



# 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>               | Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP22-50   |
| <b>PROPERTY LOCATION:</b>         | 4500 Block of Mill Creek Drive SE, Salem OR 97317  |
| <b>NOTICE MAILING DATE:</b>       | November 21, 2022  |
| <b>PROPOSAL SUMMARY:</b>          | Proposed development of a new gasoline service station, convenience store approximately 3,955 square feet in size, and car wash.   |
| <b>COMMENT PERIOD:</b>            | <b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Monday, December 5, 2022.</u> 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 Division, 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><br><br>Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: <a href="mailto:arasmussen@modernbuildingsystems.com">arasmussen@modernbuildingsystems.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) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit<br><br>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>   | State of Oregon – Department of Administrative Services   |
| <b>APPLICANT(S):</b>        | Jaswant Singh, Surain S LLC   |
| <b>REPRESENTATIVE(S):</b>   | Britany Randall, Brand Land Use and Leonard Lodder, Studio 3 Architecture   |
| <b>PROPOSAL REQUEST:</b>    | A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new gasoline service station, a convenience store approximately 3,955 square feet in size, and a car wash, with a Class 2 Adjustment to eliminate the requirement to provide a pedestrian pathway from the primary building entrances to Kuebler Boulevard SE per 800.065(a)(1)(A).<br><br>For a portion of property approximately 15.5 acres in size, zoned EC (Employment Center), and located at the 4500 Block of Mill Creek Drive SE - 97317 (Marion County Assessor's Map and Tax Lot number: 082W070000602).  |
| <b>APPLICATION PROCESS:</b> | 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.<br><br>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. |
| <b>MORE INFORMATION:</b>    | 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: 22-119688. Paper copies can be obtained for a reasonable cost.   |

**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:** Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP22-50

**PROJECT ADDRESS:** 4500 Block of Mill Creek Drive SE, Salem OR 97317

**AMANDA Application No.:** 22-119688-PLN

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

**SUMMARY:** Proposed development of a new gasoline service station, convenience store approximately 3,955 square feet in size, and car wash.

**REQUEST:** A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new gasoline service station, a convenience store approximately 3,955 square feet in size, and a car wash, with a Class 2 Adjustment to eliminate the requirement to provide a pedestrian pathway from the primary building entrances to Kuebler Boulevard SE per 800.065(a)(1)(A).

For a portion of property approximately 15.5 acres in size, zoned EC (Employment Center), and located at the 4500 Block of Mill Creek Drive SE - 97317 (Marion County Assessor's Map and Tax Lot number: 082W070000602).

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, December 5, 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. Mailed comments can take up to 7 calendar days to arrive at our office. 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).

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**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: \_\_\_\_\_

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

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

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

Date: \_\_\_\_\_

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



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

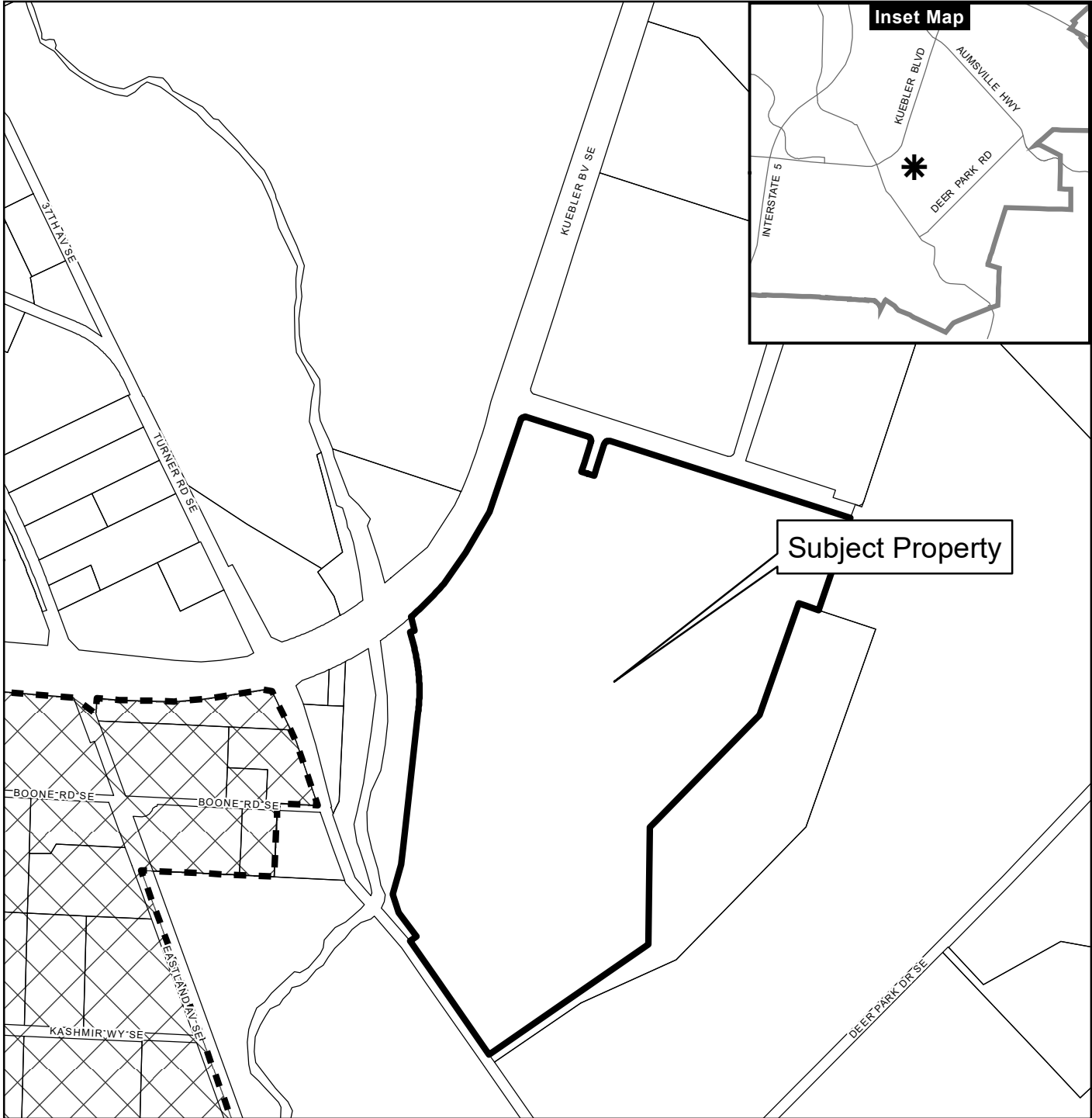
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



# Vicinity Map 4500 Mill Creek Drive 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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# MILL CREEK COMMERCIAL

## Gas Station and Convenience Store

LOGISTICS STREET SE SALEM OR 97317

STUDIO



ARCHITECTURE  
INCORPORATED

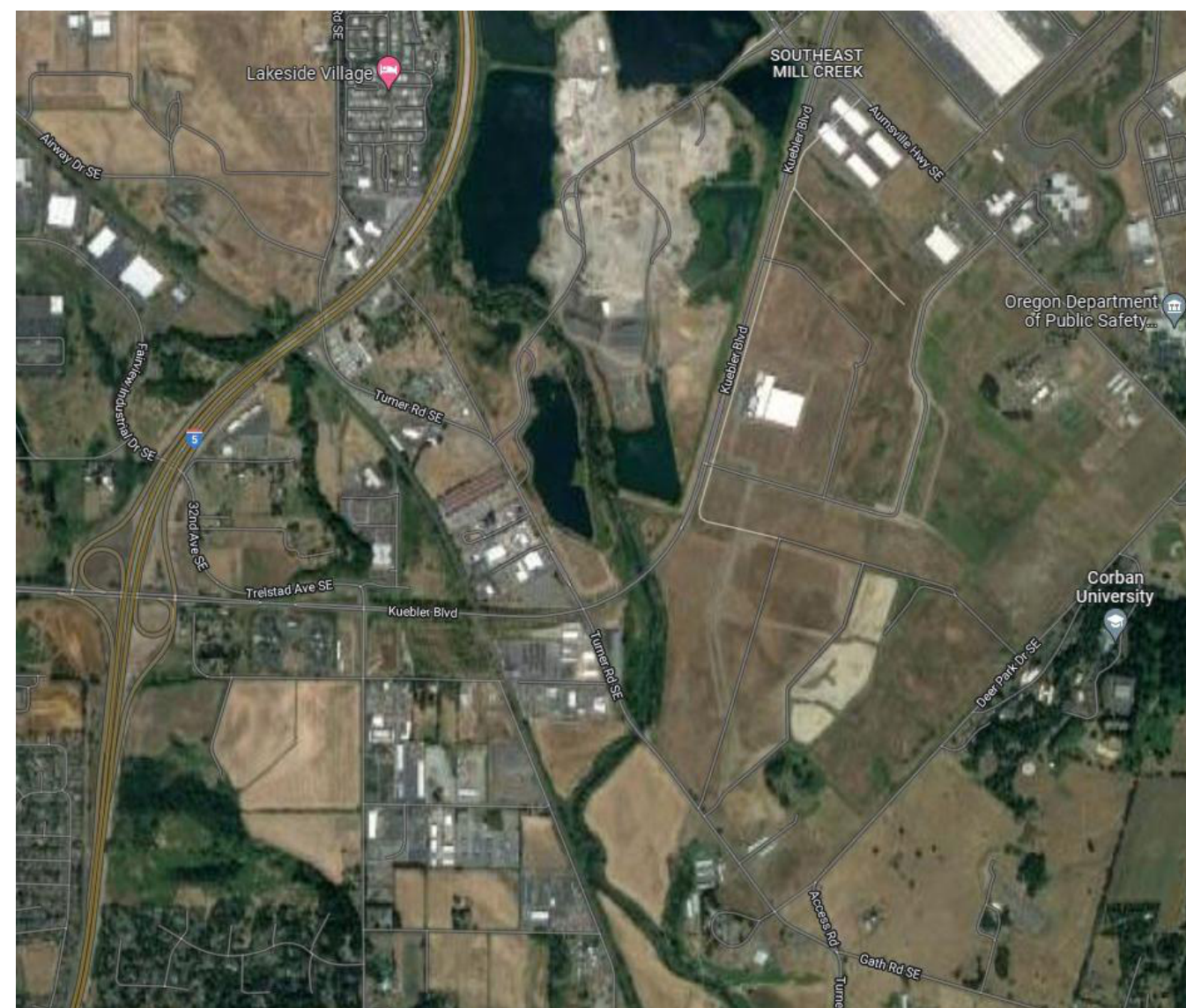
275 COURT ST. NE  
SALEM, OR 97301-3442  
P: 503.390.6500  
www.studio3architecture.com

