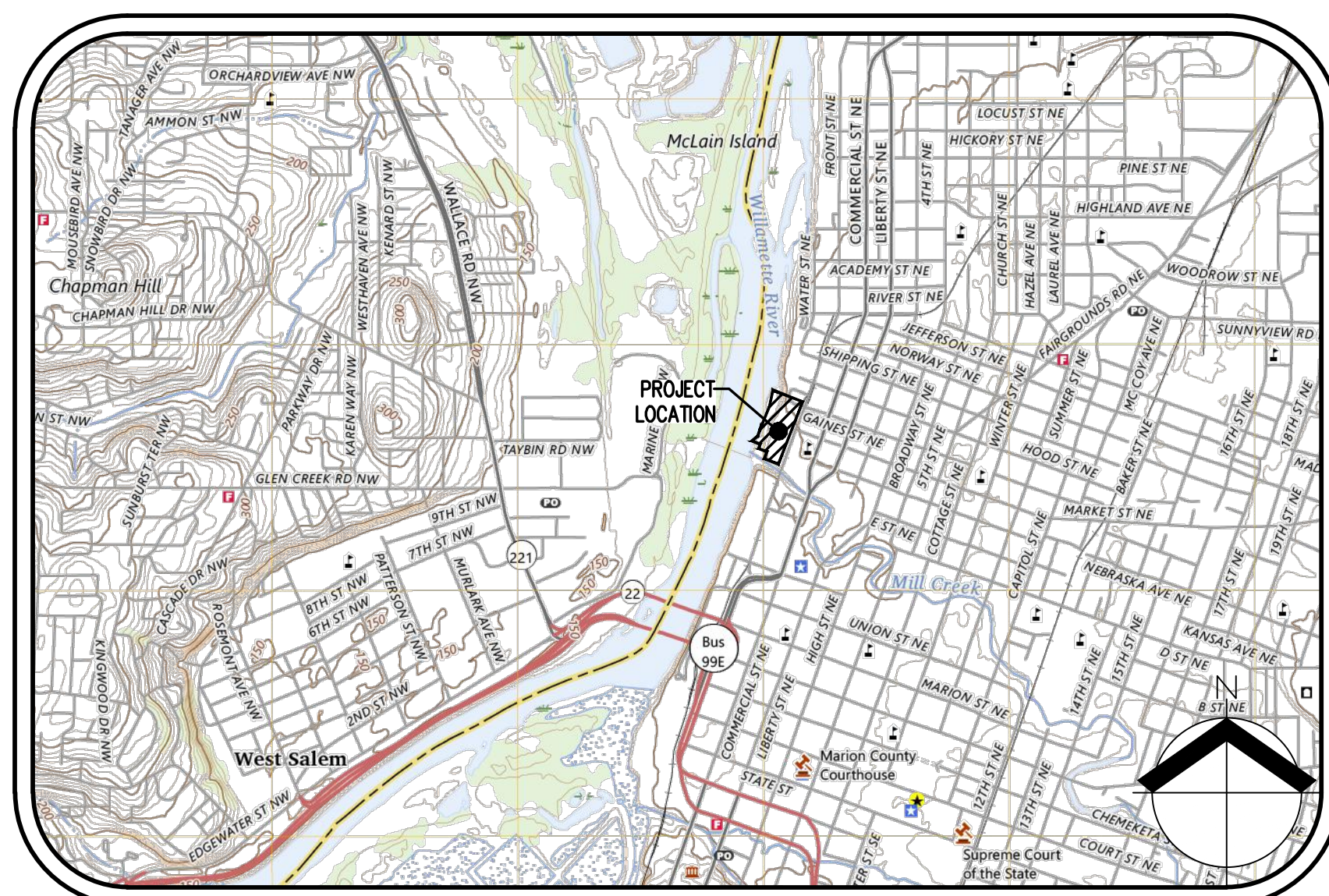
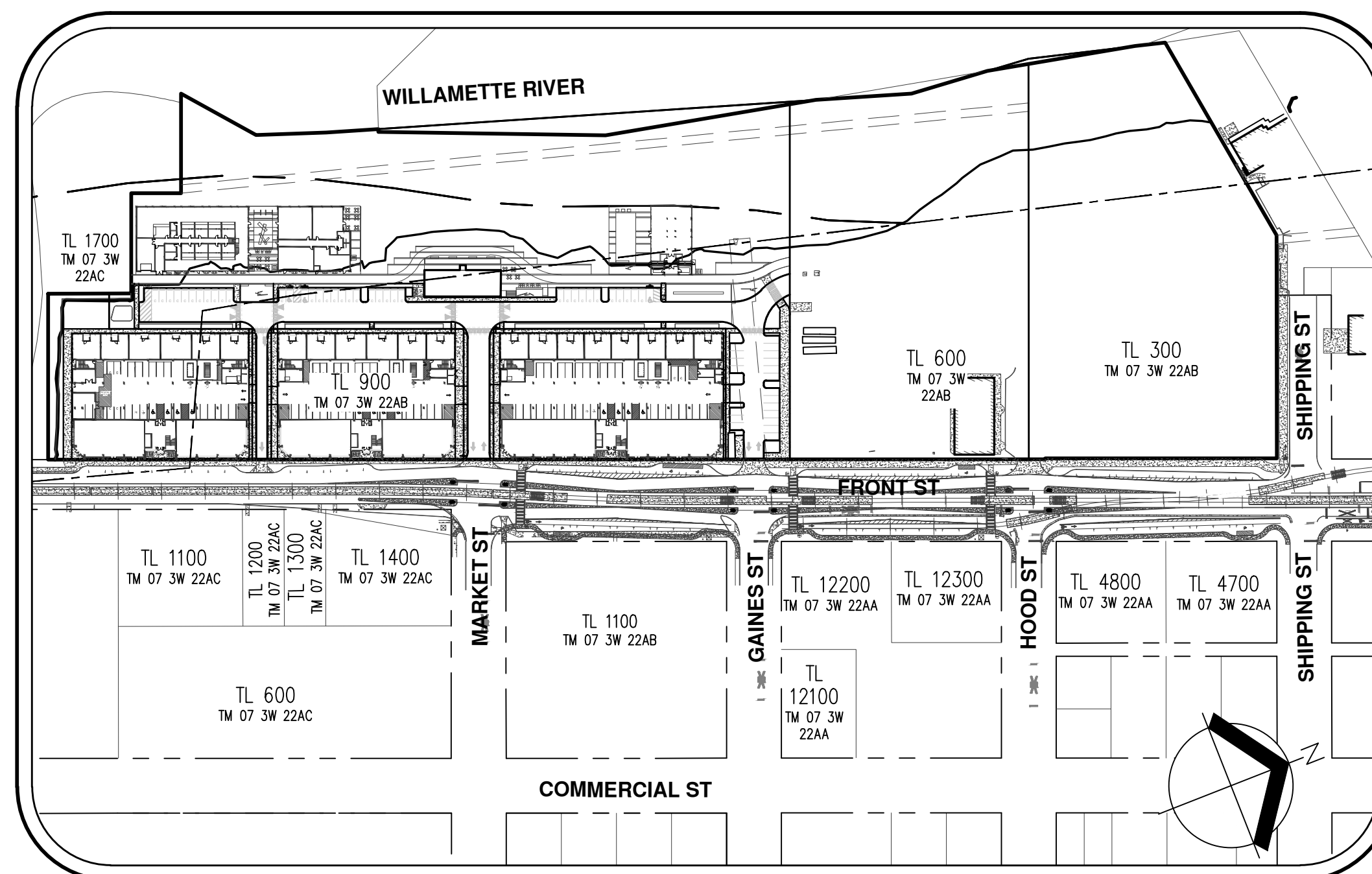


THE CANNERY

PRELIMINARY LAND USE PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
1" = 150'

**CIVIL ENGINEERING/
SURVEYING/LAND USE
PLANNING FIRM**

AKS ENGINEERING & FORESTRY, LLC
ENGINEERING CONTACT: TYLER ROTH, PE
PLANNING CONTACT: GRACE WOLFF
3700 RIVER RD N, STE 1
KEIZER, OR 97303
PH: 503.400.6028
WWW.AKS-ENG.COM

ARCHITECT

INSIGHT ARCHITECTS
CONTACT: KRISTINA HELD, AIA, LEED AP BD+C, CPHC
1307 WEST MOREHEAD ST, STE 108
CHARLOTTE, NC 28208
PH: 704.344.0445

LANDSCAPE ARCHITECT

LANGO HANSEN LANDSCAPE ARCHITECT
CONTACT: KYLE TRULEN, PLA, LEED AP
1100 NW GLISAN #3A,
PORTLAND, OR 97209
PH: 971.380.3580

**CONTRACT
PURCHASER/APPLICANT**

FUND
CONTACT: TRENT MICHELS
15017 THOMAS RD,
CHARLOTTE, NC 28278

GEOTECHNICAL FIRM

CENTRAL GEOTECHNICAL SERVICES, LLC
CONTACT: JULIO C. VELA, PHD, PE, GE
10240 SW NIMBUS AVE, STE L6
PORTLAND, OR 97223
PH: 503.994.0755

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE	(Symbol)	STORM DRAIN CLEAN OUT	(Symbol)
CONIFEROUS TREE	(Symbol)	STORM DRAIN CATCH BASIN	(Symbol)
FIRE HYDRANT	(Symbol)	STORM DRAIN AREA DRAIN	(Symbol)
WATER BLOWOFF	(Symbol)	STORM DRAIN MANHOLE	(Symbol)
WATER METER	(Symbol)	GAS METER	(Symbol)
WATER VALVE	(Symbol)	GAS VALVE	(Symbol)
DOUBLE CHECK VALVE	(Symbol)	GUY WIRE ANCHOR	(Symbol)
AIR RELEASE VALVE	(Symbol)	UTILITY POLE	(Symbol)
SANITARY SEWER CLEAN OUT	(Symbol)	POWER VAULT	(Symbol)
SANITARY SEWER MANHOLE	(Symbol)	POWER JUNCTION BOX	(Symbol)
SIGN	(Symbol)	POWER PEDESTAL	(Symbol)
STREET LIGHT	(Symbol)	COMMUNICATIONS VAULT	(Symbol)
MAILBOX	(Symbol)	COMMUNICATIONS JUNCTION BOX	(Symbol)
		COMMUNICATIONS RISER	(Symbol)

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE	(Symbol)	(Symbol)
BOUNDARY LINE	(Symbol)	(Symbol)
PROPERTY LINE	(Symbol)	(Symbol)
CENTERLINE	(Symbol)	(Symbol)
DITCH	(Symbol)	(Symbol)
CURB	(Symbol)	(Symbol)
EDGE OF PAVEMENT	(Symbol)	(Symbol)
EASEMENT	(Symbol)	(Symbol)
FENCE LINE	(Symbol)	(Symbol)
GRAVEL EDGE	(Symbol)	(Symbol)
POWER LINE	(Symbol)	(Symbol)
OVERHEAD WIRE	(Symbol)	(Symbol)
COMMUNICATIONS LINE	(Symbol)	(Symbol)
FIBER OPTIC LINE	(Symbol)	(Symbol)
GAS LINE	(Symbol)	(Symbol)
STORM DRAIN LINE	(Symbol)	(Symbol)
SANITARY SEWER LINE	(Symbol)	(Symbol)
WATER LINE	(Symbol)	(Symbol)
RECLAIMED WATER LINE	(Symbol)	(Symbol)

PROPERTY DESCRIPTION:

MARION COUNTY TAX MAP 07 3W 22AB,
TAX LOTS 300, 600, & 900
CITY OF SALEM, OREGON

VERTICAL DATUM

ELEVATIONS ARE BASED ON CITY OF SALEM
BENCHMARK NO. 1151, LOCATED AT THE SE
CORNER OF SUMMER AND MARION ST.
ELEVATION = 161.617 FEET (NGVD 29).

