pembroke Street SE.

**REQUEST:** A modification to CU-SPR-ADJ-DAP19-08 to slightly alter the off-street parking area and add a secondary driveway access to Pembroke Street SE for a previously approved mixed-use development containing three new buildings, with a new request for the following Adjustments to:

- 1) Reduce the minimum pedestrian walkway width from five feet to four feet.
- 2) Reduce the minimum zone-to-zone setback requirement from five feet to 1 foot-3 inches adjacent to the eastern property line.
- 3) Eliminate the Type A landscape requirement where the proposed pedestrian connection to Pembroke Street SE encroaches into the required landscape area.

For property approximately 1.5 acres in size, zoned MU-III (Mixed Use-III), and located at 102-122 Hrubetz Road SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 083W09DB / 00400, 00500, 00600, 00900, and 01000).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m., MONDAY, OCTOBER 3, 2022**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: [APanko@cityofsalem.net](mailto:APanko@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Name/Agency & Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

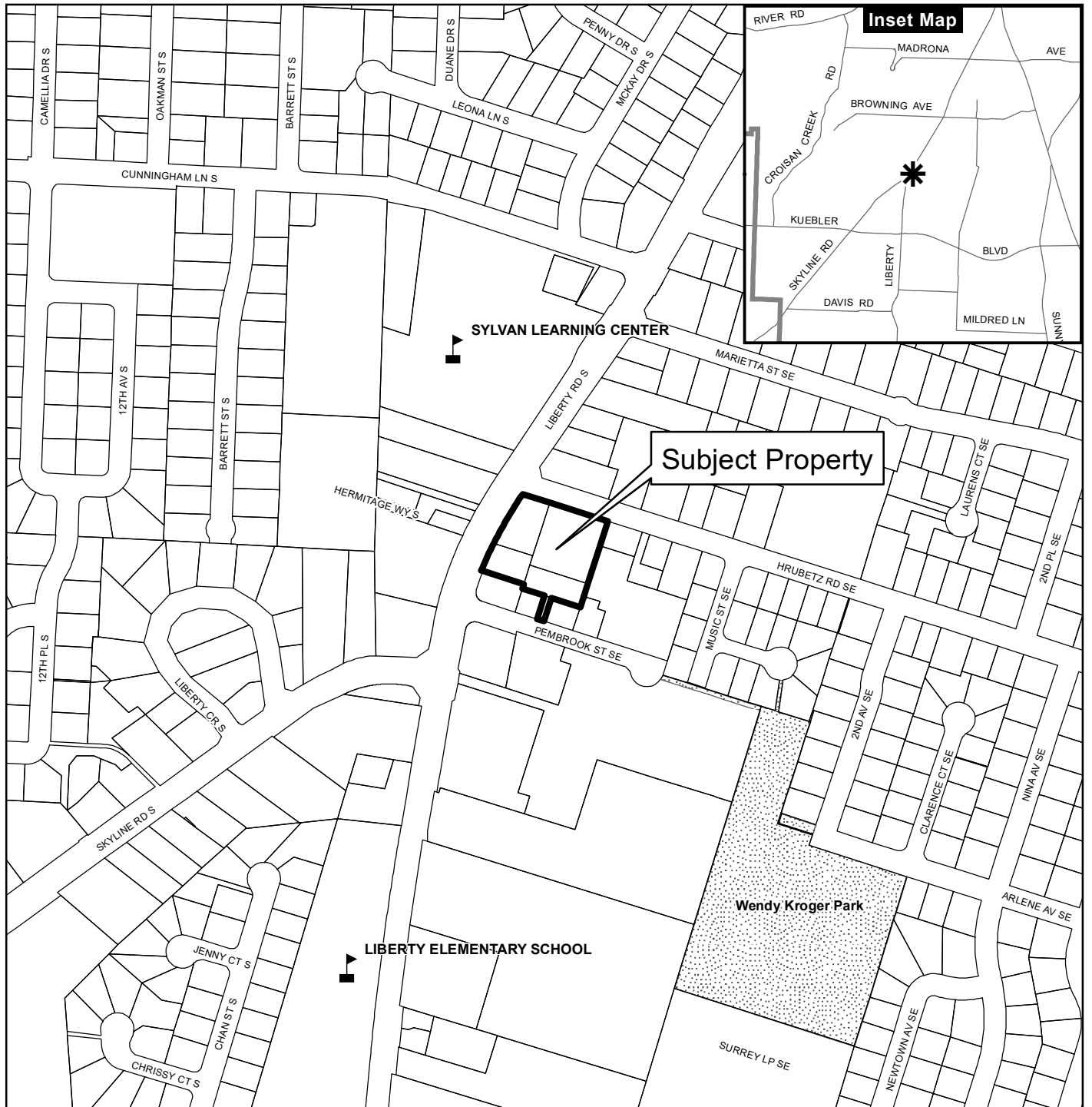
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



