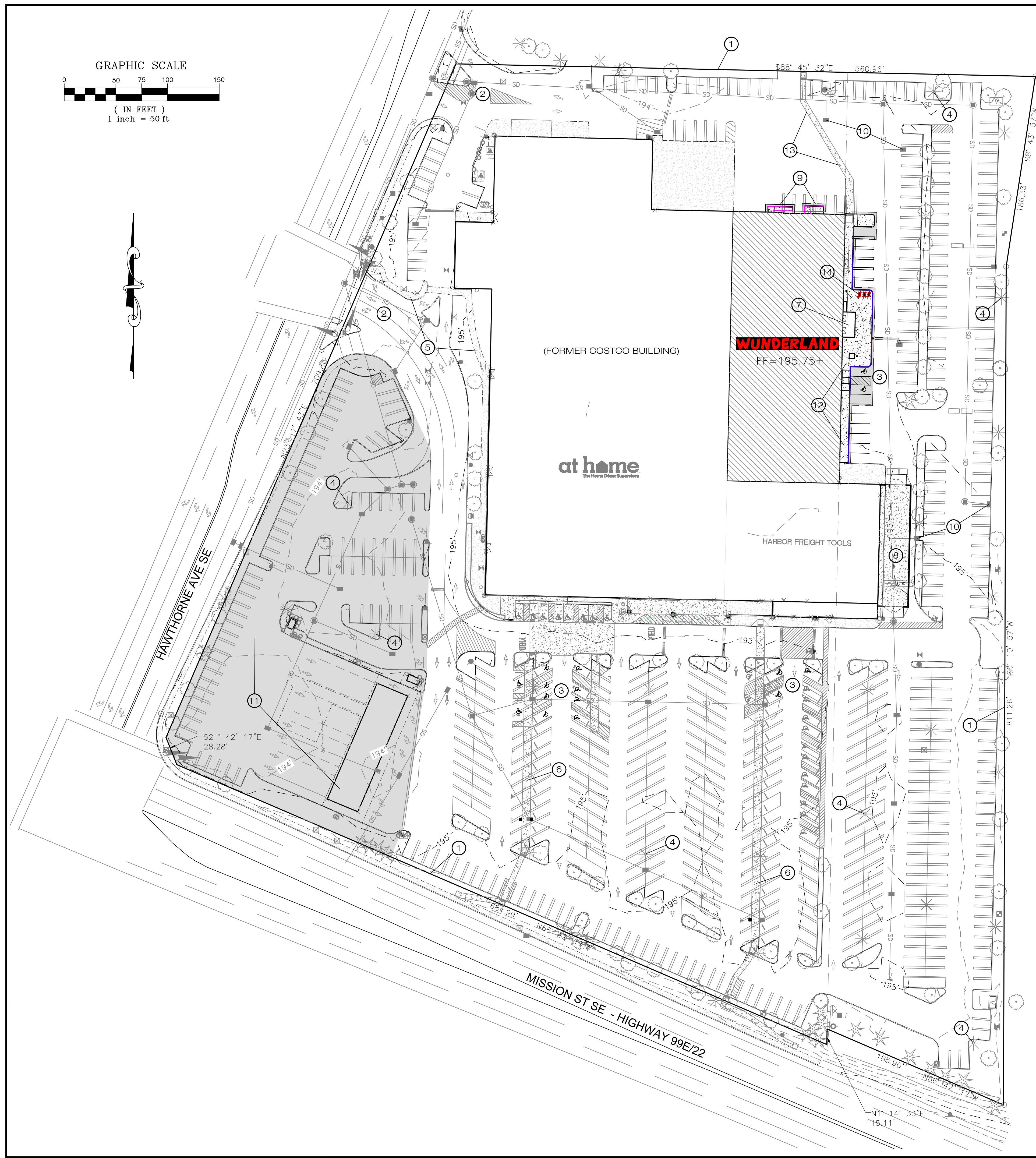




MINOR CIVIL SITE ALTERATIONS

WUNDERLAND

CITY OF SALEM, OREGON

March 2024

12-04-2023

JURISDICTION: CITY OF SALEM
555 LIBERTY STREET SE - RM 305
SALEM, OR 97301
(503) 588-6173

OWNER: 1010 H LLC
P.O. BOX 1800
CORVALLIS, OR 97339

APPLICANT: DICKERHOOF PROPERTIES
P.O. BOX 1800
CORVALLIS, OR 97339
(541) 231-5977

ARCHITECT: KIDD PANOSCHA ARCHITECTURE & DESIGN
ATTN: JÜRGEN PANOSCHA
3333 NE SANDY BLVD - SUITE 210
PORTLAND, OR 97232
(503) 351-7923

