

CLASS 2 SITEPLAN SUBMITTAL
AT HOME STORE
CITY OF SALEM, OREGON
March 2022

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

OWNER: COSTCO WHOLESALE CORP.
999 LAKE DR
ISSAQUAH, WA 98027

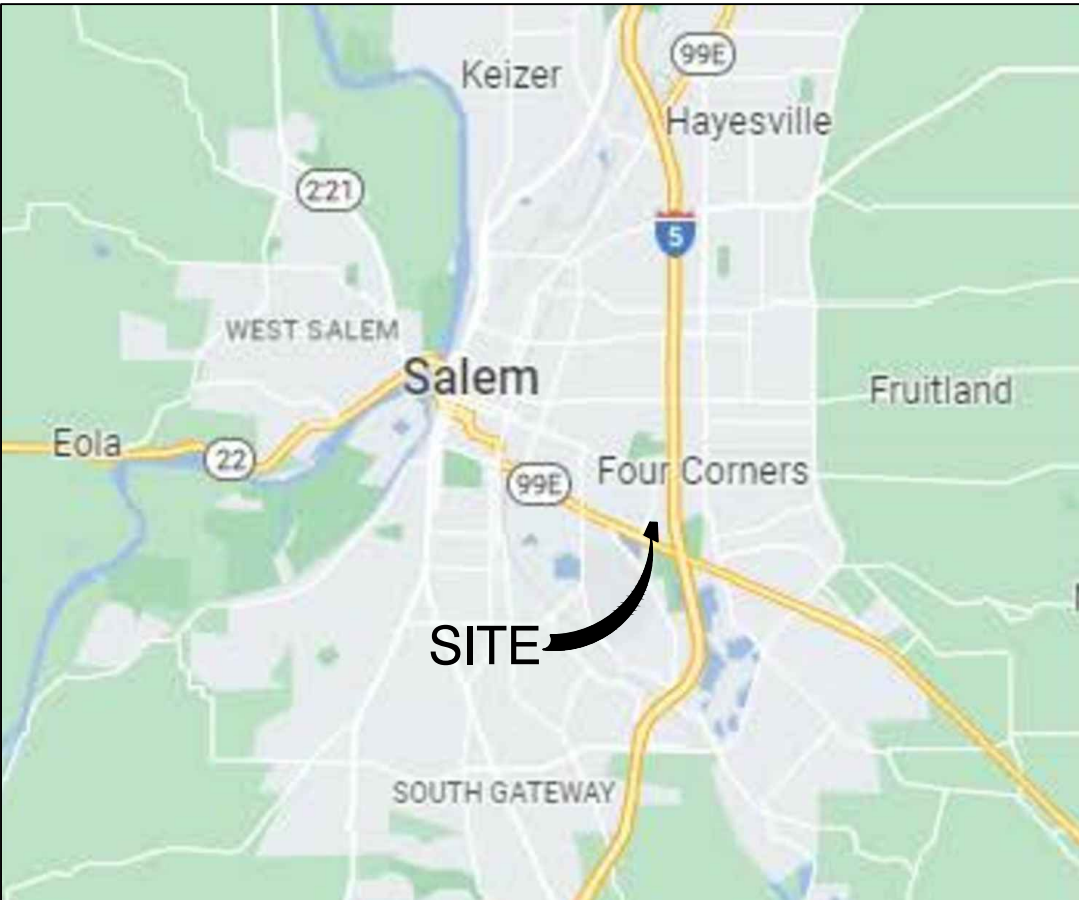
APPLICANT: DICKERHOOF PROPERTIES
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

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 AT HOME STORE



VICINITY MAP
No Scale

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: 585
ADA REQUIREMENTS: 2% OF THE TOTAL PROVIDED PARKING =	12 ADA STALL REQUIRED
	17 ADA STALL PROVIDED

SITEPLAN NOTES:

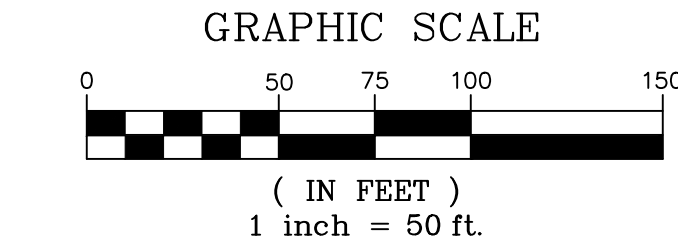
- PROPERTY LINE
- EXISTING ACCESS DRIVEWAY TO REMAIN
- ADA PARKING STALLS INCLUDING VAN ACCESSIBLE ADA
- EXISTING SITE LIGHTING TO REMAIN
- EXISTING SIDEWALK CONNECTION TO HAWTHORNE AVE SE TO REMAIN
- PROPOSED SIDEWALK PEDESTRIAN ACCESS TO MISSION ST SE
- PROPOSED SIDEWALK RE-SURFACING FOR NEW ENTRY AND NEW FACADE
- PROPOSED PICK UP DRIVE AISLE
- EXISTING CATCH BASINS TO BE MODIFIED FOR NEW RAISED SIDEWALK DRAINAGE
- EXISTING FUEL STATION TO BE COMPLETELY REMOVED. SHADED AREA TO BE RESERVED FOR FUTURE DEVELOPMENT (PERMITTED SEPARATELY)
- EXISTING ANGLED PARKING TO BE RE-STRIPED FOR PARALLEL PARKING
- EXISTING SIDEWALK TO BE WIDENED TO 8' FOR FUTURE STOREFRONT PARKING