# Vicinity Map

## 102-122 Hrubetz Road SE



### Legend

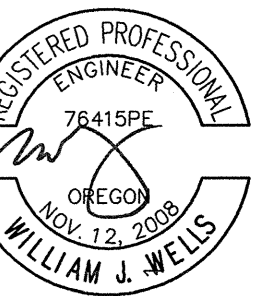
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

**CITY OF Salem**
  
 AT YOUR SERVICE
   
 Community Development Dept.

0 100 200 400 Feet



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RENEWALS: 6/30/2020

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 THE DOCUMENTS TRANSMITTED BY FAX, MAIL, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 3136.0000.0

DATE: 4/5/2019

DRAWN BY: AK

CHECKED BY: JW

- REVISIONS:
- ▲
  - ▲
  - ▲
  - ▲

WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS

3641 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 565-2474 Fax: (503) 565-9986  
E-mail: westtech@westtech-eng.com

**NEW MIXED USE DEVELOPMENT:**  
**SOUTH LIBERTY RD**  
SALEM, OR  
LIBERTY RD SE AND HRUBETZ RD

EROSION CONTROL LEGEND	
	SILT SACK INLET PROTECTION, PER DTL
	BIO BAGS, PER DTL
	SILT FENCE/CLEARING LIMITS
NOTES:	
1. NO CONCRETE WASHOUTS OR STOCKPILES ALLOWED ON SITE	
DEMOLITION LEGEND	
(R)	CONTRACTOR TO REMOVE
(P)	CONTRACTOR TO PROTECT
(R1)	CONTRACTOR TO COORDINATE W/ FRANCHISE UTILITY TO REMOVE
(R2)	CONTRACTOR TO MAINTAIN THROUGH CONSTRUCTION, RELOCATE ONCE COMPLETED.
(R3)	CONTRACTOR TO ABANDON PER DEPT. OF WATER RESOURCES STANDARDS
(S)	SAWCUT
(A)	CONTRACTOR TO ABANDON
(A1)	ADJUST TO NEW FINISHED GRADE

BENCHMARK UTILIZED:  
CITY OF SALEM # 8207  
ELEV: 476.56' NGVD 29  
NE CORNER LIBERTY RD SE, AND KUEBLER BLVD SE,  
8.3' NORTH OF MANHOLE, 12.2' SOUTHWEST OF SIGNAL POLE

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.



ABBREVIATIONS	
ASPH	ASPHALT
AD	AREA DRAIN
ASSY	ASSEMBLY
BLDG, BLD	BUILDING
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEAN-OUT
CONC	CONCRETE
CL	CENTERLINE
DIP	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EOP, EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX, EXIST	EXISTING
FD	FIRE DEPT. CONNECTOR
FT	FEET
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FM	FORCE MAIN
GRAV	GRAVEL
GM	GAS METER
GP	GATE POST
GS	GROUND SHOT
GV	GAS VALVE
HC	HANDICAP
HYD	HYDRANT
IR	IRON ROD
IP	IRON PIPE
IRR	IRRIGATION
INV	INVERT
JB	JUNCTION BOX
LP	LIGHT POLE
M	METER, MAIN
MB	MAILBOX
MH	MANHOLE
OH	OVER-HEAD
P/L, P	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TO	TOP OF CURB
TEL	TELEPHONE
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TW	TYPICAL
UG, U/G	UNDER GROUND
UTIL	UTILITY
W	WITH
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