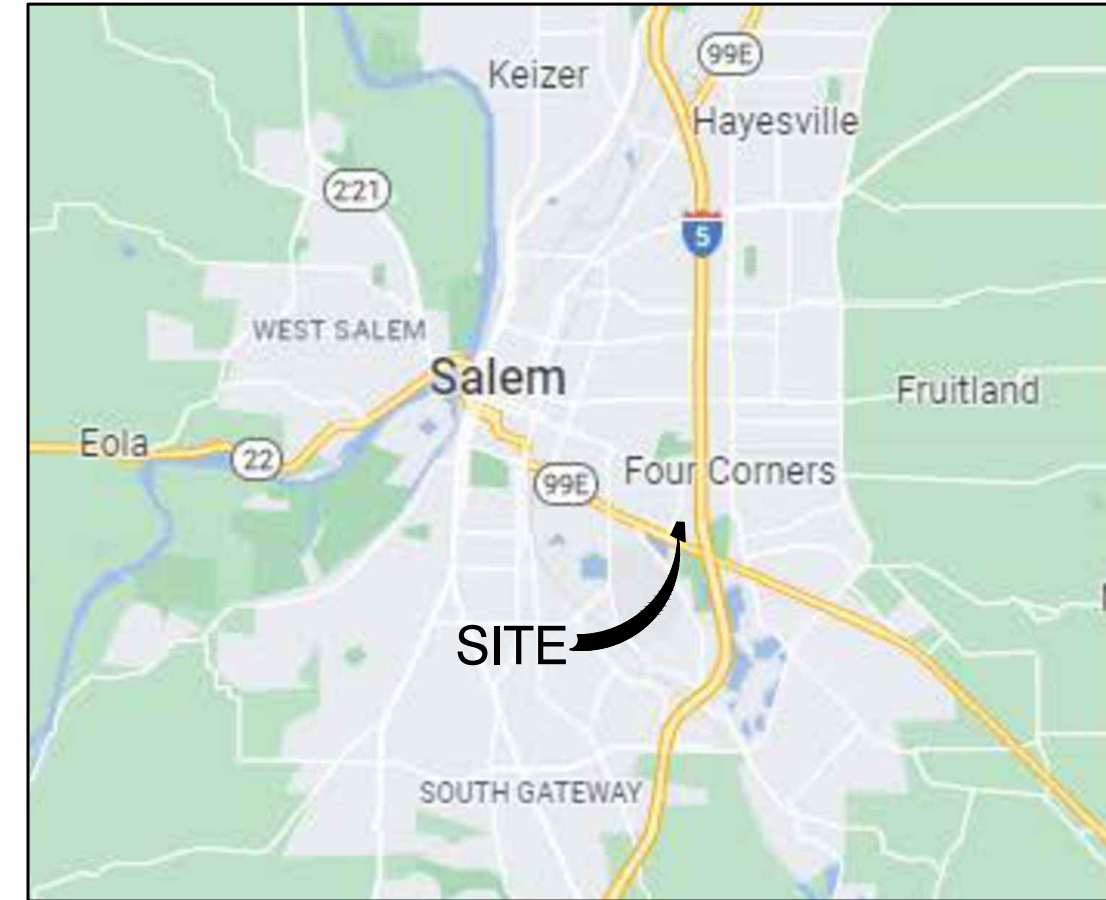
ENGINEER: RHINE-CROSS GROUP, LLC
ATTN: MARC CROSS, PE, PLS
112 N 5TH ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405

PROPERTY ADDRESS: 1010 HAWTHORNE AVE

MAP & TAX LOT NUMBER: 073W360000803

ZONING: CR - RETAIL COMMERCIAL

PROPOSAL: RE-PURPOSE A PORTION OF THE FORMER COSTCO BUILDING TO A NEW WUNDERLAND ARCADE.