PROPERTY LOCATION:

1105 FRONT ST NE,
SALEM, OREGON 97301

SHEET INDEX

- P1 COVER SHEET
- C002 EXISTING CONDITIONS PLAN
- C003 EXISTING CONDITIONS PLAN
- P4 TENTATIVE PLAT
- P5 PRELIMINARY ONSITE DEMOLITION PLAN
- P6 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P7 PRELIMINARY TREE TABLE
- P8 PRELIMINARY SITE PLAN
- P9 PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
- P10 PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
- P11 PRELIMINARY GRADING AND DRAINAGE SECTIONS
- P12 PRELIMINARY COMPOSITE UTILITY PLAN
- P13 PRELIMINARY FRONT ST IMPROVEMENTS
- P14 CONCEPTUAL LOT 5 AND 6 UTILITY PLAN

COVER SHEET
THE CANNERY
FUND
SALEM, OREGON



RENEW: DECEMBER 31, 2024
JOB NUMBER: 5968-01
DATE: 07/26/2024
DESIGNED BY: TDR
DRAWN BY: MJM
CHECKED BY: TDR

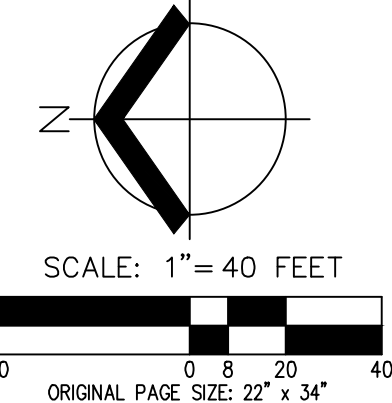
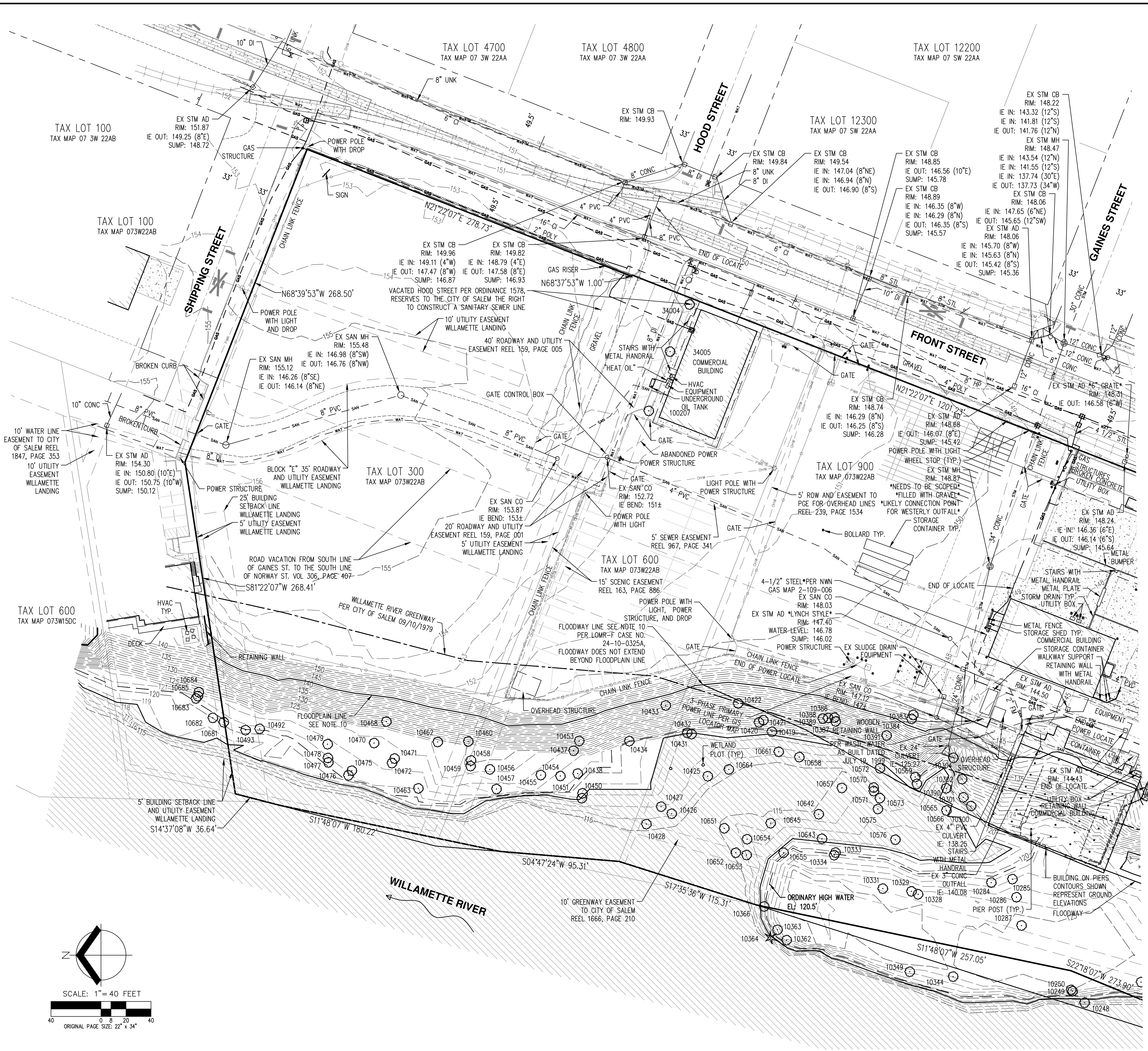
PROPERTY DESCRIPTION
TAX MAP 07 3W 22AB
TAX LOTS 300, 600, 900
CONTRACT PURCHASER:
FUND
15017 THOMAS RD,
CHARLOTTE, NC 28278

- NOTES:**
- UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND LOCATE TICKET NUMBERS 23007190, 23007220, 23007221, 23007271, 23008701, 23008714, 23008722, 23008733, 23009893, 23009901, AND 23009993. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED NOVEMBER 16 TO DECEMBER 12, 2017 AND JANUARY 18 TO JUNE 22, 2023.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF SALEM BENCHMARK NO. 1151, LOCATED AT THE SE CORNER OF SUMMER AND MARION ST. ELEVATION = 161.617 FEET (NGVD 29).
 - HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH 2010.00 BY MULTIPLYING BY A PROJECT MEAN GRID COMBINED SCALE FACTOR OF 1.0001017696 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FEET STATE PLANE GRID COORDINATES ANGLE OF -147.925150515 E: 7545303.43662 AND A MERIDIAN CONVERGENCE ANGLE OF -147.59". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FEET GROUND VALUES.
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 10" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - FLOODWAY IS SHOWN BY GRAPHICAL OVERLAY OF FEMA FIRMEETTE MAP 41047C0333H WITH AN EFFECTIVE DATE OF JANUARY 2, 2003. ZONE AE IS SHOWN BY MAPPING THE BASE FLOOD ELEVATION (BFE) OF 141.1 (NGVD 29). BFE IS PER FLOOD INSURANCE STUDY FOR THE WILLAMETTE RIVER, MARION COUNTY, WITH EFFECTIVE DATE OF OCTOBER 10, 2019. CASE NO. 24-10-0325A

CONTINUES ON SHEET C003

LEGEND

EXISTING		EXISTING	
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER AREA DRAIN	
WATER BLOWOFF		STORM SEWER MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
WATER MANHOLE		POWER VAULT	
SANITARY SEWER CLEAN OUT		POWER JUNCTION BOX	
SANITARY SEWER MANHOLE		POWER PEDESTAL	
SIGN		COMMUNICATIONS VAULT	
STREET LIGHT		COMMUNICATIONS JUNCTION BOX	
MAILBOX		COMMUNICATIONS RISER	
EXISTING			
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF PAVEMENT			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM SEWER LINE			
SANITARY SEWER LINE			
WATER LINE			