SYMBOLS	
	AREA DRAIN
	CATCH BASIN
	CLEANOUT
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	GAS/POWER/WATER METER
	DOWN SPOUT
	MANHOLE TELEPHONE
	MANHOLE STORM DRAIN
	MANHOLE SANITARY SEWER
	TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET) NOTE: DIAMETER MEASURED AT BREAST HEIGHT
	SIGN POST
	PEDESTAL
	MAIL BOX
	IRRIGATION VALVE
	LIGHT POLE
	UTILITY/POWER POLES
	TEST PIT
	MONUMENT FOUND

LINE TYPES	
	CATV LINE
	COMMUNICATION LINE
	EASEMENT LINE
	FENCE LINE
	FIBER OPTIC LINE
	GAS LINE
	OVERHEAD LINE
	PHONE LINE
	POWER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE

Proposed  
Modification

HRUBETZ ROAD

LIBERTY ROAD SE

BUILDING A  
3,428 SF

BUILDING B  
3,335 SF

BUILDING C  
6,467 SF

WD  
DW

EXTEND PEDESTRIAN  
WALKWAY INTO PROPERTY

PEDESTRIAN WALKWAY TO PUBLIC WAY

NEW DRIVEWAY

LANDSCAPE STRIP EACH SIDE

6'-0" HIGH SITE OBSCURING FENCE EACH SIDE

PEMBROOK STREET

SITE PLAN KEYNOTES:

- |   |   |
|---|---|
| 1 PROPERTY LINE   | 9 FDC LOCATION WITH SIGNAGE, SEE CIVIL DRAWINGS FOR DISTANCE FROM NEAREST FIRE HYDRANT.   |
| 2 CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES | 10 PEDESTAL MOUNT MAILBOX CLUSTER   |
| 3 BICYCLE RACKS, SEE A1.02  | 11 8" CMU WALL TO EXTEND LENGTH OF ADJACENT PARKING STALL, 3'-0" A.F.G.   |
| 4 CANOPY ABOVE  | 12 48'-0" ROW DEDICATION  |
| 5 EXTERIOR TRASH ENCLOSURE, PERMITTED UNDER 19-116110-00-BP             | 13 ALTERNATIVE HAMMERHEAD DEAD-END FIRE APPARATUS TURNAROUND PER OFC D103.1   |
| 6 EXTERIOR SIGN, SEE SHEET A1.02  | 14 12'-0" x 30'-0" LOADING SPACE, DELIVERY VEHICLE NOT TO EXCEED 8,000 POUNDS   |
| 7 PROVIDE ACCESSIBLE PARKING SIGN, TYP. SEE SHEET A1.02                 | 12 6' CONCRETE WALL TO EXTEND PERIMETER OF DRIVE-THRU THAT IS WITHIN 6'-0" OF THE PROPERTY LINE, CONCRETE WALL TO BE 3'-0" A.F.G. |
| 8 PROVIDE ACCESSIBLE VAN PARKING SIGN, TYP. SEE SHEET A1.02             |   |

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 CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- 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.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT:

SITE AREA:	64,053 sf = 1.47 ACRES
- PEMBROOK ACCESS:	1,305 sf = 0.03 ACRES
ZONING:	CR & CO
BUILDING AREAS:	
BLDG A :	3,428 sf RETAIL
BLDG B :	3,335 sf RETAIL
BLDG C :	3,438 sf RETAIL / 23,526 sf RESIDENTIAL (26 UNITS)
BUILDING HEIGHTS:	
BLDG A :	24'-1 1/2"
BLDG B :	24'-1 1/2"
BLDG C :	50'-0"
PARKING:	
COMMERCIAL:	1/250 of REQ'D = 41 SPACES
RESIDENTIAL:	1.5/DWELLING REQ'D = 39 SPACES
REQUIRED:	80 SPACES
PROVIDED:	77 SPACES
	5 HANDICAP / 1 VAN
	48 COMPACT (62%)
	24 STANDARD
TOTAL AREA OF OFF-STREET PARKING:	29,681 sf
REQ'D LANDSCAPING:	MIN. 5% = 1,484 sf
PROVIDED:	2,300 sf