VICINITY MAP
No Scale

SITEPLAN NOTES:

- PROPERTY LINE
- EXISTING ACCESS DRIVEWAY TO REMAIN
- ADA PARKING STALLS INCLUDING VAN ACCESSIBLE ADA
- EXISTING SITE LIGHTING TO REMAIN (Typ.)
- EXISTING SIDEWALK CONNECTION TO HAWTHORNE AVE SE TO REMAIN
- EXISTING SIDEWALK PEDESTRIAN ACCESS TO MISSION STREET CONSTRUCTED WITH AT HOME IMPROVEMENTS
- EXISTING BUILDING TO BE RE-FURNISHED FOR WUNDERLAND ENTRY
- EXISTING TRUCK UNLOADING AREA SCREENED WITH 8' TALL CMU WALL
- PROPOSED NEW PEDESTRIAN RAMPS WITH HANDRAILS FOR INGRESS/EGRESS
- EXISTING CATCH BASINS TO REMAIN
- FORMER FUEL STATION HAS BEEN REMOVED, SHADED AREA TO BE RESERVED FOR FUTURE DEVELOPMENT (PERMITTED SEPARATELY)
- EXISTING SIDEWALK TO BE WIDENED TO 8' FOR WUNDERLAND STOREFRONT
- EXISTING 5' WIDE CONCRETE SIDEWALK AT GRADE FOR PEDESTRIAN CONNECTION TO ADJACENT LOT TO THE NORTH CONSTRUCTED WITH AT HOME IMPROVEMENTS
- PROPOSED (6) BICYCLE PARKING

SHADING LEGEND:

- EXISTING SIDEWALK AREA
- EXISTING SIDEWALK OR ASPHALT AREA CONVERTED TO NEW SIDEWALK FOR WUNDERLAND STOREFRONT
- WUNDERLAND TENANT AREA
- EXISTING FUEL STATION HAS BEEN REMOVED AND RESERVED FOR FUTURE BUILDING PAD

SITE DATA & CALCULATIONS

TOTAL SITE AREA:	594,562 sq.ft.
TOTAL SITE AREA RESERVED FOR FUTURE DEV.	78,869 sq.ft.
TOTAL SITE AREA EXCLUDING FUTURE DEV.	515,693 sq.ft.
TOTAL BUILDING FOOTPRINT:	143,260 sq.ft.
% BUILDING COVERAGE:	27.8%
TOTAL PAVED AREA:	300,465 sq.ft.
% PAVED COVERAGE:	58.3%
ONSITE SIDEWALK AREA:	17,762 sq.ft.
ONSITE SIDEWALK COVERAGE:	3.4%
LANDSCAPE/OPEN AREA:	54,206 sq.ft.
LANDSCAPE/OPEN COVERAGE:	10.5%

OFF-STREET PARKING DATA

BUILDING	# SPACES
RETAIL COMMERCIAL 143,260 sq.ft. TOTAL: 143,260 sf RETAIL COMMERCIAL @ 1 per 250 sf	574
	TOTAL REQUIRED: 574
	TOTAL PROVIDED: 579
ADA REQUIREMENTS: 2% OF THE TOTAL PROVIDED PARKING = 12 ADA STALL REQUIRED 15 ADA STALL PROVIDED	
BICYCLE REQUIREMENTS: 1 SPACE PER 5,000 sq.ft. PER TABLE 806.9 BICYCLE PARKING, SHOPPING CENTER (ONLY APPLIES TO WUNDERLAND 28,365 sq.ft.) = 6 BICYCLE SPACES REQUIRED 6 BICYCLE SPACES PROVIDED	

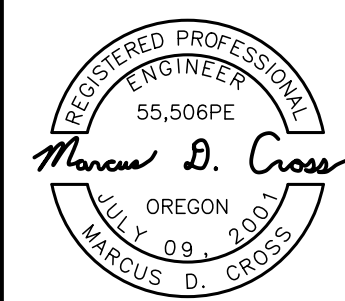
SHEET INDEX

- C000 OVERALL SITEPLAN
- C100 SITEPLAN DETAIL
- C101 SITE DETAILS
- C200 EROSION CONTROL PLAN

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - Suite 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200
admin@rc-grp.com

R-C
RHINE-CROSS
GROUP



RENEW: 12-31-2025
03-12-2024

WUNDERLAND
Former Costco Building Remodel
OREGON
SALEM

SHEET NAME:

Overall
Siteplan

DRAWN BY: JDC
CHKD BY: MDC
DATE: MARCH 2024

REVISIONS:
1 12/04/2023 Revisions per City comments

JOB NO.
2049

SHEET NO.
C000