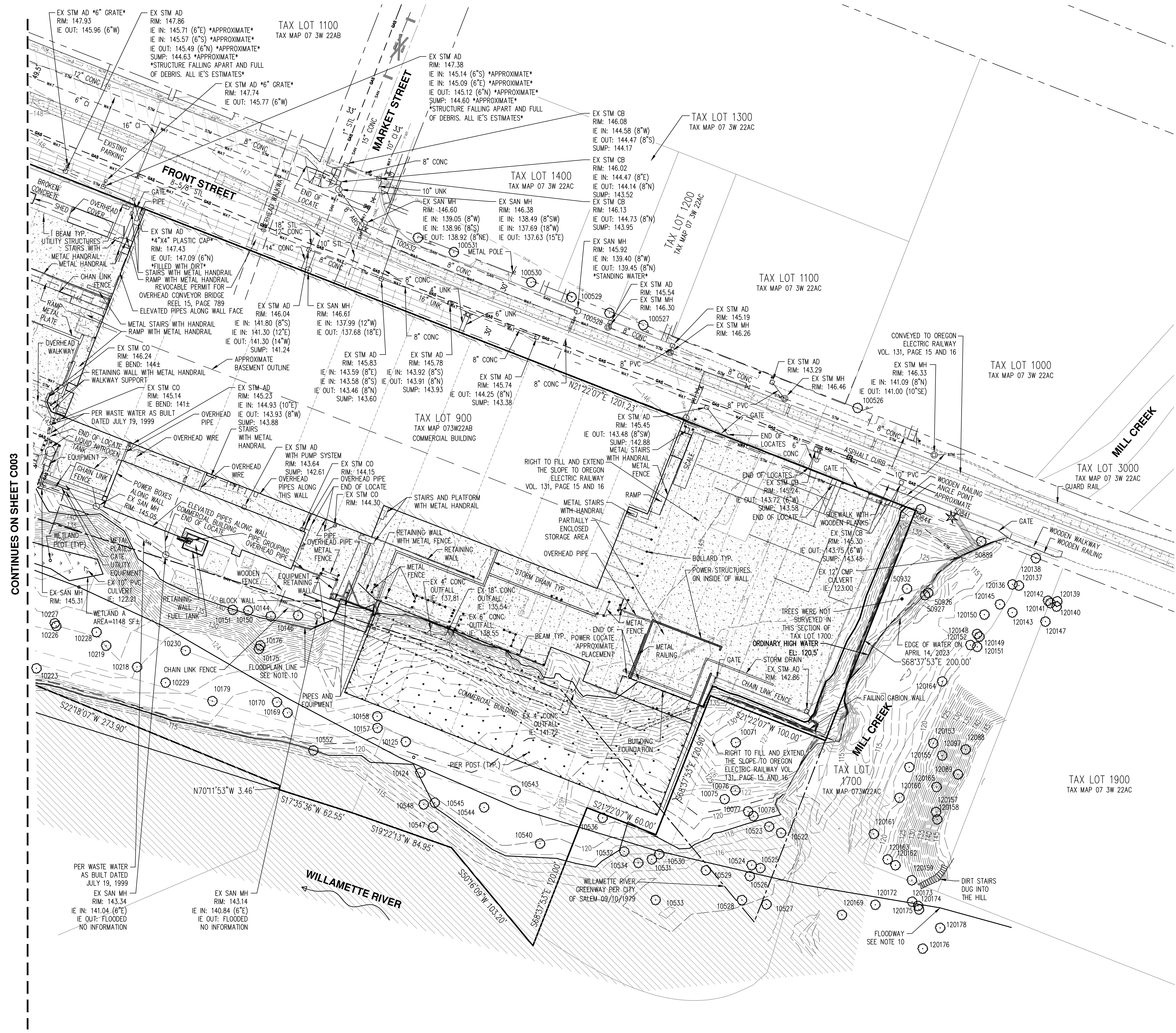


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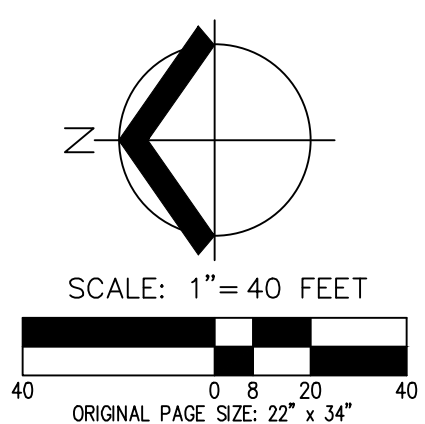
EXISTING CONDITIONS
PLAN

DESIGNED BY: ---
DRAWN BY: TJA/AC/NUS
MANAGED BY: DGH/AK/RB
CHECKED BY: BRH
DATE: 7/25/2024
REGISTERED PROFESSIONAL LAND SURVEYOR
Benjamin R Huff
OREGON
MARCH 14, 2017
BENJAMIN R HUFF
84738PLS
RENEWS: 6/30/25

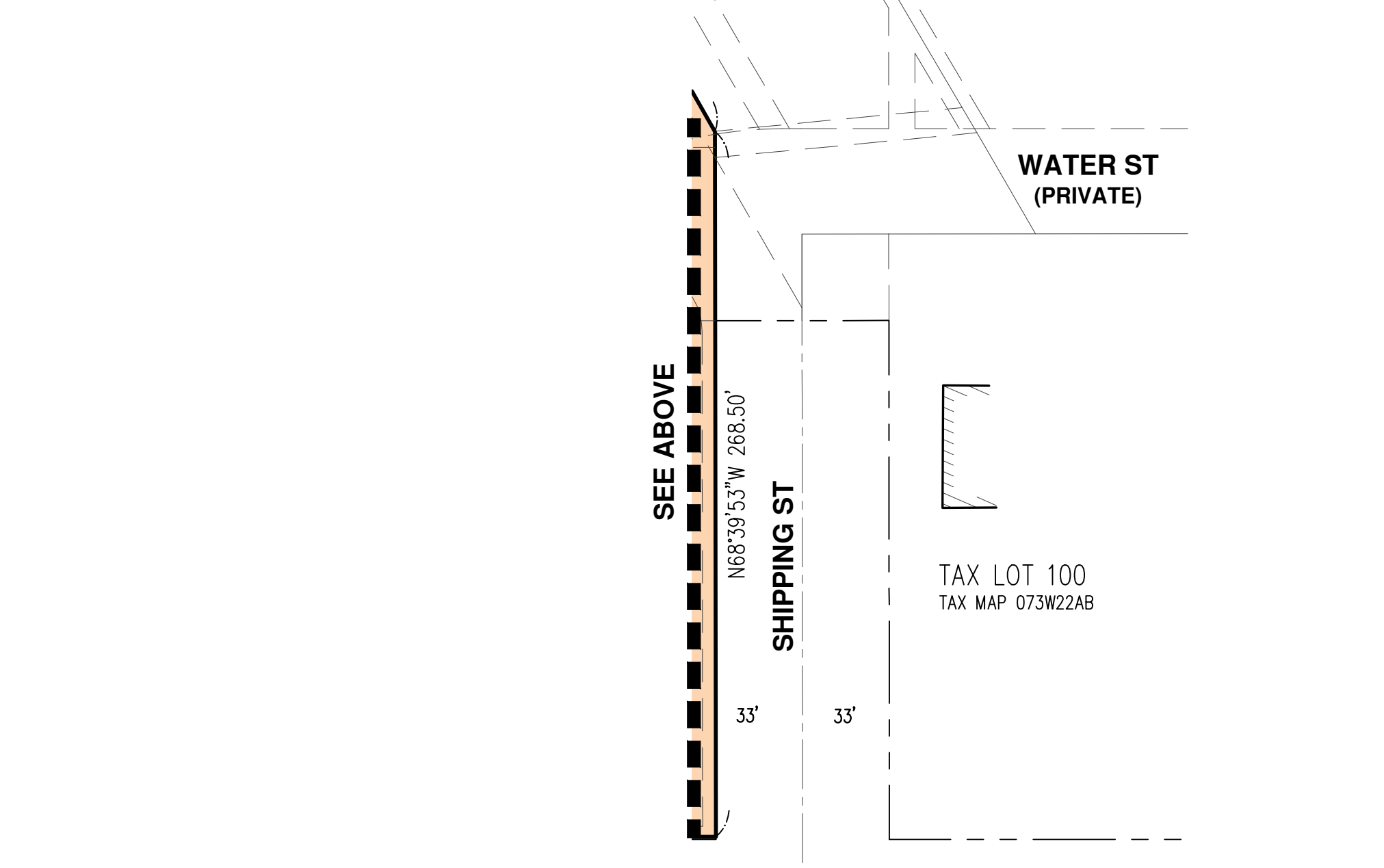
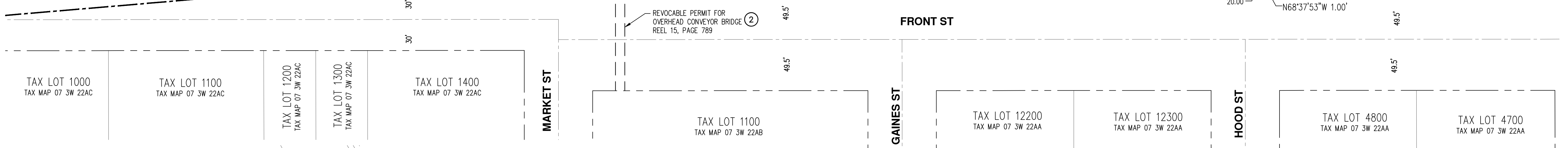
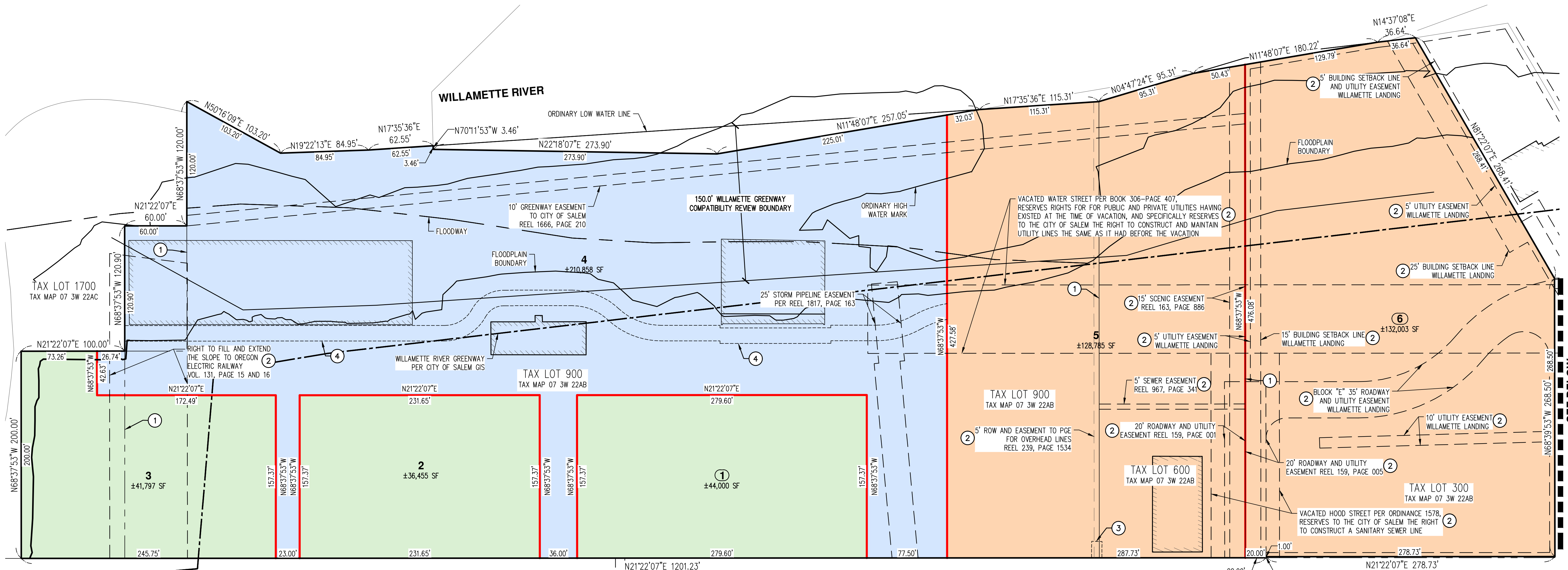
JOB NUMBER
5968-01
SHEET
C003



CONTINUES ON SHEET C003



AKS DRAWING FILE: 5968-01EXCOND.DWG | LAYOUT: C003



KEYED NOTES: (#)

- EXISTING TAX LOT LINE TO BE REMOVED.
- EXISTING EASEMENT OR ROW TO BE QUITCLAIMED/VACATED.
- PROPOSED EASEMENT FOR EXISTING POWER POLE BETWEEN HOOD AND GAINES STREETS, SEE PLAN VIEW.
- 15' WILLAMETTE RIVER GREENWAY PATH EASEMENT DEDICATION. FINAL CONFIGURATION TO BE DETERMINED AT TIME OF BUILDING PERMITS.