PRELIMINARY,  
NOT FOR  
CONSTRUCTION

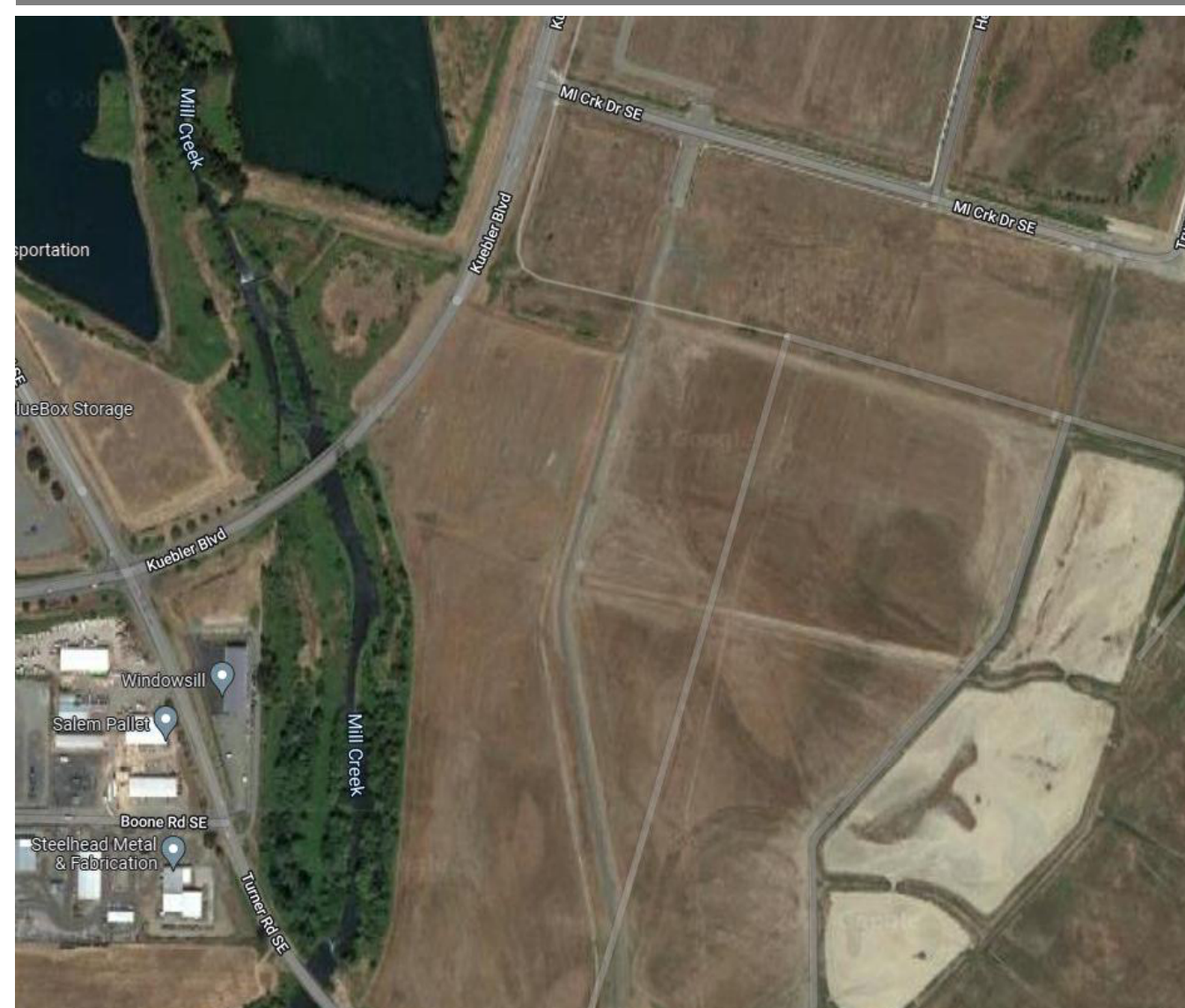
IN THE EVENT CONFLICTS ARE DISCOVERED  
BETWEEN THE ORIGINAL SIGNED AND SEALED  
DOCUMENTS PREPARED BY THE ARCHITECTS  
AND/OR THEIR CONSULTANTS, AND ANY COPY OF  
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ELECTRONICALLY OR OTHERWISE, THE ORIGINAL  
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PROJECT # 2021-213  
DATE: 11/07/2022  
REVISIONS

### VICINITY MAP:



### SITE MAP:



### DRAWINGS LIST:

| Sheet Number                      | Sheet Name                              | Sheet Issue Date | Current Revision | Revision Description | Sheet Number | Sheet Name | Sheet Issue Date | Current Revision | Revision Description |
|-----------------------------------|---|------------------|------------------|----------------------|--------------|------------|------------------|------------------|----------------------|
| <b>GENERAL DRAWINGS</b>           |   |                  |                  |                      |              |            |                  |                  |                      |
| G0.01                             | COVER SHEET                             | 11/07/2022       |                  |                      |              |            |                  |                  |                      |
| G3.01                             | PERSPECTIVE VIEWS                       | 11/07/2022       |                  |                      |              |            |                  |                  |                      |
| <b>CIVIL ENGINEERING DRAWINGS</b> |   |                  |                  |                      |              |            |                  |                  |                      |
| C3.0                              | GRADING & DRAINAGE PLAN                 | 08/04/22         |                  |                      |              |            |                  |                  |                      |
| C4.0                              | UTILITY PLAN                            | 08/04/22         |                  |                      |              |            |                  |                  |                      |
| C5.0                              | SURFACING PLAN                          | 08/04/22         |                  |                      |              |            |                  |                  |                      |
| <b>ARCHITECTURAL DRAWINGS</b>     |   |                  |                  |                      |              |            |                  |                  |                      |
| A1.01                             | OVERALL SITE PLAN - EXISTING CONDITIONS | 11/07/2022       |                  |                      |              |            |                  |                  |                      |
| A1.02                             | OVERALL SITE PLAN                       | 11/07/2022       |                  |                      |              |            |                  |                  |                      |
| A1.03                             | DETAIL SITE PLAN                        | 11/07/2022       |                  |                      |              |            |                  |                  |                      |
| A1.04                             | SITE PLAN                               | 11/07/2022       |                  |                      |              |            |                  |                  |                      |
| A5.01                             | SITE DETAILS                            | 11/07/2022       |                  |                      |              |            |                  |                  |                      |

### PROJECT TEAM:

**OWNER:**  
SURAIN S LLC  
2266 Treemont Court S Salem OR 97302  
Jaswant Singh

**ARCHITECT:**  
STUDIO 3 ARCHITECTURE, Inc.  
275 Court Street St. NE Salem OR 97303-3442  
P: 503.390.6500  
Project Architect: Leonard Lodder, AIA, LEED AP  
D: 971.239.0207  
E: leonard@studio3architecture.com  
W: www.studio3architecture.com

**LAND-USE PLANNING:**  
BRAND LANDUSE  
12150 Jefferson Hwy 99E SE Jefferson OR 97352  
Britany Randall Brand  
C: 503.680.0949 E: britany@brandlanduse.com

**CIVIL ENGINEERING:**  
WESTECH ENGINEERING, Inc.  
3841 Fairview Industrial Dr. SE, Suite 100 Salem OR 97302  
Josh Wells, P.E.  
P: 503.585.2474 E: jwells@westech-eng.com

**LANDSCAPE ARCHITECT:**  
LAURUS DESIGNS, LLC  
1012 Pine Street Silverton OR 97381  
Laura A. Antonson, LA  
P: 503.784.6494 E: laura\_a\_antonson@hotmail.com

**STRUCTURAL ENGINEERING:**

### SYMBOL LEGEND:

**ELEVATION DATUM:**

- 100.00 F.F.E. ELEVATION
- ELEVATION DATUM LOCATION:

**SECTION REFERENCE:**

- FILLED ARROW DENOTES BUILDING SECTION
- OPEN ARROW DENOTES WALL SECTION/DETAIL
- DETAIL NUMBER
- SHEET NUMBER
- SIDE NOTE IF REQUIRED

**ELEVATION REFERENCE:**

- ELEVATION NUMBER OR DESIGNATION AS OCCURS
- SHEET NUMBER

**DETAIL REFERENCE:**

- DETAIL NUMBER
- SHEET NUMBER
- SIDE NOTE IF REQUIRED
- DETAIL CUT LOCATION IF SHOWN

**WINDOW TYPE:**

- REFER TO WINDOW ELEVATIONS SHOWN ON DRAWINGS A5.1X

**DOOR NUMBER:**

- DOOR SIZE OR NUMBER

**PLAN NOTE DESIGNATION:**

- PLAN OR SIDE NOTE NUMBER
- MARK OR DIAGONAL NOTE NUMBER
- REVISION NUMBER

**ROOM TITLE + NUMBER:**

- ROOM NAME
- ROOM NUMBER

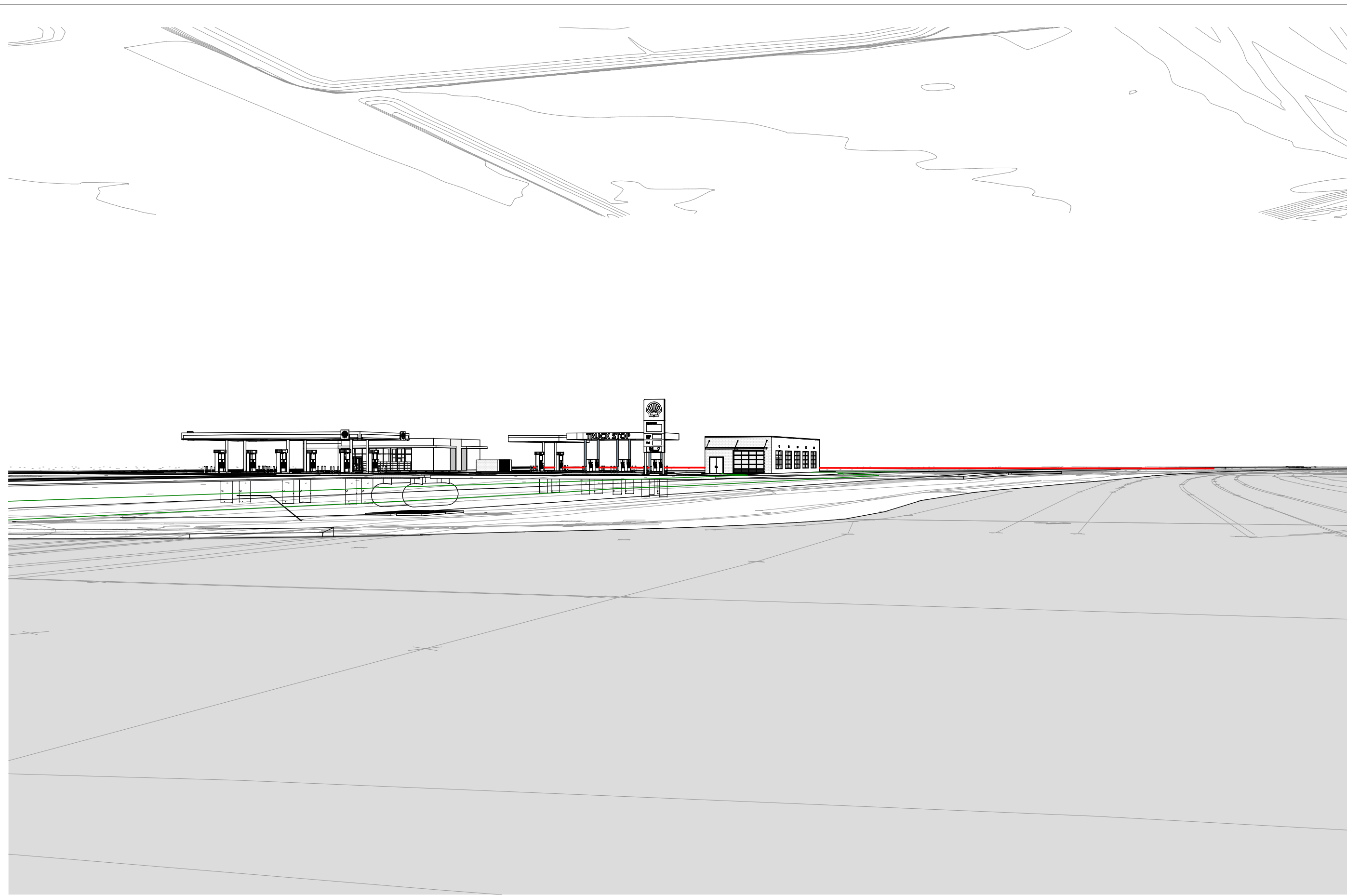
**WALL TYPE MARK:**

- WALL OR PARTITION CONSTRUCTION TYPE. SEE LEGEND.