SHADING LEGEND:

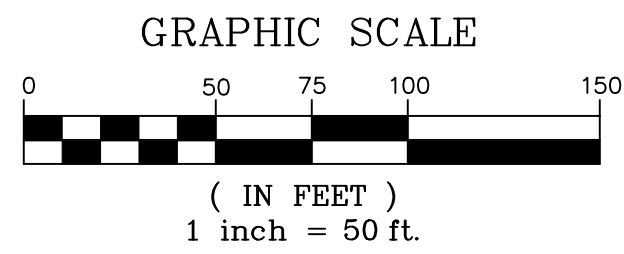
- EXISTING SIDEWALK AREA
- EXISTING SIDEWALK OR ASPHALT AREA CONVERTED TO NEW SIDEWALK
- EXISTING STRUCTURE FOR FUTURE TENANTS
- EXISTING FUEL STATION TO BE REMOVED AND RESERVED FOR FUTURE BUILDING PAD

SHEET INDEX

- T1 OVERALL SITEPLAN
- T2 SITEPLAN DETAIL
- T3 EXISTING CONDITIONS PLAN



DEVELOPMENT NOTE:
IMPROVEMENTS ARE LIMITED TO NEW SIDEWALK CONSTRUCTION AND NEW PARKING LOT STRIPING AT THE FRONT OF THE STORES OVER AREA THAT IS ALREADY ASPHALT OR SIDEWALK. AS REQUIRED BY CITY OF SALEM CODE, TWO NEW PEDESTRIAN ACCESS WAYS WILL BE CONSTRUCTED AS SHOWN ON THE SITEPLAN TO PROVIDE CONNECTION TO THE EXISTING STREET SIDEWALK SYSTEM. THIS CONSTRUCTION WILL RESULT IN MINOR LANDSCAPE DISTURBANCE TO CONSTRUCT THE PEDESTRIAN PATHS.



FORMER COSTCO BUILDING
143,260 sq.ft.