EASEMENT NOTES

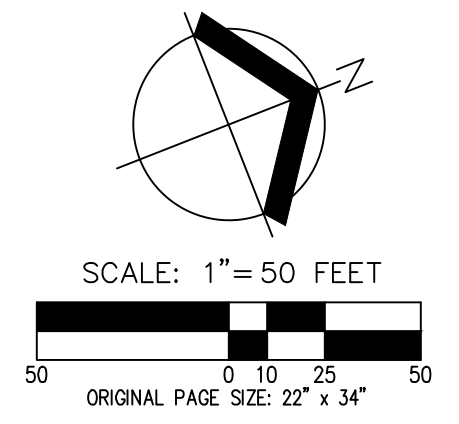
- CROSS ACCESS, DRAINAGE AND UTILITY EASEMENTS AMONG ALL PARCELS TO BE RECORDED PRIOR TO FINAL PLAT.
- ADDITIONAL EASEMENTS ARE REQUIRED FOR UTILITY IMPROVEMENTS. REFER TO UTILITY PLAN.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW PLANNED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

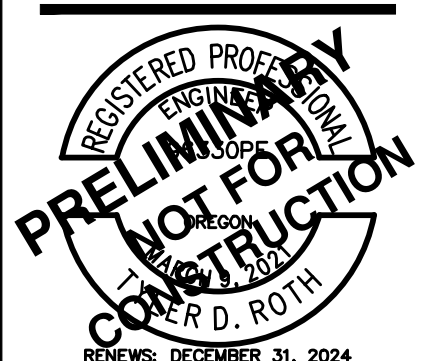
LEGEND

FUTURE DEVELOPMENT PARCEL	
MIXED-USE BUILDING PARCEL	
ADAPTIVE REUSE BUILDINGS PARCEL (COMMERCIAL)	

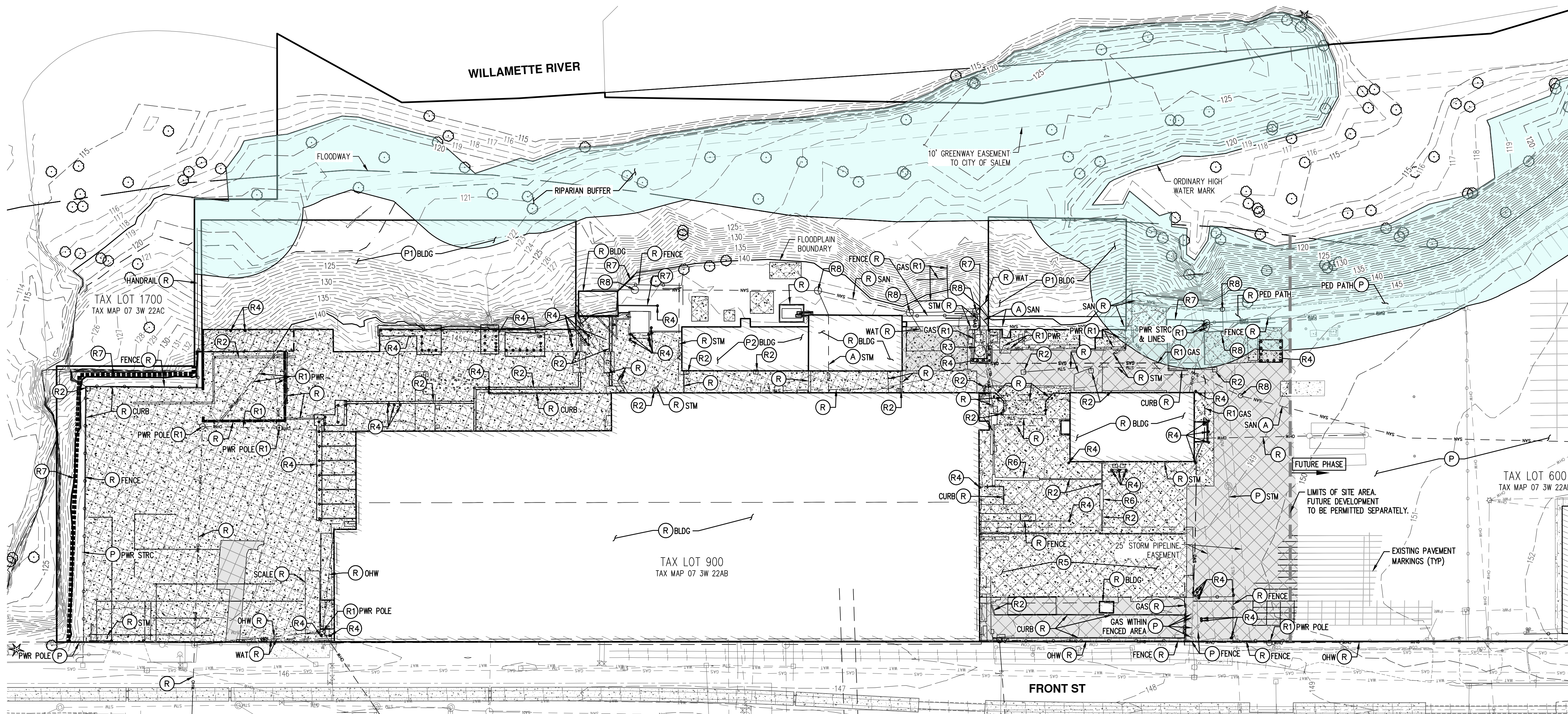
NOTE: THIS SHEET IS PRINTED WITH COLOR



**TENTATIVE PLAT
 THE CANNERY
 FUND
 SALEM, OREGON**



RENEWALS: DECEMBER 31, 2024
 JOB NUMBER: 5968-01
 DATE: 07/26/2024
 DESIGNED BY: TDR
 DRAWN BY: MJM
 CHECKED BY: TDR

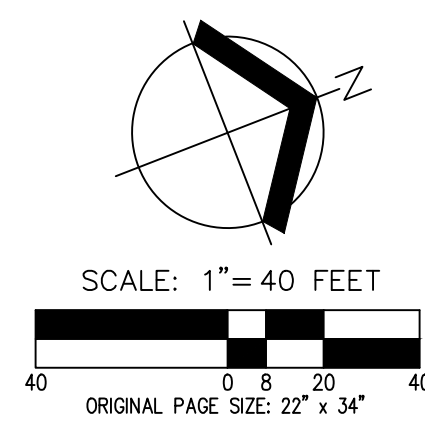


DEMOLITION KEYED NOTES: (TR)

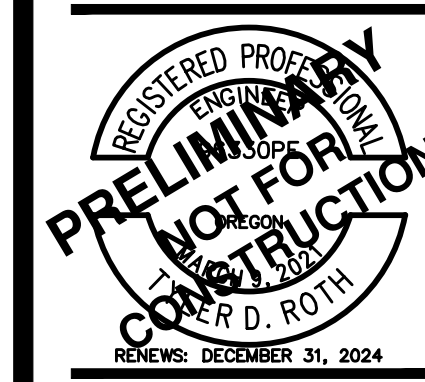
- A PLUG, ABANDON, AND/OR REMOVE EXISTING UTILITY LINES PER CITY AND/OR UTILITY COMPANY STANDARDS.
- P PROTECT AT ALL TIMES DURING CONSTRUCTION. ADJUST TO NEW FINISHED GRADE AS REQUIRED. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- P1 REMOVE EXISTING WALLS AND PROTECT THE PIER AND PLATFORM. REFER TO BUILDING PLANS FOR BUILDING AND STRUCTURAL IMPROVEMENTS.
- P2 REFER TO BUILDING PLANS FOR BUILDING IMPROVEMENTS.
- R CONTRACTOR TO REMOVE AND HAUL OFF SITE FOR DISPOSAL.
- R1 COORDINATE WITH FRANCHISE UTILITY PROVIDER FOR RELOCATION/REMOVAL. IF NO RELOCATION IS REQUIRED CONTRACTOR SHALL PROTECT AT ALL TIMES DURING CONSTRUCTION.
- R2 REMOVE EXISTING STORM STRUCTURE AND HAUL OFF SITE FOR DISPOSAL.
- R3 REMOVE EXISTING NITROGEN TANK. REMOVE AND DECOMMISSION IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS.
- R4 REMOVE EXISTING BOLLARDS AND ATTACHED STRUCTURES.
- R5 REMOVE EXISTING COVERED AREA. METAL TRUSSES TO BE SAVED FOR FUTURE REUSE.
- R6 REMOVING EXISTING METAL PLATE.
- R7 EXISTING RETAINING WALL. STRUCTURAL IMPROVEMENTS REQUIRED TO BE DETERMINED AT TIME OF BUILDING PERMIT.
- R8 REMOVE EXISTING SANITARY STRUCTURE AND PUMP STATION. HAUL OFF SITE FOR DISPOSAL IN ACCORDANCE WITH STATE REGULATIONS.

LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	149
EXISTING GROUND CONTOUR (5 FT)	---	150
EXISTING TREE TO REMAIN		
EXISTING PAVEMENT/CONCRETE TO BE REMOVED		



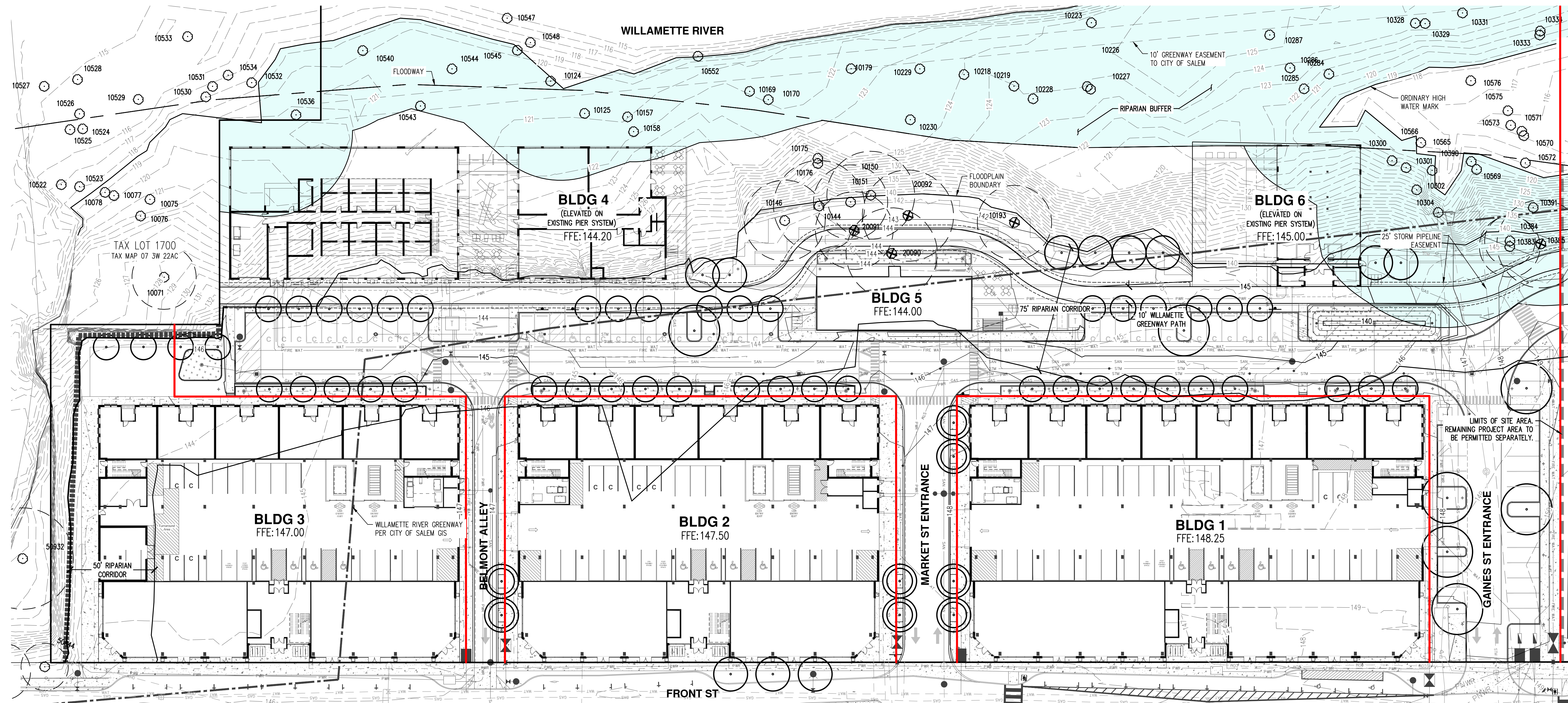
PRELIMINARY ONSITE DEMOLITION PLAN
THE CANNERY
FUND
SALEM, OREGON



REVISIONS: DECEMBER 31, 2024

JOB NUMBER:	5968-01
DATE:	07/26/2024
DESIGNED BY:	TDR
DRAWN BY:	MJM
CHECKED BY:	TDR

AKS DRAWING FILE: 5968-01 PRELIM TREE PLANNING LAYOUT: P6



TREE SUMMARY:

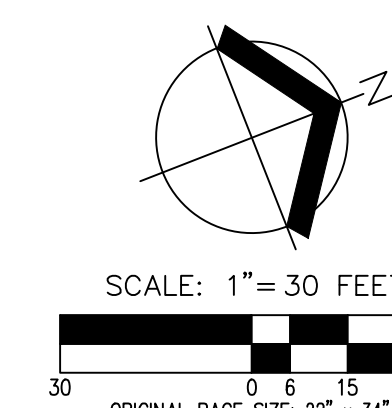
TREES REMOVED FOR GREENWAY PATH = 5

GENERAL NOTES:

1. CRITICAL ROOT ZONES SHOWN ARE FOR ANTICIPATED TREE IMPACTS ONLY.
2. TREES BELOW TOP OF BANK ARE NOT ANTICIPATED TO BE IMPACTED.
3. REFER TO ARBORIST LETTER FOR TREE SPECIES AND MORE INFORMATION REGARDING TREE REMOVAL.
4. NO SIGNIFICANT TREES PER CITY OF SALEM REQUIREMENTS ARE PROPOSED TO BE REMOVED.

LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
FINISHED GRADE CONTOUR (1 FT)	---
FINISHED GRADE CONTOUR (5 FT)	---
INTERIOR PROPERTY LINE	---
EXISTING TREE TO REMAIN	○
EXISTING TREE TO BE REMOVED	⊗
CRITICAL TREE ROOT ZONE 1" DBH = 1'-0" RADIUS	○
PLANNED TREE (REFER TO LANDSCAPE PLANS BY OTHERS)	○





PROPERTY DESCRIPTION
 TAX MAP 07.W2248
 TAX LOTS 300, 600, 900
 CONTRACT PURCHASER:
 FUND
 15017 THOMAS RD.
 CHARLOTTE, NC 28278

PRELIMINARY TREE TABLE
THE CANNERY
FUND
SALEM, OREGON

PRELIMINARY
NOT FOR
CONSTRUCTION

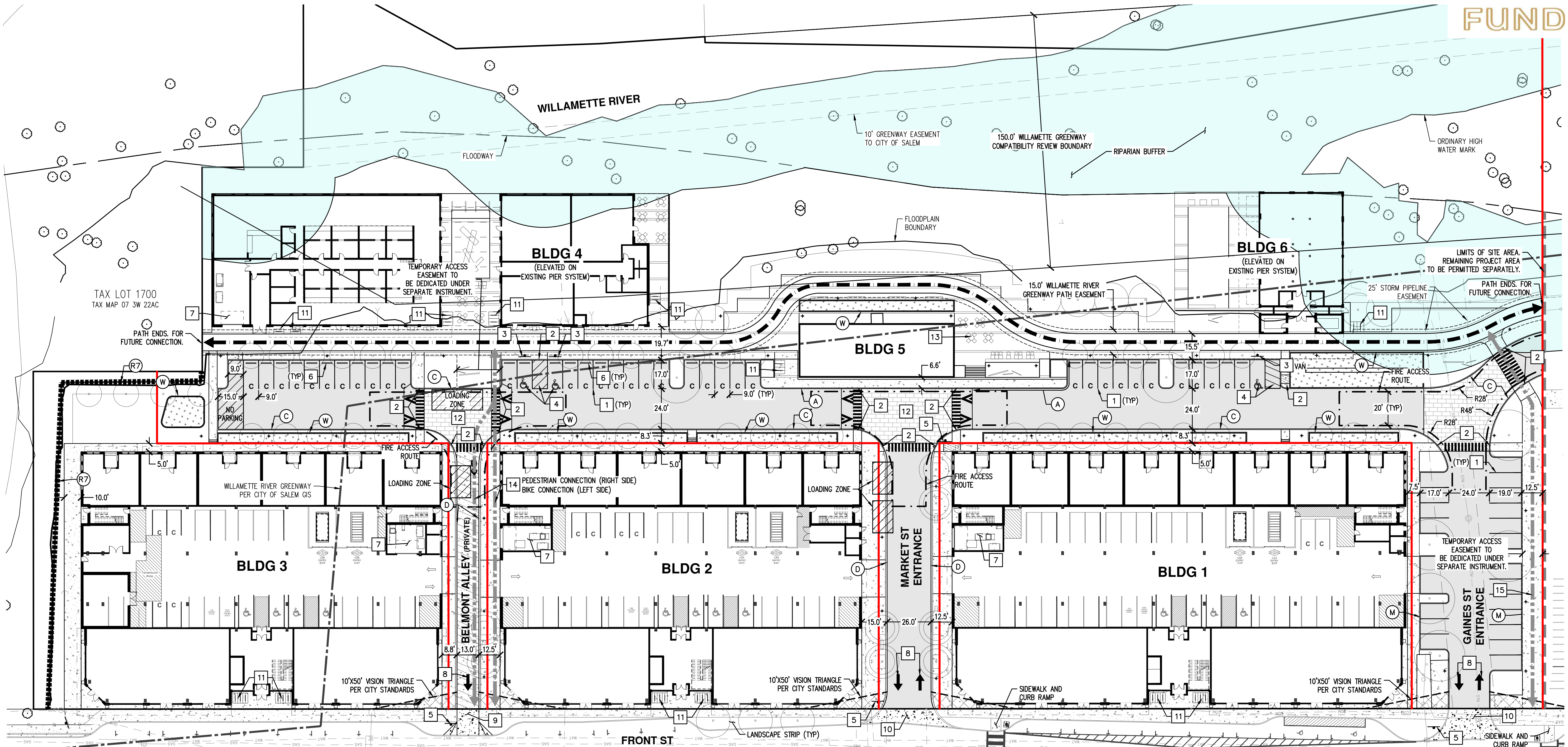
JOB NUMBER: 5968-01
 DATE: 07/26/2024
 DESIGNED BY: TDR
 DRAWN BY: M.M.
 CHECKED BY: TDR

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10071	DECIDUOUS	19 18	PRESERVE
10075	DECIDUOUS	12	PRESERVE
10076	DECIDUOUS	24	PRESERVE
10077	DECIDUOUS	30	PRESERVE
10078	DECIDUOUS	34	PRESERVE
10124	DECIDUOUS	13	PRESERVE
10125	DECIDUOUS	16	PRESERVE
10144	DECIDUOUS	27	PRESERVE
10146	DECIDUOUS	24	PRESERVE
10150	DECIDUOUS	22	PRESERVE
10151	DECIDUOUS	26	PRESERVE
10157	DECIDUOUS	15 11	PRESERVE
10158	DECIDUOUS	59	PRESERVE
10169	DECIDUOUS	15	PRESERVE
10170	DECIDUOUS	47	PRESERVE
10175	DECIDUOUS	12	PRESERVE
10176	DECIDUOUS	13 11	PRESERVE
10179	DECIDUOUS	12	PRESERVE
*10193	DECIDUOUS	22	REMOVE
10218	DECIDUOUS	12	PRESERVE
10219	DECIDUOUS	41	PRESERVE
10223	DECIDUOUS	11 10	PRESERVE
10226	DECIDUOUS	15	PRESERVE
10227	DECIDUOUS	12	PRESERVE
10228	DECIDUOUS	12 10	PRESERVE
10229	DECIDUOUS	14	PRESERVE
10230	DECIDUOUS	11	PRESERVE
10284	DECIDUOUS	39	PRESERVE
10285	DECIDUOUS	17	PRESERVE
10286	DECIDUOUS	10	PRESERVE
10287	DECIDUOUS	13	PRESERVE
10300	DECIDUOUS	52	PRESERVE
10301	DECIDUOUS	54	PRESERVE
10302	DECIDUOUS	19	PRESERVE
10304	DECIDUOUS	20 18	PRESERVE
10328	DECIDUOUS	16 12	PRESERVE
10329	DECIDUOUS	15	PRESERVE
10331	DECIDUOUS	42	PRESERVE
10333	DECIDUOUS	43	PRESERVE
10334	DECIDUOUS	10	PRESERVE
10383	DECIDUOUS	18 17	PRESERVE