**Gas Station & C-Store**  
**Mill Creek Commercial**  
 LOGISTICS STREET SE SALEM OR 97317

SHEET:  
**G0.01**

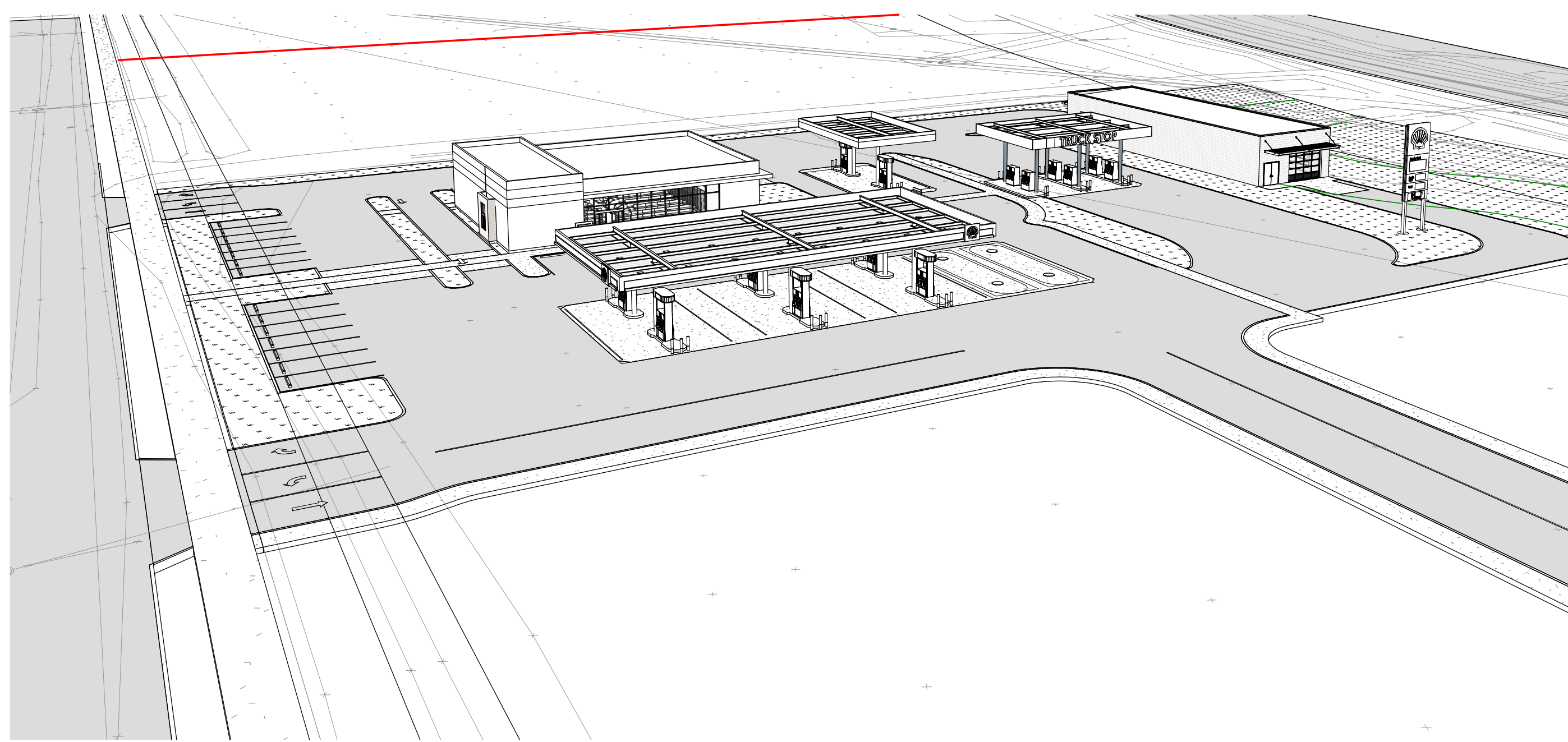




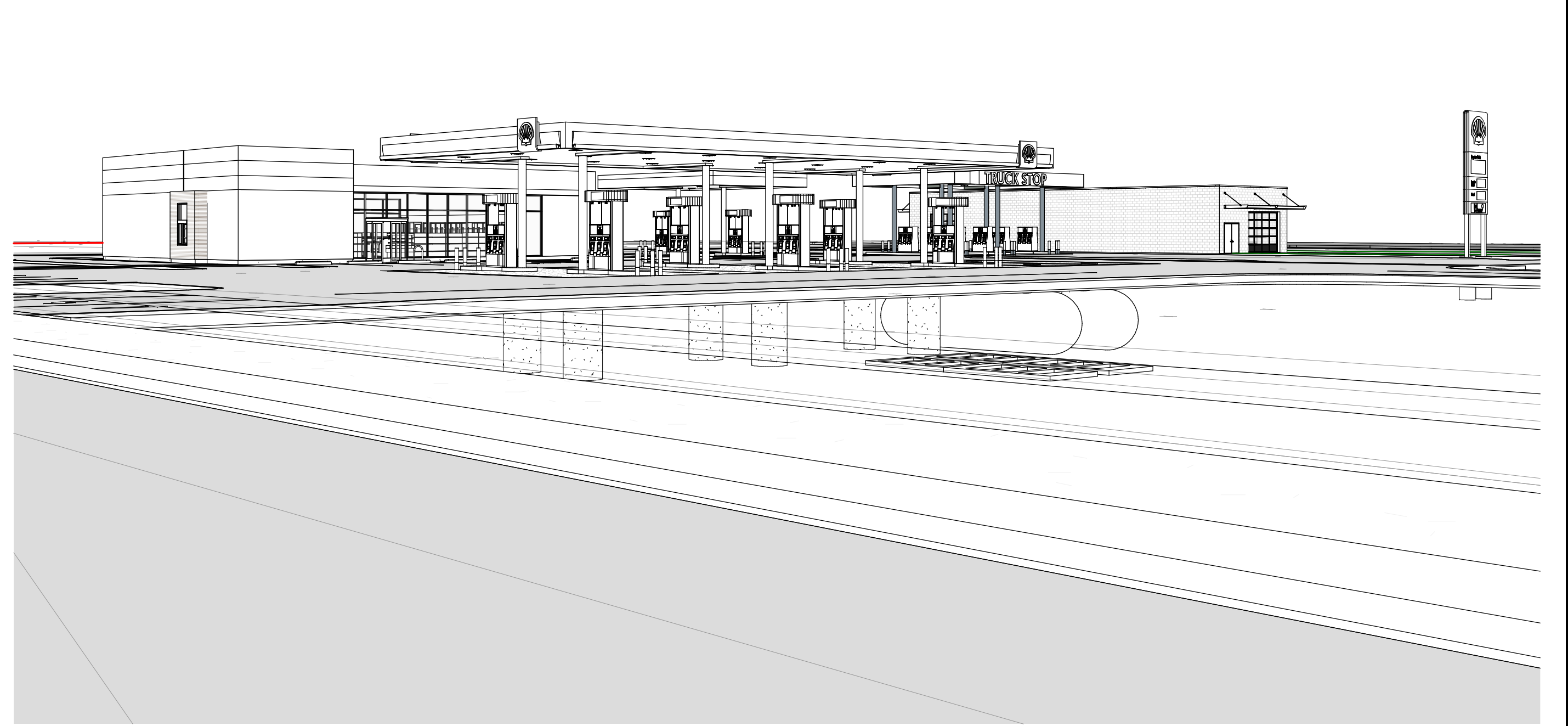
**1** 3D View FROM NORTH WEST ON KUEBLER APPROACH



**2** 3D View FROM SOUTH WEST ON KUEBLER APPROACH



**3** 3D View BIRDSEYE VIEW FROM NORTH ABOVE LOGISTICS ST.



**4** 3D View 5

**PRELIMINARY,  
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PROJECT # 2021-213  
DATE: 11/07/2022  
REVISIONS

**Gas Station & C-Store  
Mill Creek Commercial**

LOGISTICS STREET SE SALEM OR 97317

SHEET:

**G3.01**



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# Gas Station & C-Store Mill Creek Commercial

LOGISTICS STREET SE SALEM OR 97317

SHEET:  
**A1.01**

### SITE PLAN GENERAL NOTES:

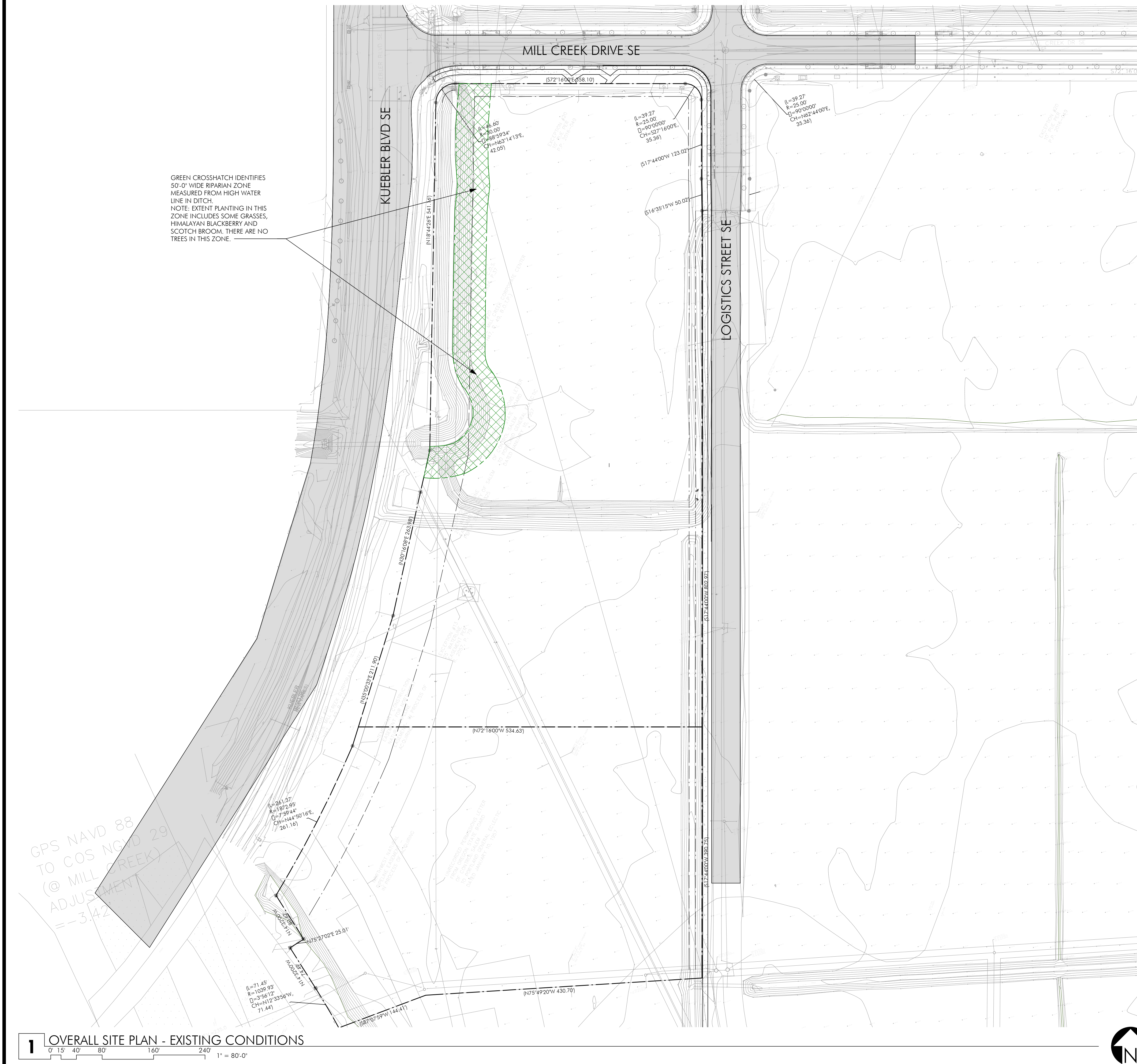
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 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.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

