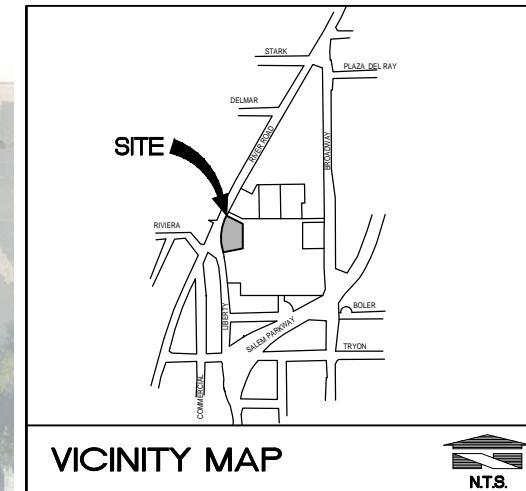


1. THIS SITE PLAN IS BASED ON A SITE PLAN BY MULVANNY G2 ARCHITECTURE, DATED 4/12/06 AND A PARTIAL SURVEY BY TERRA CALC, DATED 7/26/21. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF COMPLETE ZONING INFORMATION OR CONFIRMATION OF SITE DEVELOPMENT STANDARDS AND THUS THE SITE DEVELOPMENT FEASIBILITY IS NOT IMPLIED OR GUARANTEED.
2. THE TOTAL PARKING COUNT IS BASED ON AN AERIAL PHOTOGRAPH AND THE ACCURACY OF THE COUNT IS NOT GUARANTEED. FIELD VERIFICATION OF TOTAL PARKING IS RECOMMENDED.



SITE DATA LOT 2:  
 LOT 2 (HESLIN HOLDINGS): ±38,701 SF (0.89 AC)  
 BUILDING AREA:  
     FUEL CANOPY: 5,418 SF  
     CASHIER KIOSK: 179 SF  
 TOTAL BUILDING AREA: 5,597 SF  
 LANDSCAPE AREA REQUIRED (15%)  
 LOT 2 REQUIRED: 5,805 SF  
 LANDSCAPE AREA PROVIDED:  
 LOT 2 PROVIDED: 6,299 SF (16.3%)  
 MINIMUM PARKING REQUIRED:  
     5,597 SF @ 1STALL/900 SF GFA = 6 STALLS  
 MAXIMUM PARKING ALLOWED:  
     6 STALLS X 2.5 = 15 STALLS  
 PARKING PROVIDED: 10 STALLS  
 MINIMUM BICYCLE PARKING REQUIRED:  
     5,597 SF @ 1 STALL/9,000 SF GFA = 1 STALL  
 BICYCLE PARKING PROVIDED: 1 STALL

SITE DATA (LOTS 1, 3, 4, 5 & 6)			
LOT 1 (JACK IN THE BOX)	+/-	33,541 SF	(0.77 AC)
LOT 3 & 4 (DOLLAR TREE)	+/-	96,040 SF	(2.22 AC)
LOT 5 (LES SCHWAB)	+/-	44,394 SF	(1.02 AC)
LOT 6 (FRED MEYER)	+/-	403,366 SF	(9.26 AC)
TOTAL SITE AREA:	+/-	577,341 SF	(13.27 AC)

BUILDING AREA:	
LOT 1:	3,300 SF
LOT 3 & 4:	30,000 SF
LOT 5:	7,500 SF
LOT 6:	102,774 SF
TOTAL BUILDING AREA:	143,574 SF

LANDSCAPE AREA REQUIRED (15%)	
LOT 1 REQUIRED:	5,031 SF
LOT 3 & 4 REQUIRED:	14,406 SF
LOT 5 REQUIRED:	6,659 SF
LOT 6 REQUIRED:	60,505 SF
TOTAL LANDSCAPE AREA REQUIRED:	86,601 SF

LANDSCAPE AREA PROVIDED:

LOT 1 PROVIDED:	(17%) 5,784 SF
LOT 3 & 4 PROVIDED:	(10%) 9,616 SF
LOT 5 PROVIDED:	(3.6%) 1,605 SF
LOT 6 PROVIDED:	(0.78%) 3,158 SF
TOTAL LANDSCAPE AREA PROVIDED:	(3.49%) 20,163 SF

MINIMUM PARKING REQUIRED:	
LOT 1 REQUIRED:	13 STALLS
LOT 3 & 4 REQUIRED:	120 STALLS
LOT 5 REQUIRED:	8 STALLS
LOT 6 REQUIRED:	411 STALLS
TOTAL PARKING REQUIRED:	553 STALLS

MAXIMUM PARKING ALLOWED:	
LOT 1 ALLOWED:	33 STALLS
LOT 3 & 4 ALLOWED:	300 STALLS
LOT 5 ALLOWED:	21 STALLS
LOT 6 ALLOWED:	719 STALLS
TOTAL PARKING ALLOWED:	1,703 STALLS

PARKING PROVIDED:	
LOT 1 PROVIDED:	23 STALLS
LOT 3 & 4 PROVIDED:	128 STALLS
LOT 5 PROVIDED:	28 STALLS
LOT 6 PROVIDED:	411 STALLS
TOTAL PARKING PROVIDED:	590 STALLS

MINIMUM BICYCLE PARKING REQUIRED:	
LOT 1 REQUIRED:	4 STALLS
LOT 3 & 4 REQUIRED:	4 STALLS
LOT 5 REQUIRED:	1 STALLS
LOT 6 REQUIRED:	8 STALLS
TOTAL BICYCLE PARKING REQUIRED:	17 STALLS

BICYCLE PARKING PROVIDED:	
LOT 1 PROVIDED:	5 STALLS
LOT 3 & 4 PROVIDED:	4 STALLS
LOT 5 PROVIDED:	0 STALLS
LOT 6 PROVIDED:	12 STALLS
TOTAL BICYCLE PARKING PROVIDED:	21 STALLS

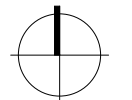
2855 BROADWAY N.E.  
SALEM, OR

3800 SE 22ND AVENUE  
PORTLAND, OREGON 97202  
503.232.8844  
503.797.3509 FAX



18215 72nd Avenue South  
Kent, WA 98032  
425.251.6777  
barghausen.com

2855 BROADWAY N.E.  
SALEM, OR



© Barghausen Consulting Engineers, Inc.:  
All rights reserved. No part of this document may be  
reproduced in any form or by any means without  
permission in writing from Barghausen Consulting  
Engineers, Inc.

[illegible]

PLOTTED ON : May 24, 2022 - 5:56pm BY: djedel

BCE #14855  
PM: CHRIS FERKO  
DATE: 04/19/22

# DD-1 OVERALL SITE PLAN