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10384	DECIDUOUS	15	PRESERVE
*10385	DECIDUOUS	26 21	REMOVE
10390	DECIDUOUS	UNK	PRESERVE
10391	DECIDUOUS	13	PRESERVE
10522	DECIDUOUS	28 23 16	PRESERVE
10523	DECIDUOUS	34	PRESERVE
10524	DECIDUOUS	32	PRESERVE
10525	DECIDUOUS	36	PRESERVE
10526	DECIDUOUS	44	PRESERVE
10527	DECIDUOUS	15 14	PRESERVE
10528	DECIDUOUS	11	PRESERVE
10529	DECIDUOUS	40	PRESERVE
10530	DECIDUOUS	17	PRESERVE
10531	DECIDUOUS	42	PRESERVE
10532	DECIDUOUS	41	PRESERVE
10533	DECIDUOUS	12	PRESERVE
10534	DECIDUOUS	10	PRESERVE
10536	DECIDUOUS	44	PRESERVE
10540	DECIDUOUS	14 11	PRESERVE
10543	DECIDUOUS	40	PRESERVE
10544	DECIDUOUS	28 22 21 19 16 11	PRESERVE
10545	DECIDUOUS	11	PRESERVE
10547	DECIDUOUS	13 10	PRESERVE
10548	DECIDUOUS	11 11	PRESERVE
10552	DECIDUOUS	16	PRESERVE
10565	DECIDUOUS	19 14 14 13 12 12	PRESERVE
10566	DECIDUOUS	52	PRESERVE
10569	DECIDUOUS	73	PRESERVE
10570	DECIDUOUS	17	PRESERVE
10571	DECIDUOUS	17	PRESERVE
10572	DECIDUOUS	10	PRESERVE
10573	DECIDUOUS	15	PRESERVE
10576	DECIDUOUS	11	PRESERVE
*20090	DECIDUOUS	27	REMOVE
*20091	DECIDUOUS	23	REMOVE
*20092	DECIDUOUS	27	REMOVE
50844	DECIDUOUS	8 12 14	PRESERVE
50932	DECIDUOUS	30	PRESERVE

NOTE:

- * REMOVAL NECESSARY TO ACCOMMODATE PUBLIC WILLAMETTE RIVER GREENWAY TRAIL, EXEMPT PER SRC 808.030(a)(2)(G).



CURB KEYED NOTES: (TR)

- (A) TYPE 'A' CURB AND GUTTER
- (C) TYPE 'C' CURB
- (D) TYPE 'D' MOUNTABLE CURB
- (M) MONOLITHIC CURB AND SIDEWALK
- (W) PLANTER WALL
- (R7) EXISTING RETAINING WALL. STRUCTURAL IMPROVEMENTS REQUIRED TO BE DETERMINED AT TIME OF BUILDING PERMIT

SITE KEYED NOTES: #

1. PAINT 4-INCH WIDE WHITE STRIPE PER CITY STANDARDS.
2. ACCESSIBLE CURB RAMP AND DETECTABLE WARNING SURFACE.
3. ACCESSIBLE PARKING SIGN. "VAN" INDICATES VAN ACCESSIBLE SIGN.
4. ACCESSIBLE PARKING STALLS AND AISLE STRIPING.
5. INSTALL 30"x30" STOP SIGN AND STOP BAR. (36"x36" WHEN ENTERING PUBLIC ROW)
6. CONCRETE WHEEL STOP.
7. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
8. DIRECTIONAL ARROW STRIPE.
9. COMMERCIAL DRIVEWAY APPROACH PER CITY DETAIL NO.302.
10. COMMERCIAL DRIVEWAY APPROACH PER CITY DETAIL NO.315.
11. BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. RAISED SPEED TABLE PEDESTRIAN CROSSING.
13. OUTDOOR SEATING. SEE LANDSCAPE PLANS FOR DETAILS.
14. SHARED ACCESS FROM WILLAMETTE GREENWAY PATH TO FRONT STREET. EASEMENT TO BE QUITCLAIMED UPON CONSTRUCTION OF PATH TO THE SOUTH.
15. SHARED ACCESS FROM WILLAMETTE GREENWAY PATH TO FRONT STREET. EASEMENT TO BE QUITCLAIMED UPON CONSTRUCTION OF PHASE 2 IMPROVEMENTS.

SITE PLAN DATA:

ZONING = MU-R
SUBJECT PROPERTY AREA = ±593,899 SF (±13.6 ACRES)
SITE AREA = ±333,110 SF (±7.6 ACRES)

DENSITY:
MULTI-FAMILY = 382 UNITS
*RETAIL = 12,160 SF
*OFFICE = 5,885 SF
*EATING/DRINKING ESTABLISHMENT = 30,875 SF

*DISTRIBUTION OF RETAIL, OFFICE, AND EATING/DRINKING ESTABLISHMENTS SQUARE FOOTAGE ARE SUBJECT TO CHANGE.

PARKING SUMMARY:
MAXIMUM VEHICLE PARKING:
MULTI-FAMILY = 669 SPACES (1.75/UNIT)
RETAIL = 61 SPACES (1/200 SF)
OFFICE = 24 SPACES (1/250 SF)
EATING/DRINKING ESTABLISHMENT = 176 SPACES (1/175 SF)
MAX TOTAL = 930 SPACES

VEHICLE PARKING PROVIDED:
GARAGE PARKING
• AUTOMATED = 291 SPACES
• STANDARD = 51 SPACES
• COMPACT = 10 SPACES
• ACCESSIBLE = 12 SPACES
OFF-STREET PARKING
• STANDARD = 20 SPACES
• COMPACT = 35 SPACES
• ACCESSIBLE = 3 SPACES
TOTAL PARKING = 422 SPACES

BICYCLE PARKING REQUIRED:

MULTI-FAMILY = 382 SPACES (1/UNIT)
RETAIL = 4 SPACES (GREATER OF 4 OR 1/10,000 SF)
OFFICE = 4 SPACES (GREATER OF 4 OR 1/3,500 SF)
EATING/DRINKING ESTABLISHMENT = 31 SPACES (GREATER OF 4 OR 1/1,000 SF)
TOTAL REQUIRED = 421 SPACES

BICYCLE PARKING PROVIDED:
SHORT-TERM = 59 SPACES
LONG-TERM = 380 SPACES
TOTAL = 439 SPACES

LOADING ZONE REQUIRED/PROVIDED:
MULTI-FAMILY REQUIRED = 3 SPACES (12'WX19'L)
RETAIL SALES AND SERVICES REQUIRED = 1 SPACE (12'WX30'L)
OFFICE REQUIRED = 1 SPACE (OFF-STREET PARKING AREA USED FOR LOADING PER SRC 806.075(a))
TOTAL REQUIRED = 4 SPACES
TOTAL PROVIDED = 3 SPACES (12'WX19'L)
1 SPACE (12'WX30'L)

NOTE: SPACES TO BE SCHEDULED AND CONED OFF WITH SITE OPERATOR FOR LOADING AND UNLOADING.

SETBACKS:

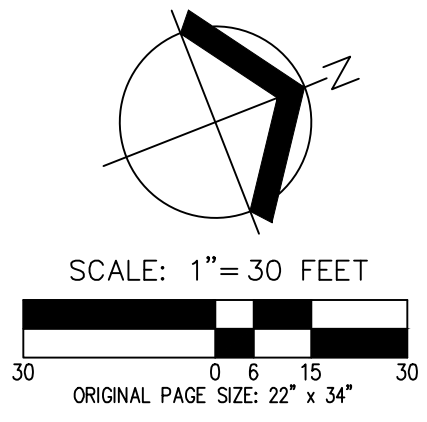
ALONG FRONT ST BUILDINGS = 0 FT OR MAX 10 FT (IF SETBACK AREA IS USED FOR PEDESTRIAN AMENITIES)
VEHICLE USE AREA = 10 FT
SIDE/REAR YARD BUILDINGS = NONE
VEHICLE USE AREA = 5 FT (NOT REQUIRED ABUTTING AN ALLEY)

GENERAL NOTES:

1. BUILDINGS 1, 2, AND 3 ARE ON SEPARATE PROPERTIES. REFER TO SHEET P4 FOR THE PROPOSED PROPERTY LINES.
2. THE FRONT STREET NE IMPROVEMENTS SHOWN ARE PRELIMINARY AND BASED ON CONCEPTUAL DESIGN WORK PROVIDED BY THE CITY'S RETAINED RAIL ENGINEER. REFINED FRONT STREET NE IMPROVEMENTS ARE ANTICIPATED AND WILL BE CONSTRUCTED IN ACCORDANCE WITH FEEDBACK RECEIVED FROM THE FINAL RAIL DIAGNOSTIC AND COORDINATION WITH THE CITY.

EV READY NOTE:

40% OF PARKING STALLS ARE REQUIRED TO BE EV READY PER STATE REQUIREMENTS. FINAL EV READY STALL LOCATION AND CONDUIT PLACEMENT WILL BE COORDINATED WITH PROJECT ELECTRICIAN AT THE TIME OF BUILDING PERMIT SUBMITTAL.