### SITE DEVELOPMENT CODE REVIEW:

- SITE AREA:** 442,598.28 sf = 10.16ac  
**UNDEVELOPED AREA:** 313,499.80 sf = 7.20ac  
**DEVELOPED SITE AREA:** 129,098.48 sf = 2.96ac
- ZONING:** EC Employment Center  
 EC Retail-Service Center Subzone for the Mill Creek Corporate Center
- BUILDING AREAS:**  
 • Convenience Store: 3,955 sf  
 • Future Car Wash: 3,000 sf
- PARKING:**  
 • COMMERCIAL USES: 1/250sf REQ'D  
 • MOTOR VEHICLE SERVICES: 1/900sf REQ'D  
 • C-Store Retail: @ 3,955sf/250sf = 15.82spaces  
 • Carwash: @ 3,000sf/900sf = 3.33spaces  
 • Main Fuel Canopy: @ 3,930sf/900sf = 4.36spaces  
 • Truck Fuel Canopy: @ 1,395sf/900sf = 1.55spaces  
 • Fleet Fuel Canopy: @ 1,040sf/900sf = 1.15spaces  
 Total Parking Req'd = 26.21spaces.
- PARKING PROVIDED:**  
 At Fuel Pumps: = 18 spaces  
 At C-store: = 30 spaces  
 Total Parking Provided: = 48spaces.  
 All spaces are standard full size.
- BIKE PARKING:**  
 • 1 SPACES PER 3,500 sf, or MINIMUM 4 SPACES  
 • THEREFORE PROVIDE 4 BIKE PARKING SPACES.
- LOADING SPACES:**  
 • FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE.  
 • LOADING SPACE SIZE: 12'-0" x 40'-0" WITH ACCESS TO STREET OR ALLEY.
- MAXIMUM BUILDING HEIGHT:**  
 • PER S.R.C. TABLE 522.5, MAX BUILDING HT IS 50ft.  
 • NO STRUCTURE ON THE SITE EXCEEDS 50FT IN HEIGHT.

### SITE PLAN NOTES:

- 1 TRASH ENCLOSURE
- 2 RAMP CONE SIDEWALK DOWN TO PAVEMENT LEVEL TO ACCESS LOADING SPACE AND TRASH ENCLOSURE.
- 3 TRASH VEHICLE TO OPERATION AREA.
- 4 VAN ACCESSIBLE PARKING SPACE
- 5 ACCESSIBLE PARKING SPACE
- 6 PEDESTRIAN ACCESS ROUTE
- 7 SIGN
- 8 2 BICYCLE PARKING SPACES.
- 9 DRIVE-UP SERVICE WINDOW



GREEN CROSSHATCH IDENTIFIES 50'-0" WIDE RIPARIAN ZONE MEASURED FROM HIGH WATER LINE IN DITCH. NOTE: EXTENT PLANTING IN THIS ZONE INCLUDES SOME GRASSES, HIMALAYAN BLACKBERRY AND SCOTCH BROOM. THERE ARE NO TREES IN THIS ZONE.

GPS NAVD 88 TO COS NGVD 29 (@ MILL CREEK) ADJUSTMENT = -3.42

**1** OVERALL SITE PLAN - EXISTING CONDITIONS





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DATE: 11/07/2022  
REVISIONS

Gas Station & C-Store  
Mill Creek Commercial  
LOGISTICS STREET SE SALEM OR 97317

SHEET:  
**A1.02**

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SITE AREA CALCULATIONS

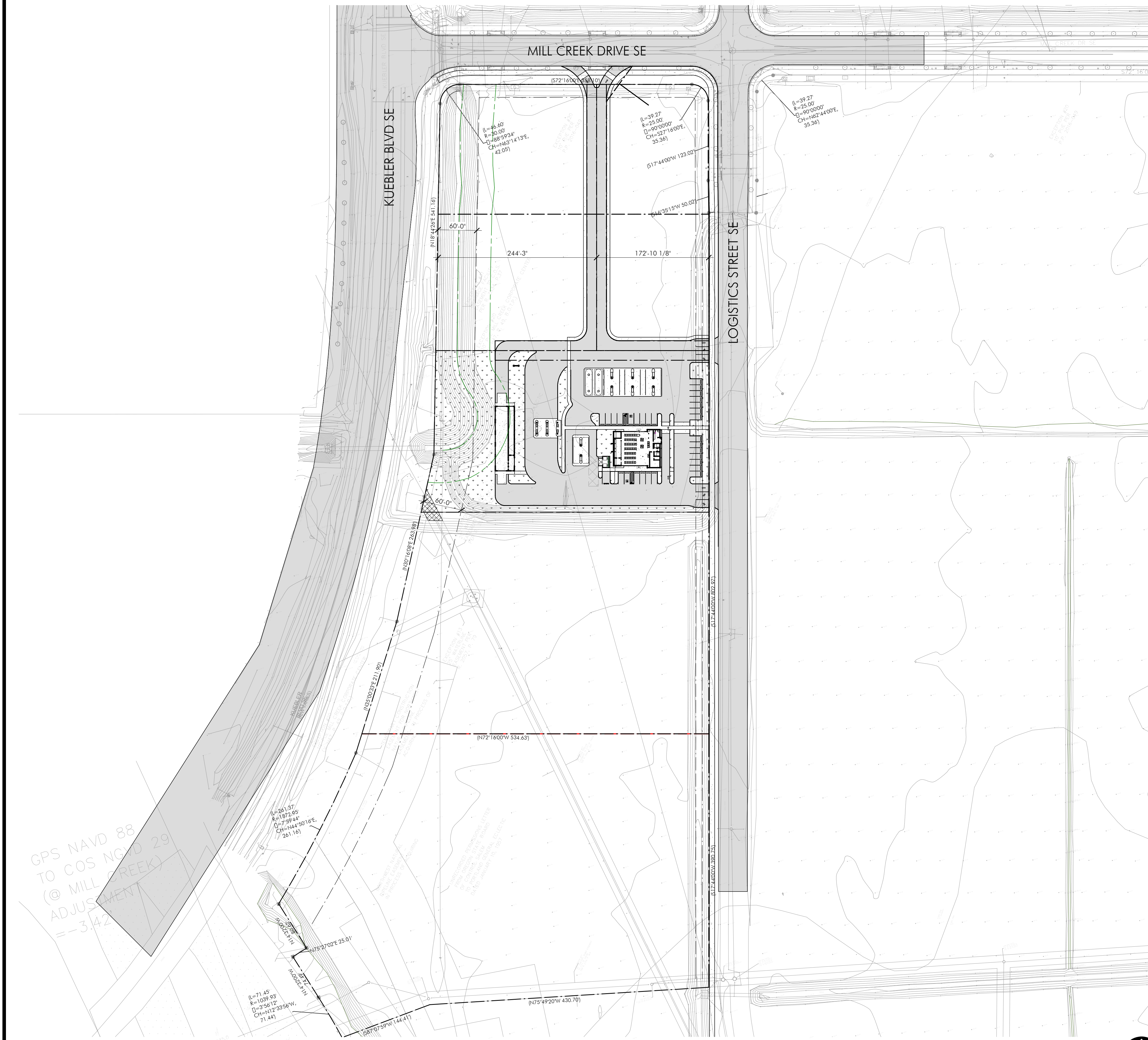
| DESCRIPTION                            | AREA sf           | PERCENT        | REMARKS         |
|--|-------------------|----------------|-----------------|
| BUILDINGS                              | 6,955.00          | 5.39%          |                 |
| LANDSCAPING                            | 44,239.50         | 34.27%         |                 |
| ASPHALT PAVING                         | 65,426.96         | 50.68%         |                 |
| ACCESSORY STRUCTURES                   | 216.00            | 0.17%          | TRASH ENCLOSURE |
| CONCRETE SIDEWALKS                     | 1,691.88          | 1.31%          |                 |
| CONCRETE CURBS                         | 1,623.04          | 1.26%          |                 |
| CONCRETE PAVING AND MISC CONCRETE PADS | 8,946.10          | 6.93%          |                 |
| MISCELLANEOUS                          | 0.00              | 0.00%          |                 |
| <b>8</b>                               | <b>129,098.48</b> | <b>100.00%</b> |                 |

CANOPY AREA CALCULATIONS

| COVER DESCRIPTION | COVER AREA sf   | PERCENT        | COVER REMARKS |
|-------------------|-----------------|----------------|---------------|
| MAIN FUEL CANOPY  | 3,930.00        | 61.74%         |               |
| TRUCK FUEL CANOPY | 1,395.00        | 21.92%         |               |
| FLEET FUEL CANOPY | 1,040.00        | 16.34%         |               |
| <b>3</b>          | <b>6,365.00</b> | <b>100.00%</b> |               |

SITE PLAN NOTES:

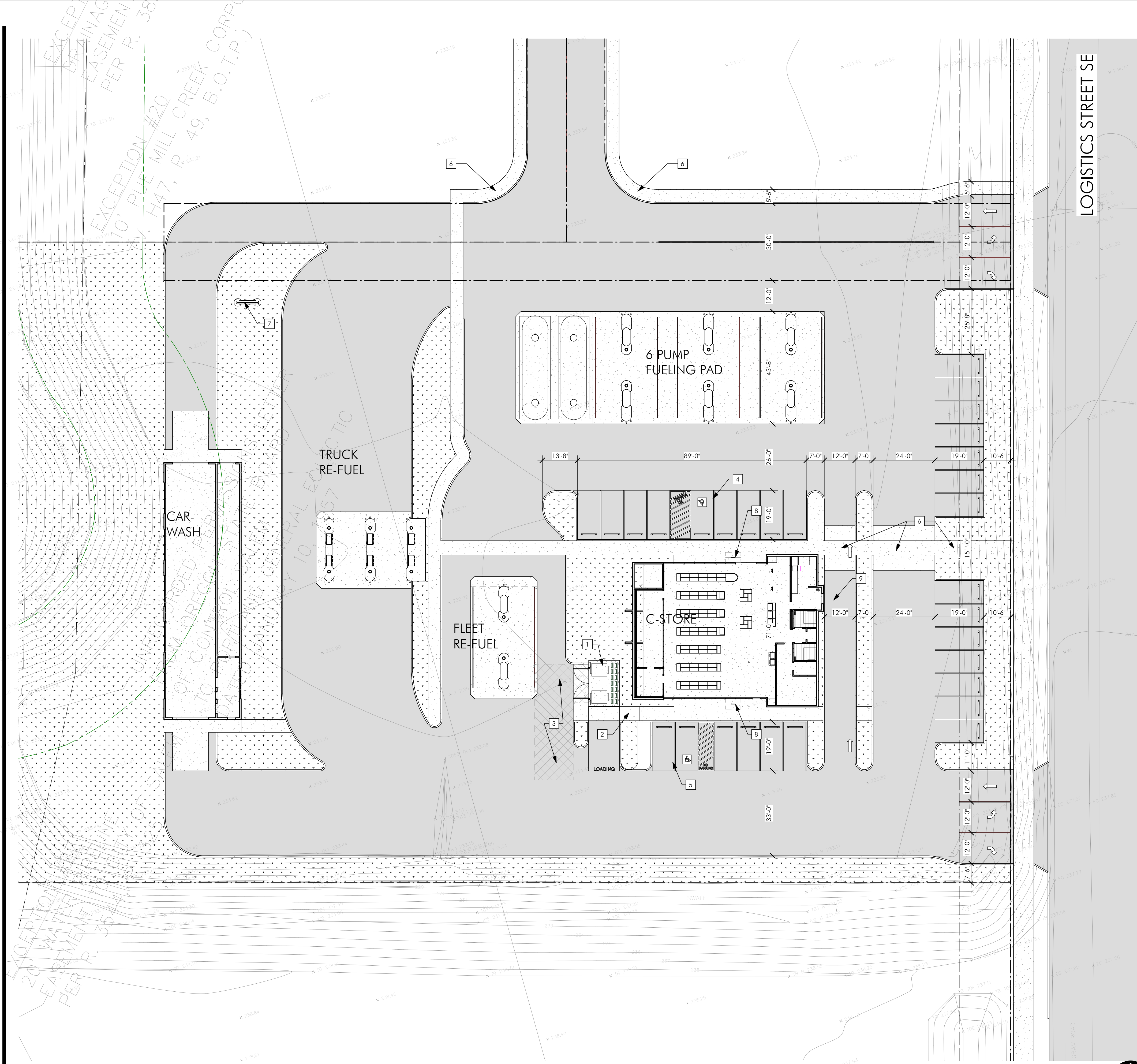
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- 5 ACCESSIBLE PARKING SPACE
- 6 PEDESTRIAN ACCESS ROUTE
- 7 SIGN
- 8 2 BICYCLE PARKING SPACES.
- 9 DRIVE-UP SERVICE WINDOW