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG / CANOPY ABOVE
- LANDSCAPING
- CONCRETE FLOOR / SIDEWALK / PAD

LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,248 SF	20.27 %
PAVINGS, SIDEWALKS	37,710 SF	57.70 %
LANDSCAPE	14,400 SF	22.03 %
TOTAL SITE AREA	65,358 SF	100 %

STUDIO

3

ARCHITECTURE  
INCORPORATED

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

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 THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT #  
DATE: 06 JULY 2022

REVISIONS

LAIKE PLAZA

DEVELOPMENT

LIBERTY RD S & HRUBETZ RD S, SALEM, OR

SHEET:

A1.01

SITE PLAN

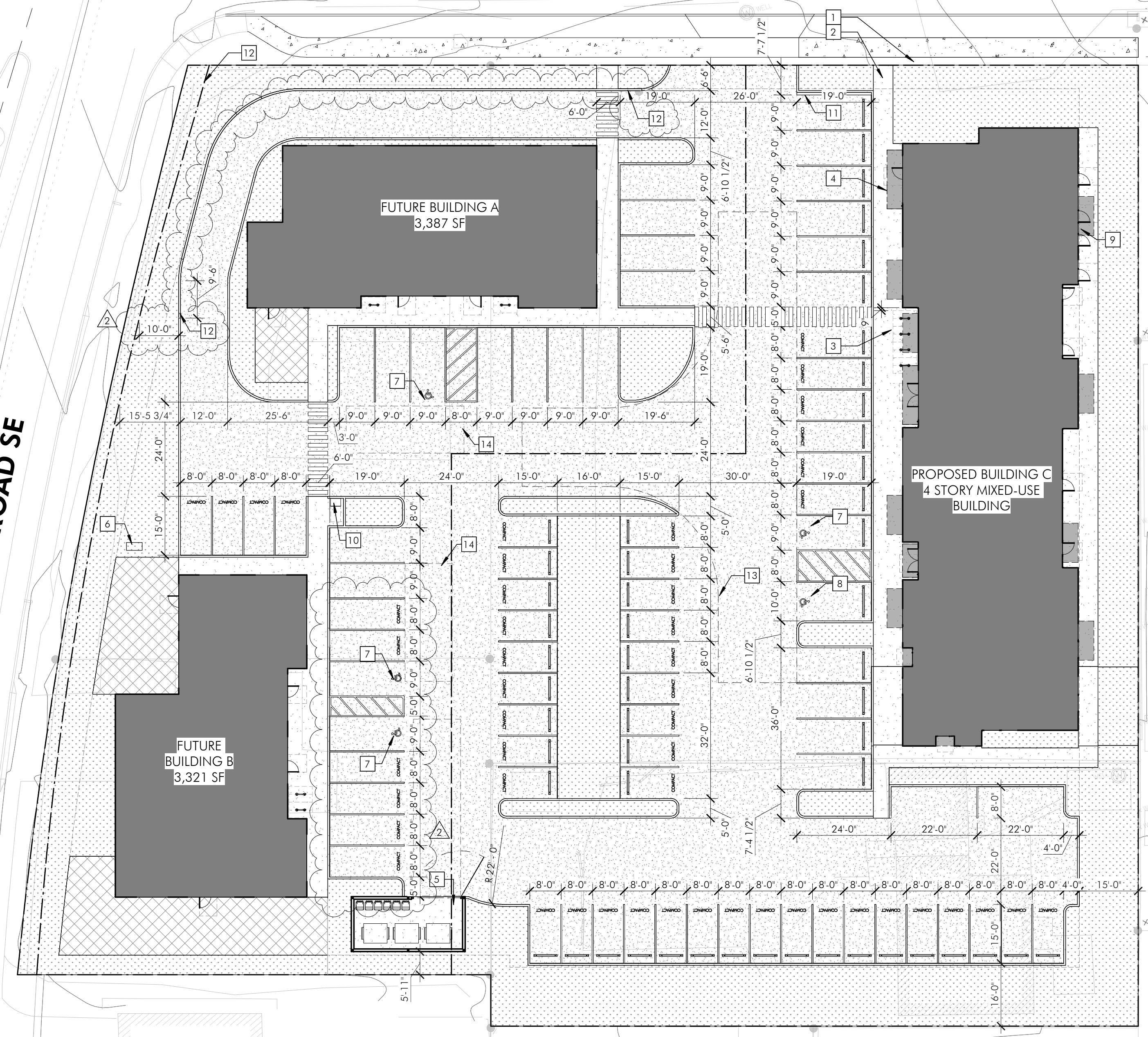
1 SITE PLAN  
0 5 10 20 40 60  
1" = 20'-0"



