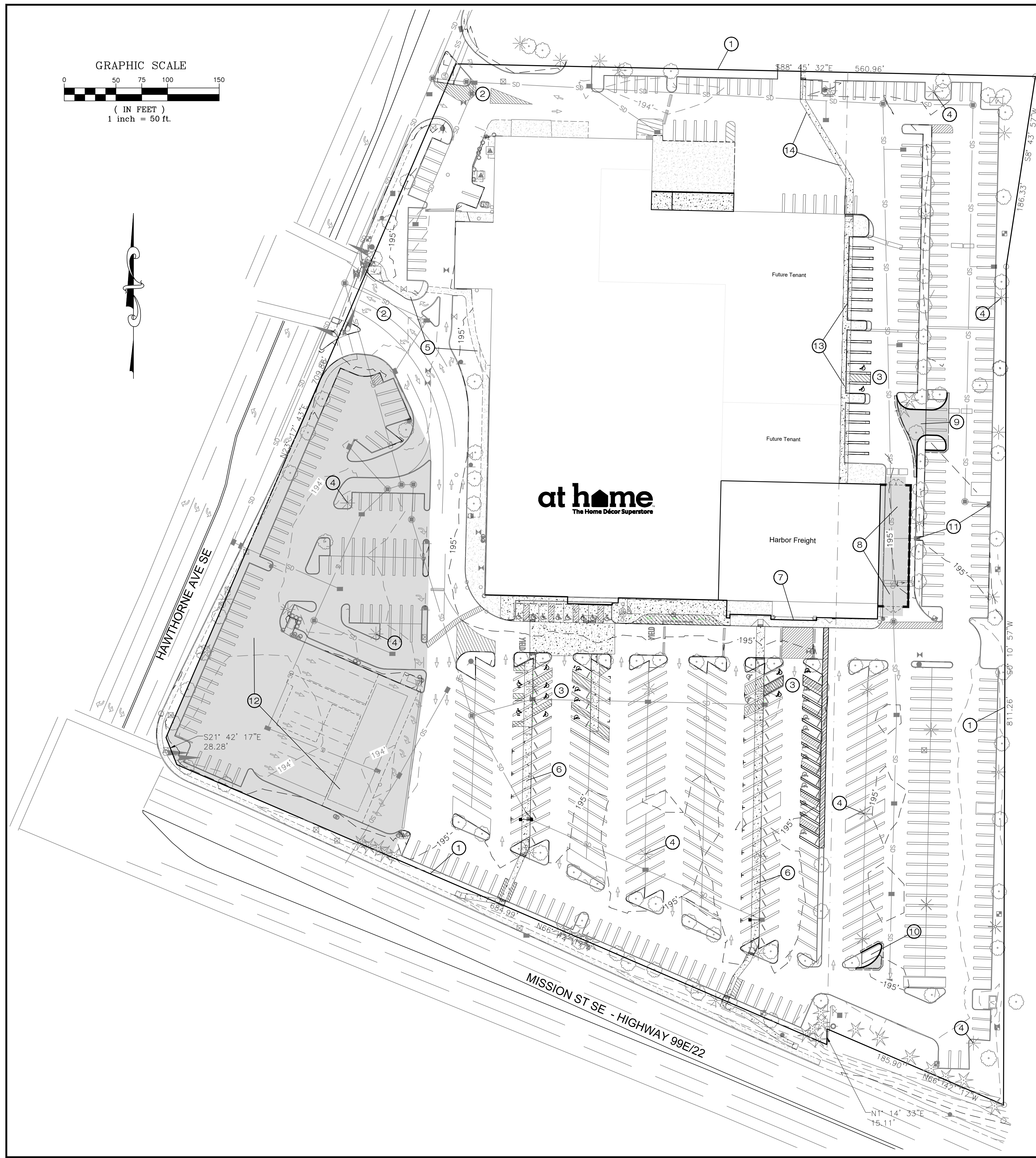




CLASS 2 SITEPLAN SUBMITTAL

HARBOR FREIGHT TOOLS

CITY OF SALEM, OREGON

December, 2022

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

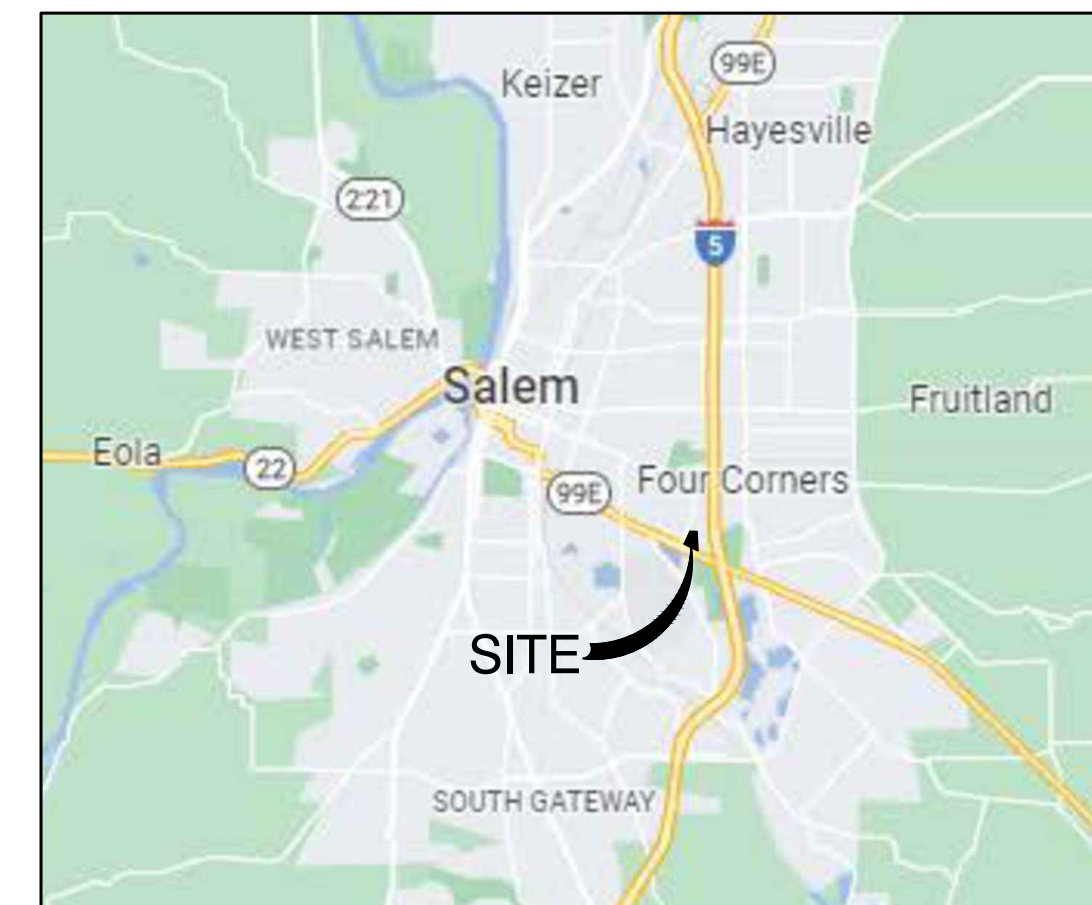
ENGINEER: RHINE-CROSS GROUP, LLC
ATTN: MARC CROSS, PE, PLS
112 N 5th ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405

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 HARBOR FREIGHT TOOLS



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
- SIDEWALK PEDESTRIAN ACCESS TO MISSION STREET CONSTRUCTED WITH AT HOME IMPROVEMENTS
- EXISTING STOREFRONT TO BE RE-FURNISHED FOR HARBOR FREIGHT TOOLS ENTRY
- PROPOSED TRUCK UNLOADING AREA TO BE SCREENED WITH 8' TALL CMU WALL AND NEW ASPHALT OVERLAY FOR GRADE.
- PROPOSED DRIVE AISLE CUT THROUGH TO ALLOW VEHICULAR MOVEMENT BETWEEN EXISTING PARKING LOTS
- PROPOSED NEW CURB RADIUS AND LANDSCAPE PLANTER TO ACCOMMODATE TRUCK TURNING
- EXISTING CATCH BASINS TO REMAIN
- EXISTING FUEL STATION TO BE COMPLETELY REMOVED. SHADED AREA TO BE RESERVED FOR FUTURE DEVELOPMENT (PERMITTED SEPARATELY)
- EXISTING SIDEWALK TO BE WIDENED TO 8' FOR FUTURE STOREFRONT PARKING
- 5' WIDE CONCRETE SIDEWALK CUT INTO ASPHALT AT GRADE FOR PEDESTRIAN CONNECTION TO ADJACENT LOT TO THE NORTH CONSTRUCTED WITH AT HOME IMPROVEMENTS

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

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	

SHEET INDEX

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

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

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



Harbor Freight Tools
Former Costco Building Remodel

OREGON
SALEM

SHEET NAME:

Overall
Siteplan

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

REVISIONS:

JOB NO.
2049

SHEET NO.

T1