1 OVERALL SITE PLAN  
0' 15' 40' 80' 160' 240' 1" = 80'-0"







LOGISTICS STREET SE

**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.
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- 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.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

**SITE DEVELOPMENT CODE REVIEW:**

- SITE AREA:** 442,598.28 sf = 10.16ac  
**UNDEVELOPED AREA:** 313,499.80 sf = 7.20ac  
**DEVELOPED SITE AREA:** 129,098.48 sf = 2.96ac
- ZONING:** EC Employment Center  
 EC Retail-Service Center Subzone for the Mill Creek Corporate Center
- BUILDING AREAS:**  
 • Convenience Store: 3,955 sf  
 • Future Car Wash: 3,000 sf
- PARKING:**  
 • COMMERCIAL USES: 1/250sf REQ'D  
 • MOTOR VEHICLE SERVICES: 1/900sf REQ'D  
 • C-Store Retail: @ 3,955sf/250sf = 15.82spaces  
 • Carwash: @ 3,000sf/900sf = 3.33spaces  
 • Main Fuel Canopy: @ 3,930sf/900sf = 4.36spaces  
 • Truck Fuel Canopy: @ 1,395sf/900sf = 1.55spaces  
 • Fleet Fuel Canopy: @ 1,040sf/900sf = 1.15spaces  
 Total Parking Req'd = 26.21spaces
- PARKING PROVIDED:**  
 At Fuel Pumps: = 18 spaces  
 At C-store: = 30 spaces  
 Total Parking Provided: = 48spaces.  
 All spaces are standard full size.
- BIKE PARKING:**  
 • 1 SPACES PER 3,500 sf, or MINIMUM 4 SPACES  
 • THEREFORE PROVIDE 4 BIKE PARKING SPACES.
- LOADING SPACES:**  
 • FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE.  
 • LOADING SPACE SIZE: 12'-0" x 40'-0" WITH ACCESS TO STREET OR ALLEY.
- MAXIMUM BUILDING HEIGHT:**  
 • PER S.R.C. TABLE 522.5, MAX BUILDING HT IS 50ft.  
 • NO STRUCTURE ON THE SITE EXCEEDS 50FT IN HEIGHT.

| SITE AREA CALCULATIONS                 |                   |                |                 |
|--|-------------------|----------------|-----------------|
| DESCRIPTION                            | AREA sf           | PERCENT        | REMARKS         |
| BUILDINGS                              | 6,955.00          | 5.39%          |                 |
| LANDSCAPING                            | 44,239.50         | 34.27%         |                 |
| ASPHALT PAVING                         | 65,426.96         | 50.68%         |                 |
| ACCESSORY STRUCTURES                   | 216.00            | 0.17%          | TRASH ENCLOSURE |
| CONCRETE SIDEWALKS                     | 1,691.88          | 1.31%          |                 |
| CONCRETE CURBS                         | 1,623.04          | 1.26%          |                 |
| CONCRETE PAVING AND MISC CONCRETE PADS | 8,946.10          | 6.93%          |                 |
| MISCELLANEOUS                          | 0.00              | 0.00%          |                 |
| <b>8</b>                               | <b>129,098.48</b> | <b>100.00%</b> |                 |

| CANOPY AREA CALCULATIONS |                 |                |               |
|--------------------------|-----------------|----------------|---------------|
| COVER DESCRIPTION        | COVER AREA sf   | PERCENT        | COVER REMARKS |
| MAIN FUEL CANOPY         | 3,930.00        | 61.74%         |               |
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**SITE PLAN NOTES:**

- 1 TRASH ENCLOSURE
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- 7 SIGN
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**1 SITE PLAN DETAIL**  
 0 5 10 20 40 60  
 1" = 20'-0"



**PRELIMINARY,  
 NOT FOR  
 CONSTRUCTION**

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 # 2021-213  
 DATE: 11/07/2022  
 REVISIONS

**Gas Station & C-Store  
 Mill Creek Commercial**  
 LOGISTICS STREET SE SALEM OR 97317



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**Mill Creek Commercial**  
LOGISTICS STREET SE SALEM OR 97317

SHEET:  
**A1.04**

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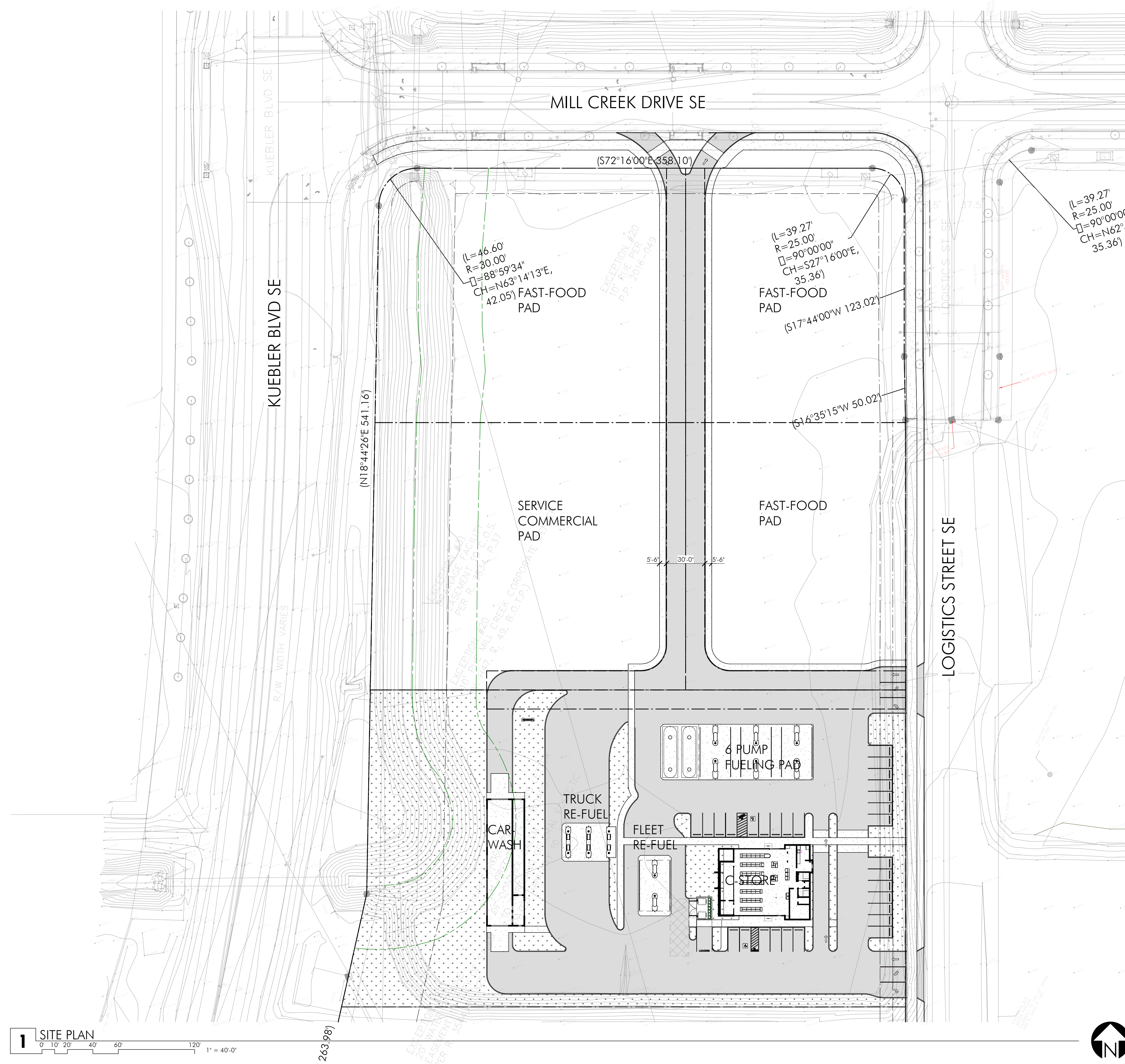
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**SITE PLAN NOTES:**