HRUBETZ ROAD

LIBERTY ROAD SE

PEMBROOK STREET



SITE PLAN KEYNOTES:

- 1 PROPERTY LINE
- 2 CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 3 BICYCLE RACKS, SEE A1.02
- 4 CANOPY ABOVE
- 5 EXTERIOR TRASH ENCLOSURE, PERMITTED UNDER 19-1161 10-00-BP
- 6 EXTERIOR SIGN, SEE SHEET A1.02
- 7 PROVIDE ACCESSIBLE PARKING SIGN, TYP. SEE SHEET A1.02
- 8 PROVIDE ACCESSIBLE VAN PARKING SIGN, TYP. SEE SHEET A1.02
- 9 FDC LOCATION WITH SIGNAGE, SEE CIVIL DRAWINGS FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 10 PEDESTAL MOUNT MAILBOX CLUSTER
- 11 8" CMU WALL TO EXTEND LENGTH OF ADJACENT PARKING STALL, 3'-0" A.F.G.
- 12 48'-0" ROW DEDICATION
- 13 ALTERNATIVE HAMMERHEAD DEAD-END FIRE APPARATUS TURNAROUND PER OFC D103.1
- 14 12'-0" x 30'-0" LOADING SPACE, DELIVERY VEHICLE NOT TO EXCEED 8,000 POUNDS
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7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT:

SITE AREA:	64,053 sf = 1.47 ACRES
ZONING:	CR & CO
BUILDING AREAS:	
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FUTURE BLDG B:	3,321 sf RETAIL
BLDG C:	3,534 sf RETAIL / 23,526 sf RESIDENTIAL (26 UNITS)
BUILDING HEIGHTS:	
FUTURE BLDG A:	25'-0"
FUTURE BLDG B:	25'-0"
BLDG C:	50'-0"
PARKING:	
COMMERCIAL:	1/250 sf REQ'D = 41 SPACES
RESIDENTIAL:	1.5/DWELLING REQ'D = 39 SPACES
PROVIDED:	80 SPACES
	8 HANICAP (1.1%)
	51 COMPACT (64%)
	24 STANDARD
TOTAL AREA OF OFF-STREET PARKING:	29,042 sf
REQ'D LANDSCAPING:	MIN. 5% = 1,452 sf
PROVIDED:	2,155 sf

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG / CANOPY ABOVE
- LANDSCAPING
- CONCRETE FLOOR / SIDEWALK / PAD

LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,626 SF	21.27 %
PAVINGS, SIDEWALKS	37,521 SF	58.58 %
LANDSCAPE	12,906 SF	20.15 %
<b>TOTAL SITE AREA</b>	<b>64,053 SF</b>	<b>100 %</b>



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 THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2018-071  
DATE: 29 JUN 2019

REVISIONS  
1 08/07/19 CITY COMMENTS  
2 10/25/19 CITY COMMENTS

LAIKE PLAZA  
**DEVELOPMENT**  
LIBERTY RD S & HRUBETZ RD S, SALEM, OR