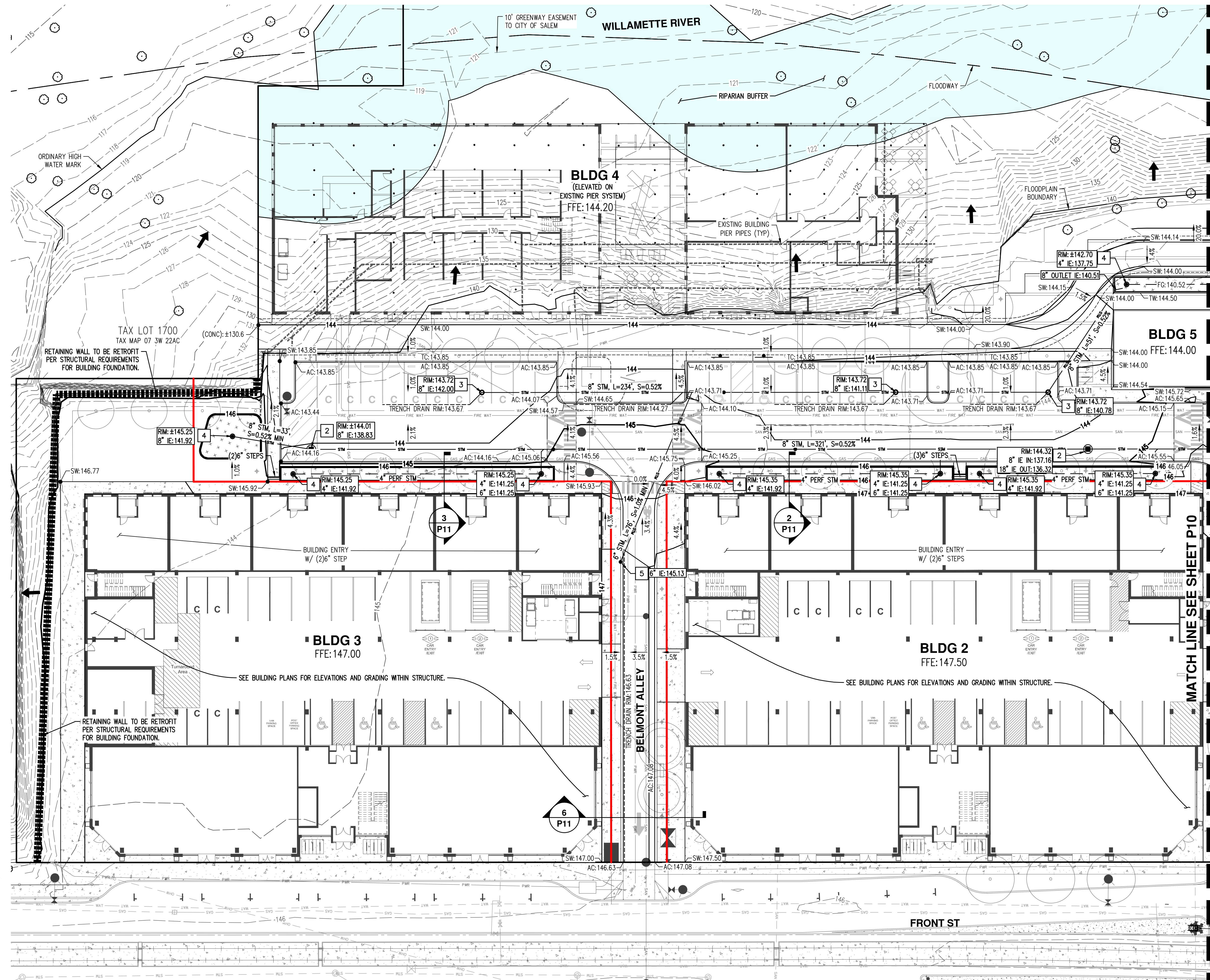
LEGEND

- 10' WILLAMETTE GREENWAY CONCRETE PATH (WITHIN 15' EASEMENT TO CITY OF SALEM)
- TEMPORARY GREENWAY ACCESS TO FRONT STREET UNTIL FUTURE CONNECTIONS ARE CONSTRUCTED.
- INTERIOR PROPERTY LINE
- ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK (4" MIN THICKNESS)
- CONCRETE PAVEMENT SECTION (8" MIN THICKNESS)
- CONCRETE PAVERS (REFER TO PLANS BY OTHERS)
- STORMWATER FACILITY
- PLANNED TREE (REFER TO LANDSCAPE PLANS BY OTHERS)

PRELIMINARY SITE PLAN
THE CANNERY
Fund
SALEM, OREGON



REVISIONS: DECEMBER 31, 2024
JOB NUMBER: 5968-01
DATE: 07/26/2024
DESIGNED BY: TDR
DRAWN BY: MJM
CHECKED BY: TDR



ABBREVIATIONS:

EXISTING:
 (RIM): EXISTING RIM ELEVATION
 (CONC): EXISTING CONCRETE ELEVATION

PROPOSED:
 FFE: FINISHED FLOOR ELEVATION
 FGE: FINISHED GRADE ELEVATION
 RIM: RIM ELEVATION
 AC: ASPHALT CONCRETE ELEVATION
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 BW: BOTTOM OF WALL ELEVATION
 SW: SIDEWALK ELEVATION
 TD: TRENCH DRAIN RIM ELEVATION
 GUT: GUTTER ELEVATION

DOWNWARD SLOPE: X.X%

GENERAL NOTES:

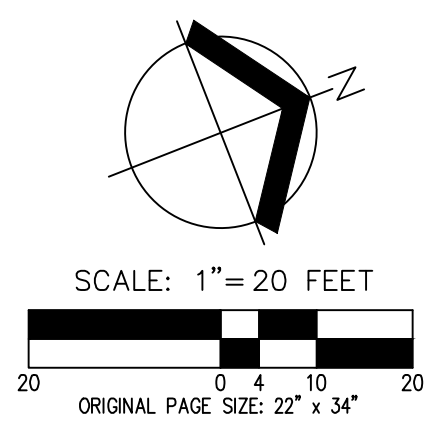
(P) PRIOR TO CONSTRUCTION AND ORDERING PIPE MATERIALS, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES TO VERIFY EXACT LOCATION, ALIGNMENT, DEPTH, AND SIZE. CONTACT ENGINEER IF ADJUSTMENT IS REQUIRED.

STORM DRAIN (STM) KEYED NOTES: #

- CONNECT TO EXISTING 24" CONCRETE PUBLIC STORM MAIN WITH NEW 48" MANHOLE. RIM AND INVERT ELEVATION (IE) PER PLANS.
- 48" STM MANHOLE. RIM AND IE PER PLAN.
- 24" STM MINI MANHOLE. RIM AND IE PER PLAN.
- STM BEEHIVE OVERFLOW.
- STM CLEANOUT (CO). IE PER PLAN.
- STM AREA DRAIN. RIM AND IE PER PLAN.
- ADJUST EXISTING MANHOLE RIM TO FINISHED GRADE ELEVATION.
- STUB FOR FUTURE LOT 5 AND 6 CONNECTIONS.

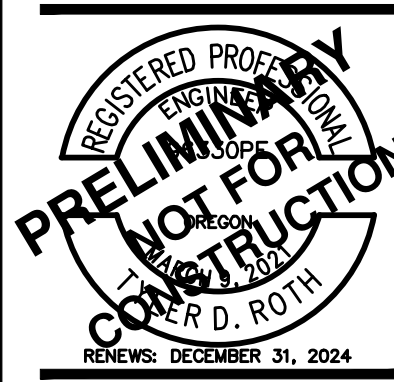
LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	149
EXISTING GROUND CONTOUR (5 FT)	---	150
FINISHED GRADE CONTOUR (1 FT)	---	149
FINISHED GRADE CONTOUR (5 FT)	---	150
INTERIOR PROPERTY LINE	---	
TRENCH DRAIN	---	
PROPOSED MANHOLE (MH)	●	
PROPOSED CLEANOUT (CO)\DOWNSPOUT (DS)	•	
PROPOSED CATCH BASIN (CB)	■	
BEEHIVE OVERFLOW DRAIN (BH)	○	
MINI MANHOLE (MMH)	○	
STORMWATER FACILITY	+	
ADA RAMP LANDING AREA (2% MAX ANY DIRECTION)	▨	
EXISTING SLOPE GREATER THAN 15%	→	

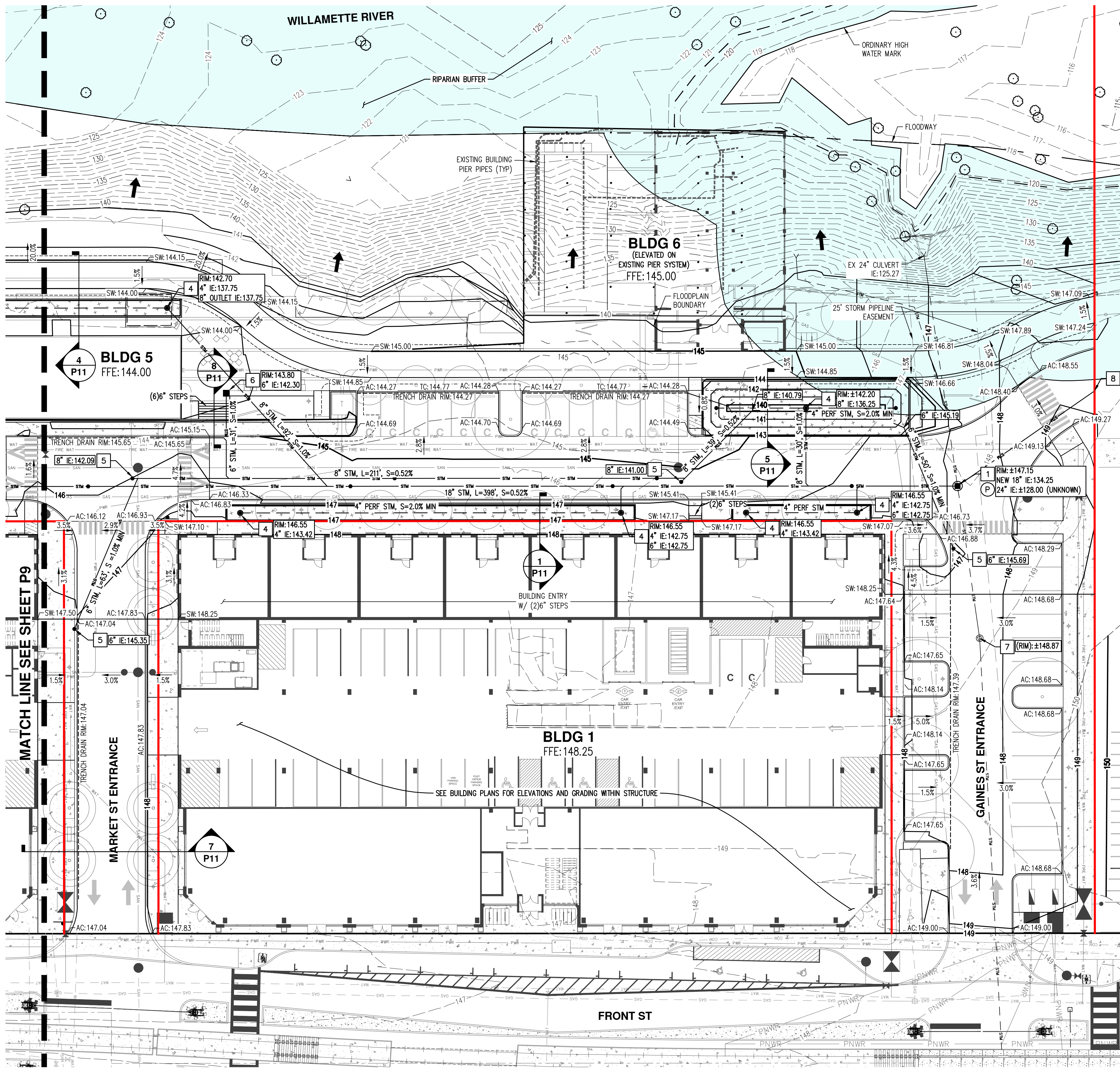


PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN

THE CANNERY FUND
 SALEM, OREGON



JOB NUMBER: 5968-01
 DATE: 07/26/2024
 DESIGNED BY: TDR
 DRAWN BY: MJM
 CHECKED BY: TDR



ABBREVIATIONS:

EXISTING:
 (RIM): EXISTING RIM ELEVATION
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PROPOSED:
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 GUT: GUTTER ELEVATION

DOWNWARD SLOPE: X.X%

GENERAL NOTES:

(P) PRIOR TO CONSTRUCTION AND ORDERING PIPE MATERIALS, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES TO VERIFY EXACT LOCATION, ALIGNMENT, DEPTH, AND SIZE. CONTACT ENGINEER IF ADJUSTMENT IS REQUIRED.