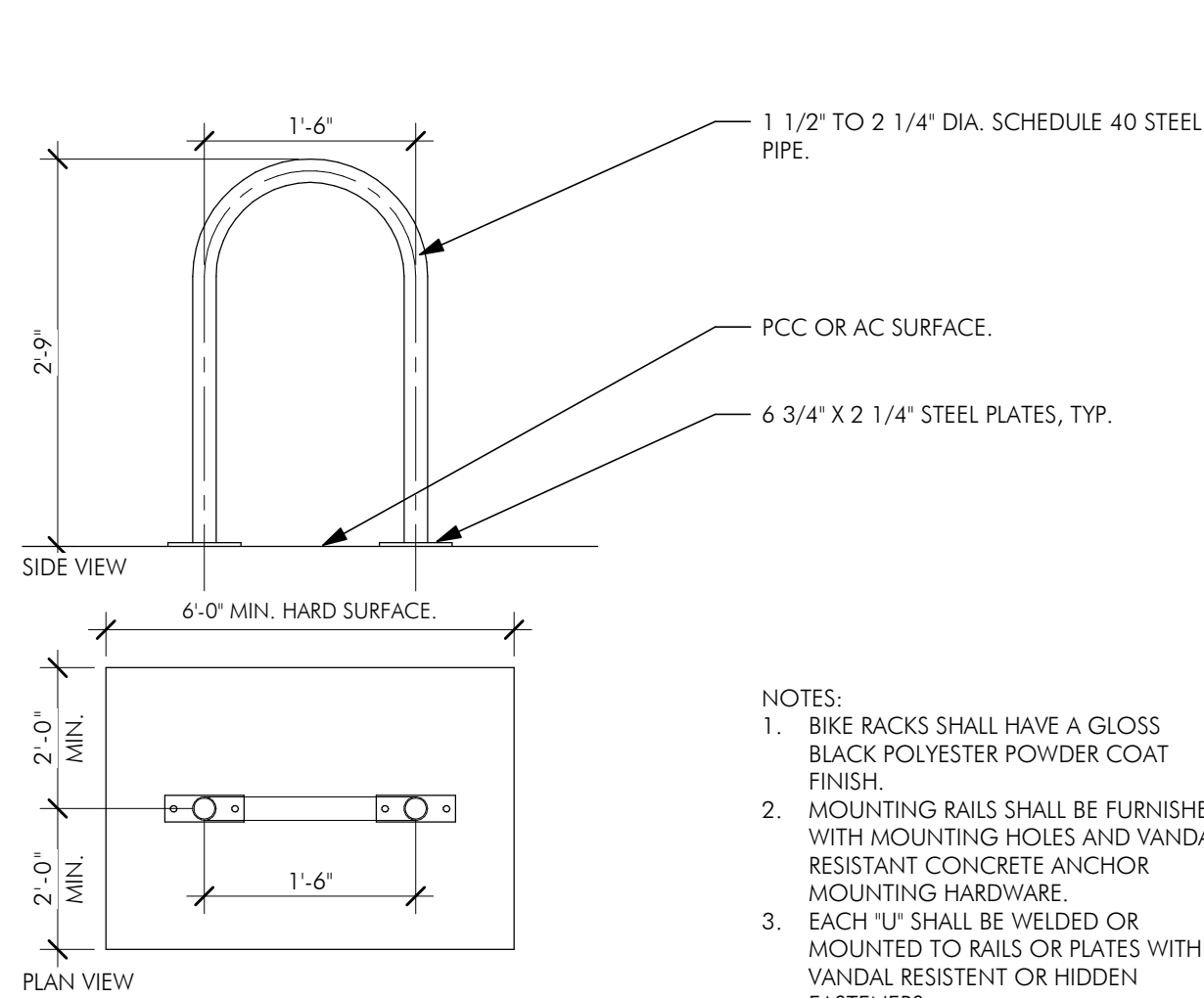
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- 7 SIGN
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**1 SITE PLAN**  
0 10' 20' 40' 60' 120' 1" = 40'-0"  
Copyright © 2019-20 STUDIO 3 ARCHITECTURE, INC.

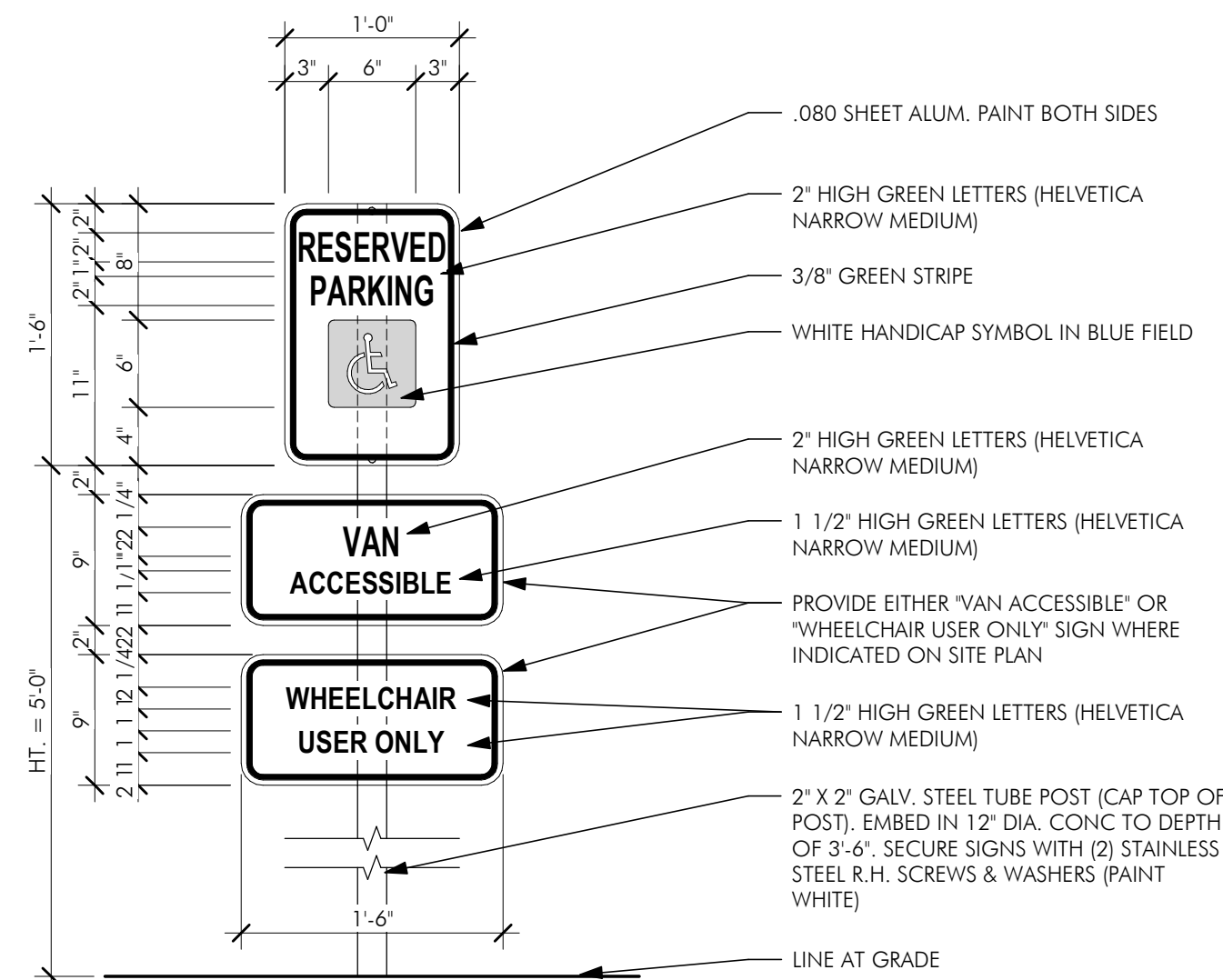




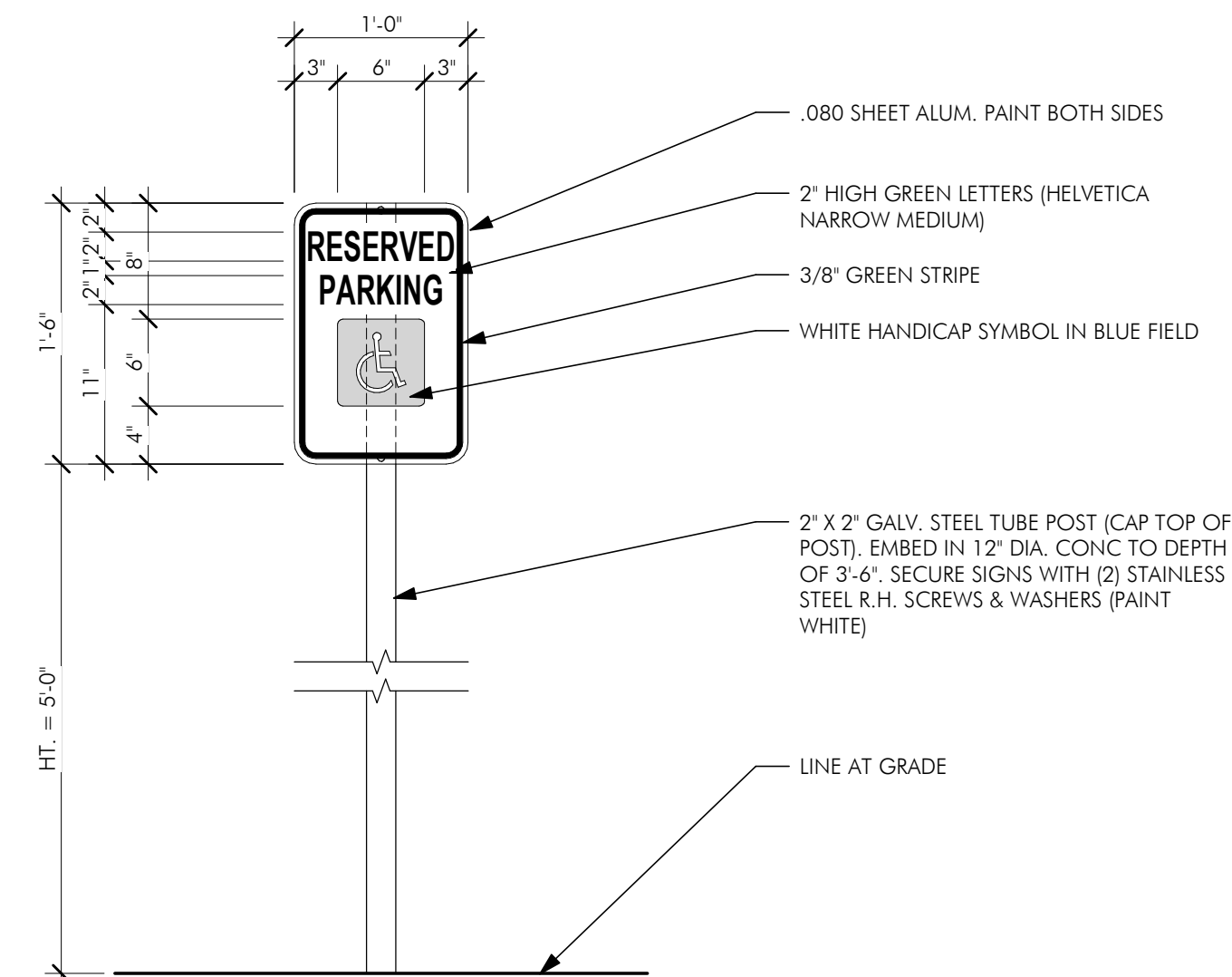


- NOTES:
- BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
  - MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTANT CONCRETE ANCHOR MOUNTING HARDWARE.
  - EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
  - FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES.