FEATURES

- | | | | | | | | |
|----|--|----|--|----|--|----|--|
| 1 | SDMH
RIM ELEVATION = 195.34'
14" IE S = 191.94'
14" IE N = 191.94' | 14 | SSMH
RIM ELEVATION = 193.08'
12" IE NE = 190.58'
8" IE S = 190.48' | 25 | CB
GRATE ELEVATION = 194.23'
12" IE W = 191.73' | 38 | CB
GRATE ELEVATION = 193.12'
8" IE N = 191.37' |
| 2 | GREASE TRAP
RIM ELEVATION = 195.40'
4" IE S = 193.20' | 15 | SSMH
RIM ELEVATION = 194.22'
18" IE SE = 190.62'
18" IE N = 190.52' | 26 | CB
GRATE ELEVATION = 194.64'
12" IE N = 192.74' | 39 | CB
GRATE ELEVATION = 193.78'
8" IE S = 191.78'
12" IE W = 190.48' |
| 3 | GREASE TRAP
RIM ELEVATION = 195.44'
4" IE N = 193.24' | 16 | SDMH
RIM ELEVATION = 195.39'
18" IE S = 190.43'
18" IE W = 190.39'
WATER LEVEL = 190.74' | 27 | CB
GRATE ELEVATION = 194.55'
12" IE S = 192.60'
12" IE N = 192.55' | 40 | CB
GRATE ELEVATION = 194.12'
8" IE S = 191.92' |
| 4 | CB
GRATE ELEVATION = 193.08'
8" IE NE = 191.88' | 17 | SSMH
RIM ELEVATION = 195.18'
18" IE N = 190.13'
18" IE E = 190.28'
18" IE W = 190.28' | 28 | CB
GRATE ELEVATION = 194.61'
12" IE S = 192.36'
12" IE N = 192.21' | 41 | SDMH
RIM ELEVATION = 194.83'
BOLTED SHUT |
| 5 | CB
GRATE ELEVATION = 193.78'
8" IE SW = 191.83'
10" IE NW = 191.73' | 18 | SSMH
RIM ELEVATION = 195.18'
18" IE N = 190.13'
18" IE E = 190.28'
18" IE W = 190.28' | 29 | CB
GRATE ELEVATION = 194.62'
12" IE S = 192.12'
12" IE N = 192.07' | 42 | SDMH
RIM ELEVATION = 194.10'
8" IE W = 190.30'
18" IE NW = 189.30'
10" IE S = 190.30' |
| 6 | CB
GRATE ELEVATION = 193.91'
8" IE SW = 191.91' | 19 | SDMH
RIM ELEVATION = 194.62'
BOLTED SHUT | 30 | CB
GRATE ELEVATION = 194.39'
8" IE W = 192.59' | 43 | SSMH
RIM ELEVATION = 195.16'
8" IE N = 194.66'
8" IE S = 194.76' |
| 7 | SSMH
RIM ELEVATION = 194.59'
8" IE SW = 191.09'
12" IE SE = 191.09'
12" IE NE = 190.99'
18" IE NW = 190.94' | 20 | SDMH
RIM ELEVATION = 193.90'
WATER LEVEL IE E = 191.85' | 31 | SDMH
RIM ELEVATION = 194.35'
18" IE N = 191.25'
12" IE E = 191.35' | 44 | SDMH
RIM ELEVATION = 194.40'
24" IE N = 189.70'
18" IE E = 189.90'
24" IE S = 189.80'
8" IE W = 192.10' |
| 8 | CB
GRATE ELEVATION = 193.67'
8" IE SW = 191.62'
8" IE NE = 191.67' | 21 | CB
GRATE ELEVATION = 193.79'
12" IE W = 191.19'
TOP = 193.14' | 32 | CB
GRATE ELEVATION = 194.02'
12" IE W = 192.02' | 45 | ROUND CB
GRATE ELEVATION = 194.26'
4" IE NE = 192.76'
12" IE SW = 190.16' |
| 9 | CB
GRATE ELEVATION = 193.81'
8" IE NW = 192.16' | 22 | CB
GRATE ELEVATION = 194.27'
12" IE SE = 191.17'
12" IE NW = 191.07'
TOP = 192.77 | 33 | CB
GRATE ELEVATION = 193.11
12" IE W = 191.11 | 46 | CB
GRATE ELEVATION = 194.36'
4" IE S = 190.76'
12" IE N = 190.56' |
| 10 | CB
GRATE ELEVATION = 193.48'
8" IE W = 192.28' | 23 | CB
GRATE ELEVATION = 194.28'
4" IE SE = 192.63'
8" IE SE = 191.48'
12" IE NW = 191.48' | 34 | SDMH
RIM ELEVATION = 194.71'
18" IE S = 190.51'
18" IE W = 190.31' | 47 | GREASE TRAP
RIM ELEVATION = 196.36'
BOTTOM = 188.11' |
| 11 | CB
GRATE ELEVATION = 192.97'
12" IE N = 191.22'
8" IE SE = 191.32' | 24 | CB
GRATE ELEVATION = 193.77'
8" IE E = 191.47'
12" IE W = 191.42' | 35 | SDMH
RIM ELEVATION = 194.85'
18" IE E = 190.45'
18" IE W = 190.35'
8" IE S = 191.45' | 48 | CB
GRATE ELEVATION = 193.69'
10" IE NE = 191.49'
4" IE SW = 191.59' |
| 12 | CB
GRATE ELEVATION = 193.05'
WATER LEVEL IE NW = 191.10' | | | 36 | CB
GRATE ELEVATION = 194.78'
8" IE W = 191.78' | | |
| 13 | SSMH
RIM ELEVATION = 193.76'
8" IE S = 192.06'
8" IE E = 192.01' | | | 37 | CB
GRATE ELEVATION = 194.17'
8" IE W = 191.37' | | |

PARKING SPOTS

STANDARD PARKING:	677
HANDICAP PARKING:	24
TOTAL PARKING:	701

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE		STORM SEWER CLEANOUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER MANHOLE	
WATER BLOWOFF		GAS METER	
WATER METER		GAS VALVE	
WATER VALVE		GUY WIRE ANCHOR	
DOUBLE CHECK VALVE		POWER POLE	
AIR RELEASE VALVE		POWER WALT	
SANITARY SEWER CLEANOUT		POWER JUNCTION BOX	
SANITARY SEWER MANHOLE		POWER RISER	
SIGN		TELEPHONE/TELEVISION POLE	
STREET LIGHT		TELEPHONE/TELEVISION VAULT	
MALBOX		TELEPHONE/TELEVISION JUNCTION BOX	
PUBLIC ACCESS CURB RAMP		TELEPHONE/TELEVISION RISER	
		CENTERLINE SURVEY MONUMENT	

EXISTING	PROPOSED
RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT (E.O.P.)	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
TELEVISION LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
IRRIGATION LINE	

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

LLC
RHINE-CROSS GROUP
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - Suite 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601

R-C
RHINE-CROSS
GROUP



RENEWS: 12-31-2023

03-28-2022

at home
The Home Décor Superstore
Former Costco Building Remodel

OREGON
SALEM

SHEET NAME:

Existing
Conditions

DRAWN BY: MDC
CHKD BY: LH
DATE: MARCH 2022

REVISIONS:

JOB NO.
2049

SHEET NO.

T3