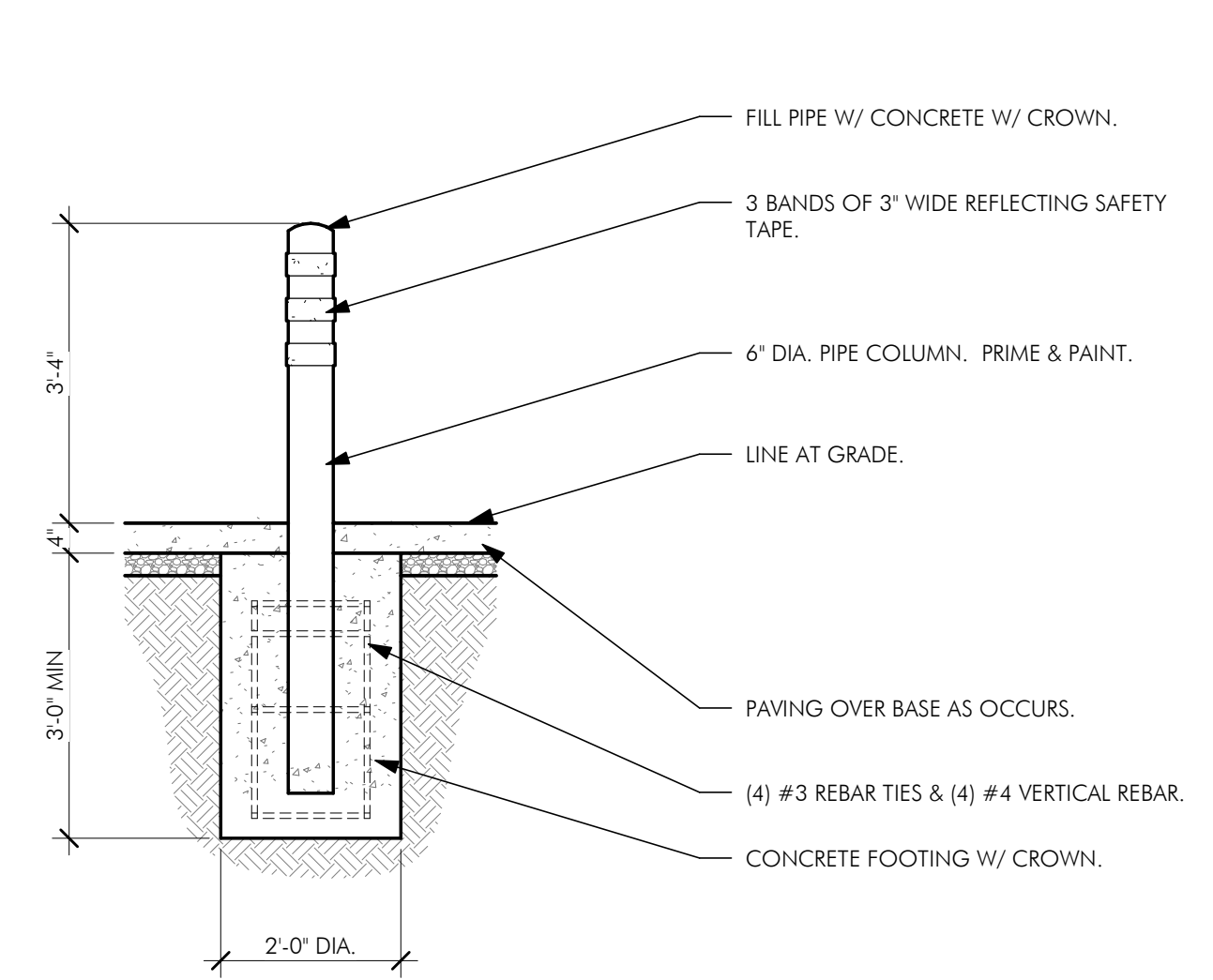
**1** "INVERTED U" BIKE RACK



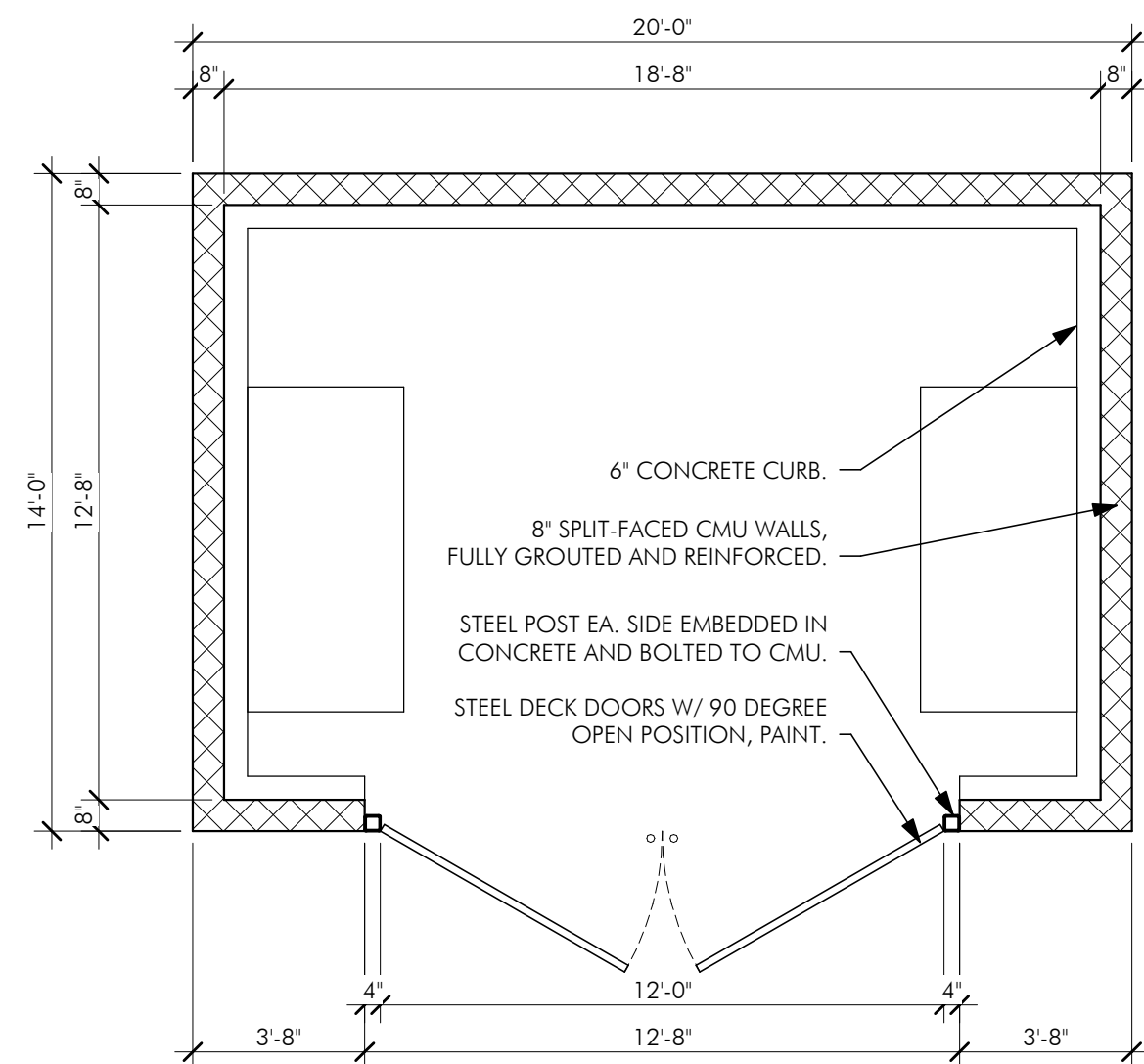
**2** ACCESSIBLE VAN OR WHEELCHAIR PARKING SIGN



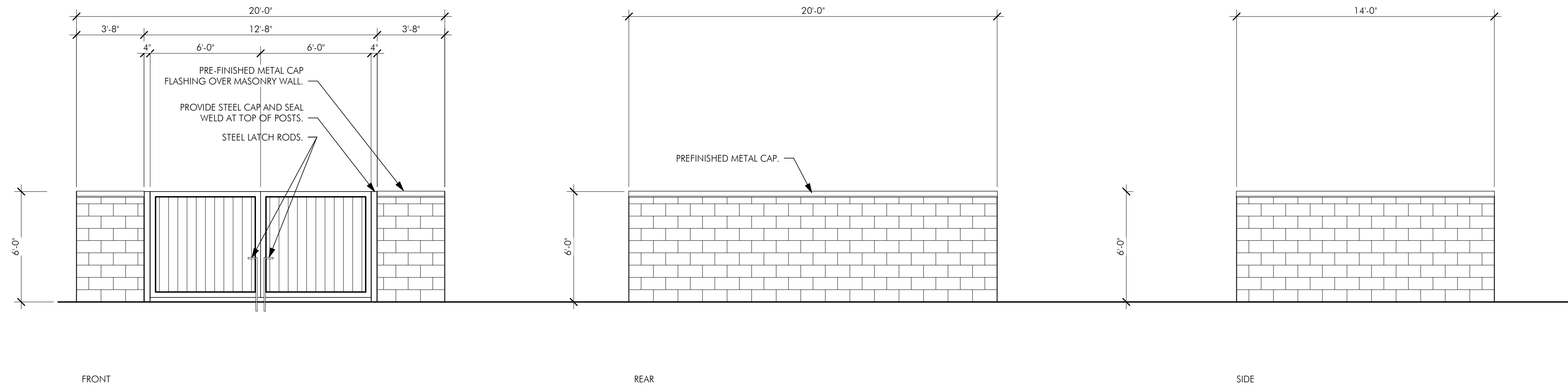
**3** ACCESSIBLE PARKING SIGN



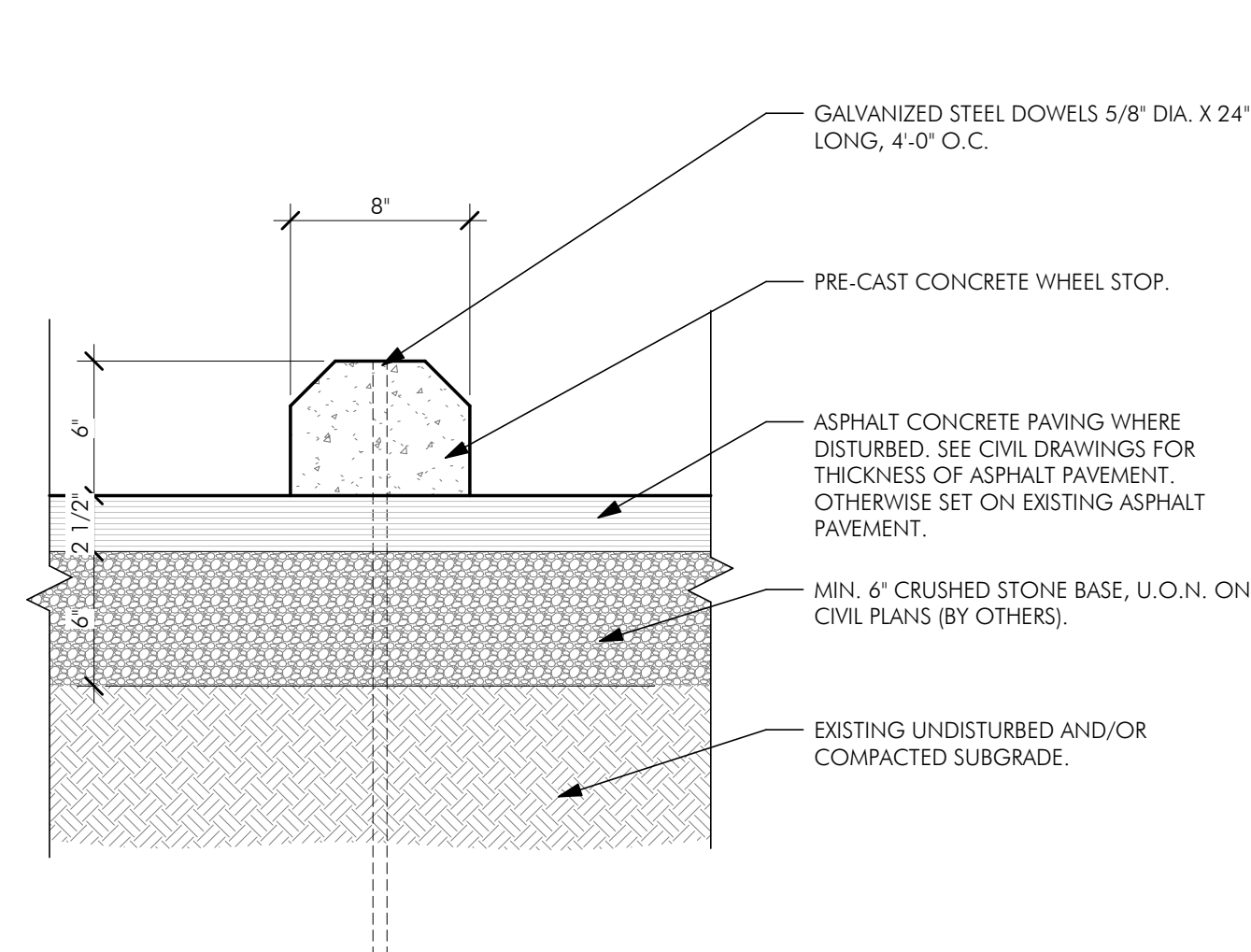
**4** EXTERIOR PIPE BOLLARD



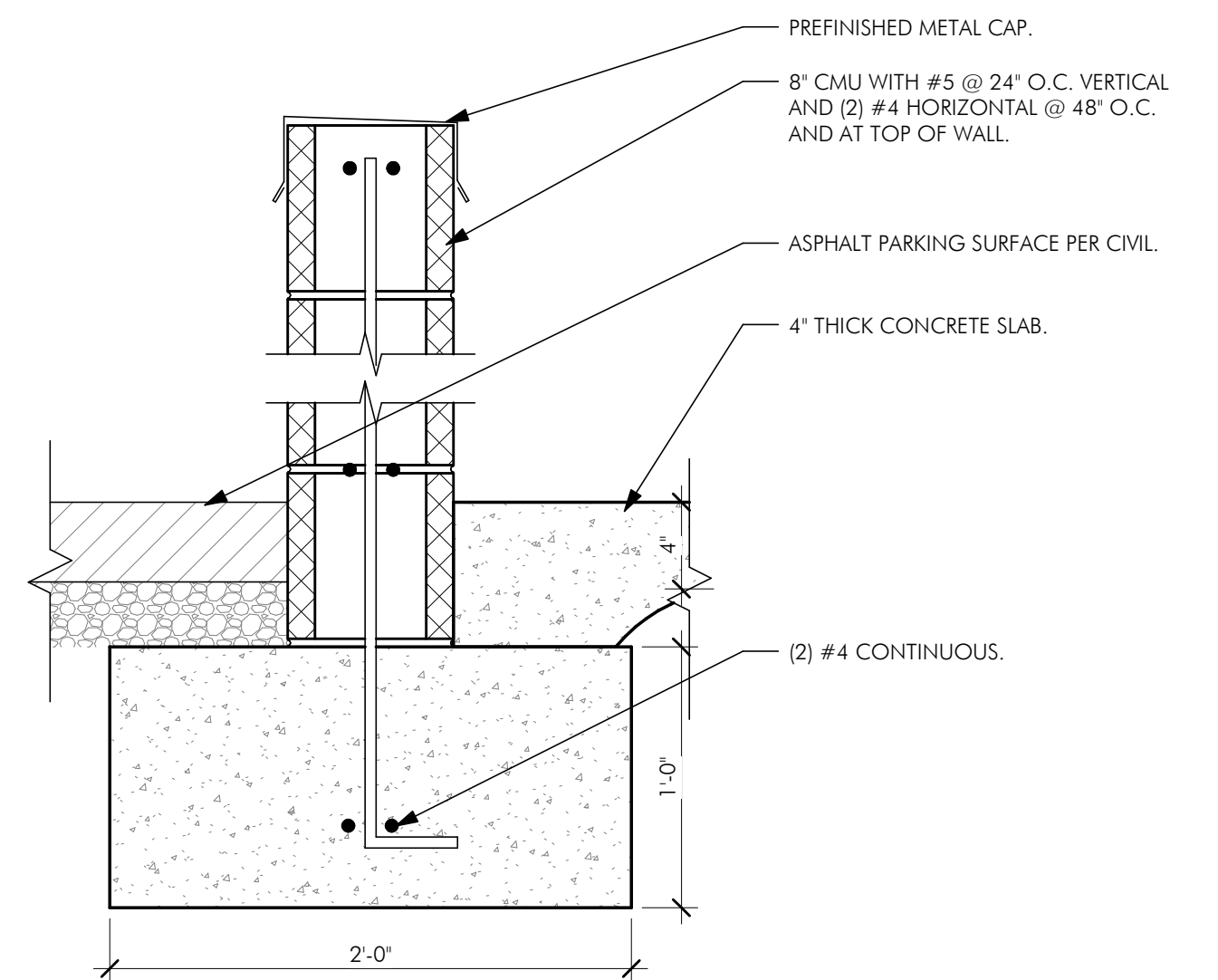
**5** TRASH ENCLOSURE PLAN



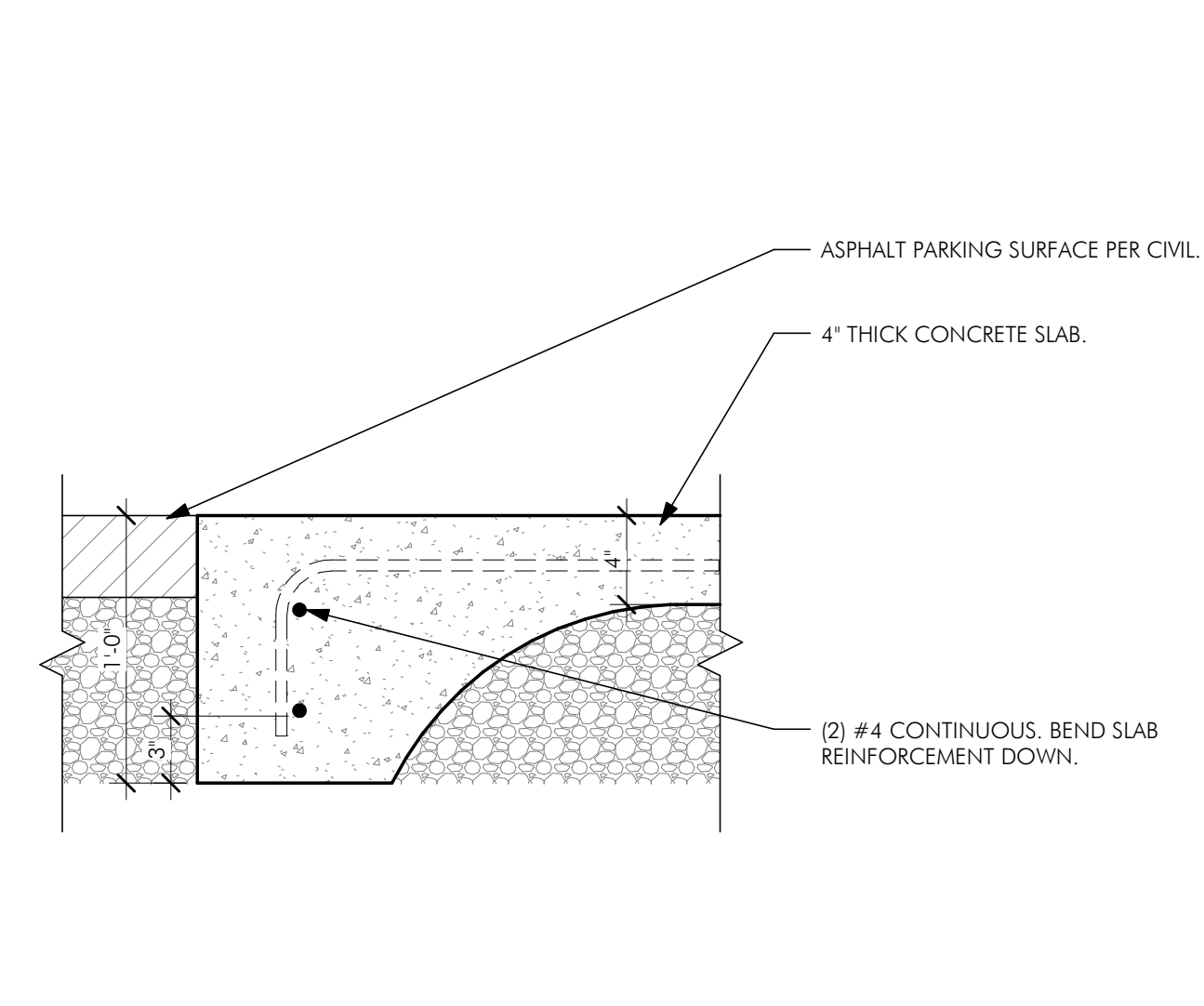
**6** TRASH ENCLOSURE ELEVATIONS



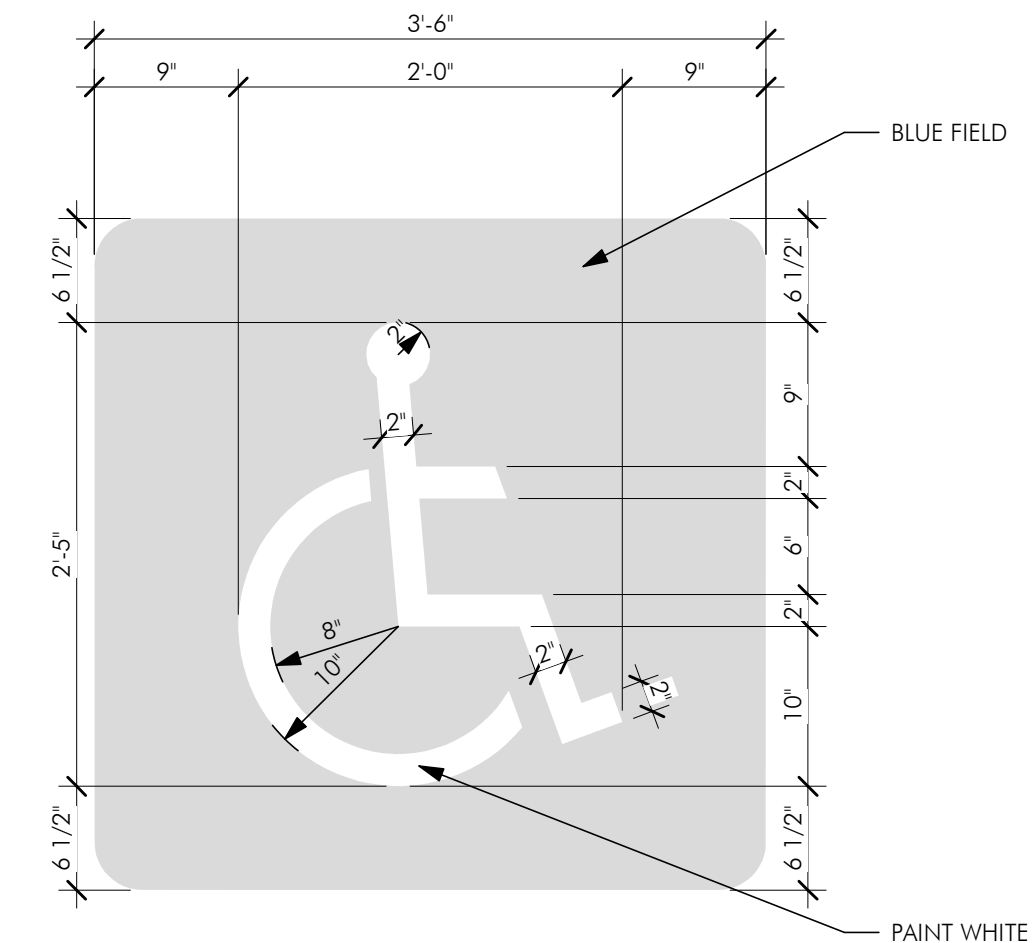
**7** CONCRETE WHEEL STOP



**8** TRASH ENCLOSURE FOOTING



**9** TRASH ENCLOSURE FOOTING AT OPENING



**10** ACCESSIBLE PARKING SPACE SYMBOL