STORM DRAIN (STM) KEYED NOTES: #

1. CONNECT TO EXISTING 24" CONCRETE PUBLIC STORM MAIN WITH NEW 48" MANHOLE. RIM AND INVERT ELEVATION (IE) PER PLANS.
2. 48" STM MANHOLE. RIM AND IE PER PLAN.
3. 24" STM MINI MANHOLE. RIM AND IE PER PLAN.
4. STM BEEHIVE OVERFLOW.
5. STM CLEANOUT (CO). IE PER PLAN.
6. STM AREA DRAIN. RIM AND IE PER PLAN.
7. ADJUST EXISTING MANHOLE RIM TO FINISHED GRADE ELEVATION.
8. STUB FOR FUTURE LOT 5 AND 6 CONNECTIONS.

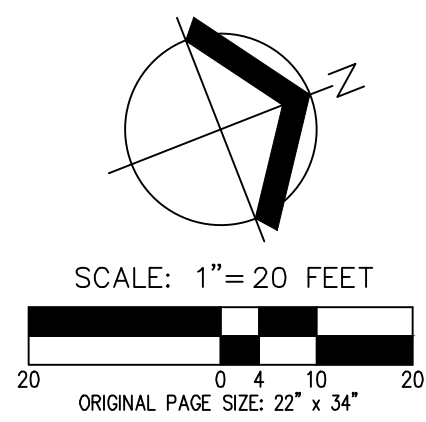
LEGEND

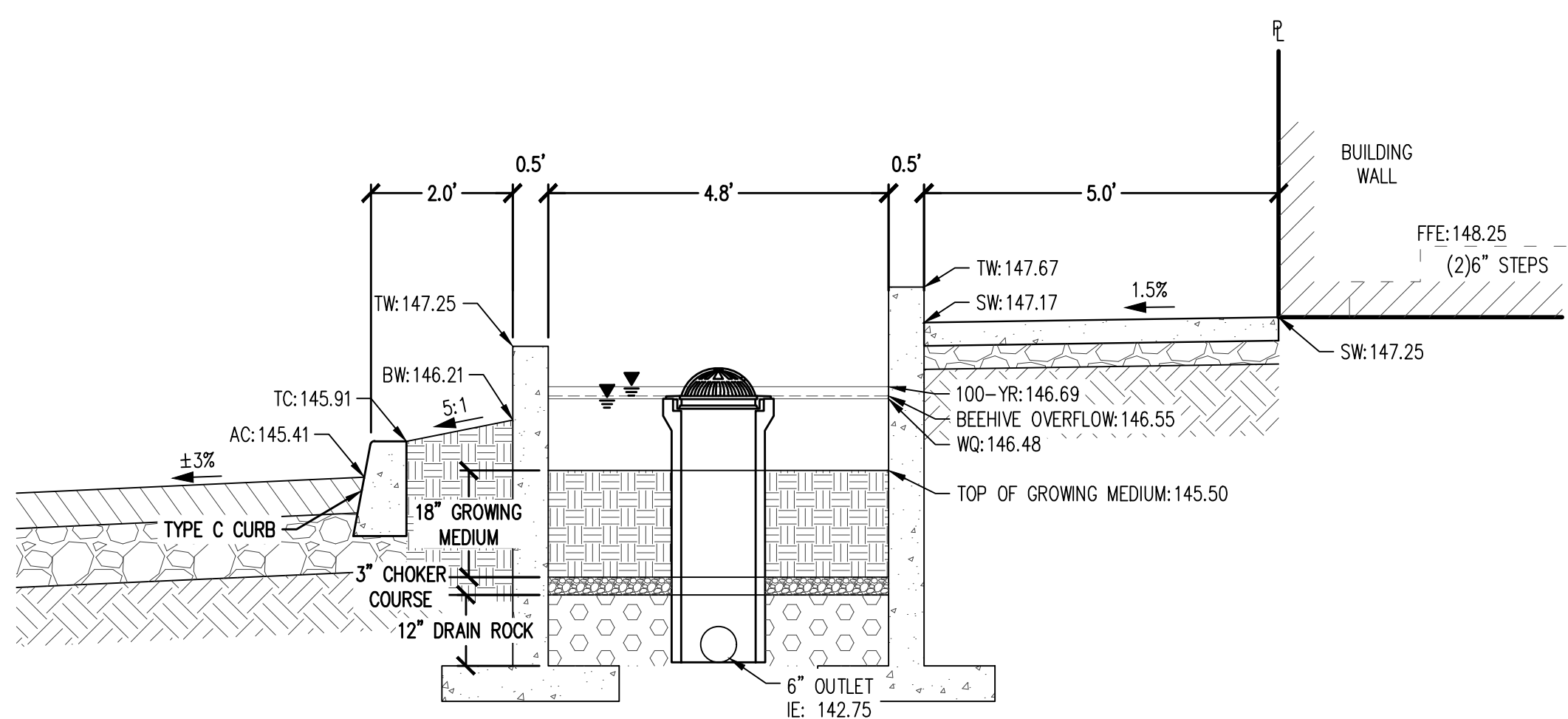
EXISTING GROUND CONTOUR (1 FT)	---	149
EXISTING GROUND CONTOUR (5 FT)	---	150
FINISHED GRADE CONTOUR (1 FT)	---	149
FINISHED GRADE CONTOUR (5 FT)	---	150
INTERIOR PROPERTY LINE	---	
TRENCH DRAIN	---	
PROPOSED MANHOLE (MH)	⊙	
PROPOSED CLEANOUT (CO)\DOWNSPOUT (DS)	•	
PROPOSED CATCH BASIN (CB)	■	
BEEHIVE OVERFLOW DRAIN (BH)	⊙	
MINI MANHOLE (MMH)	○	
STORMWATER FACILITY	+	
ADA RAMP LANDING AREA (2% MAX ANY DIRECTION)	▨	
EXISTING SLOPE GREATER THAN 15%	→	

**PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
 THE CANNERY
 FUND
 SALEM, OREGON**

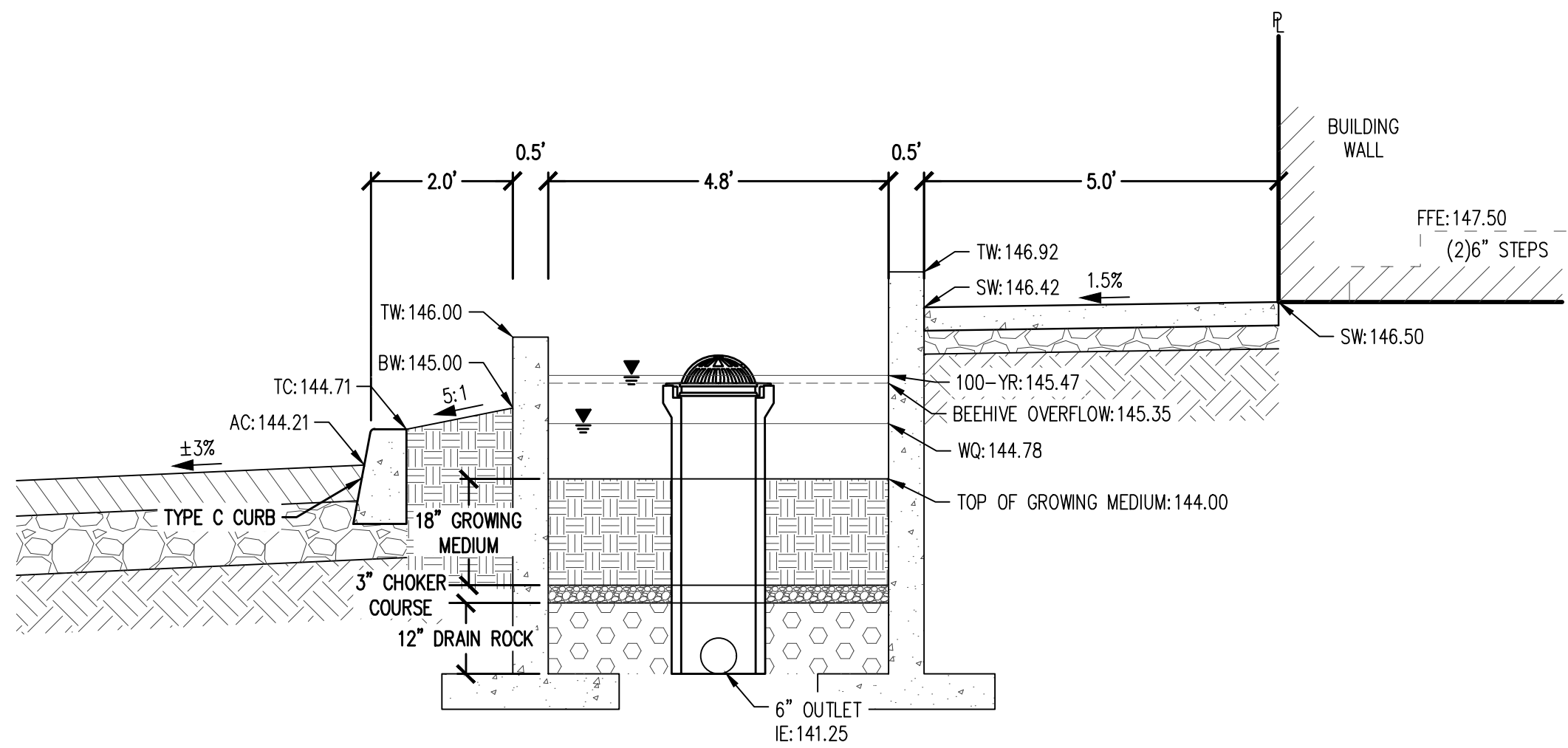


RENEW: DECEMBER 31, 2024
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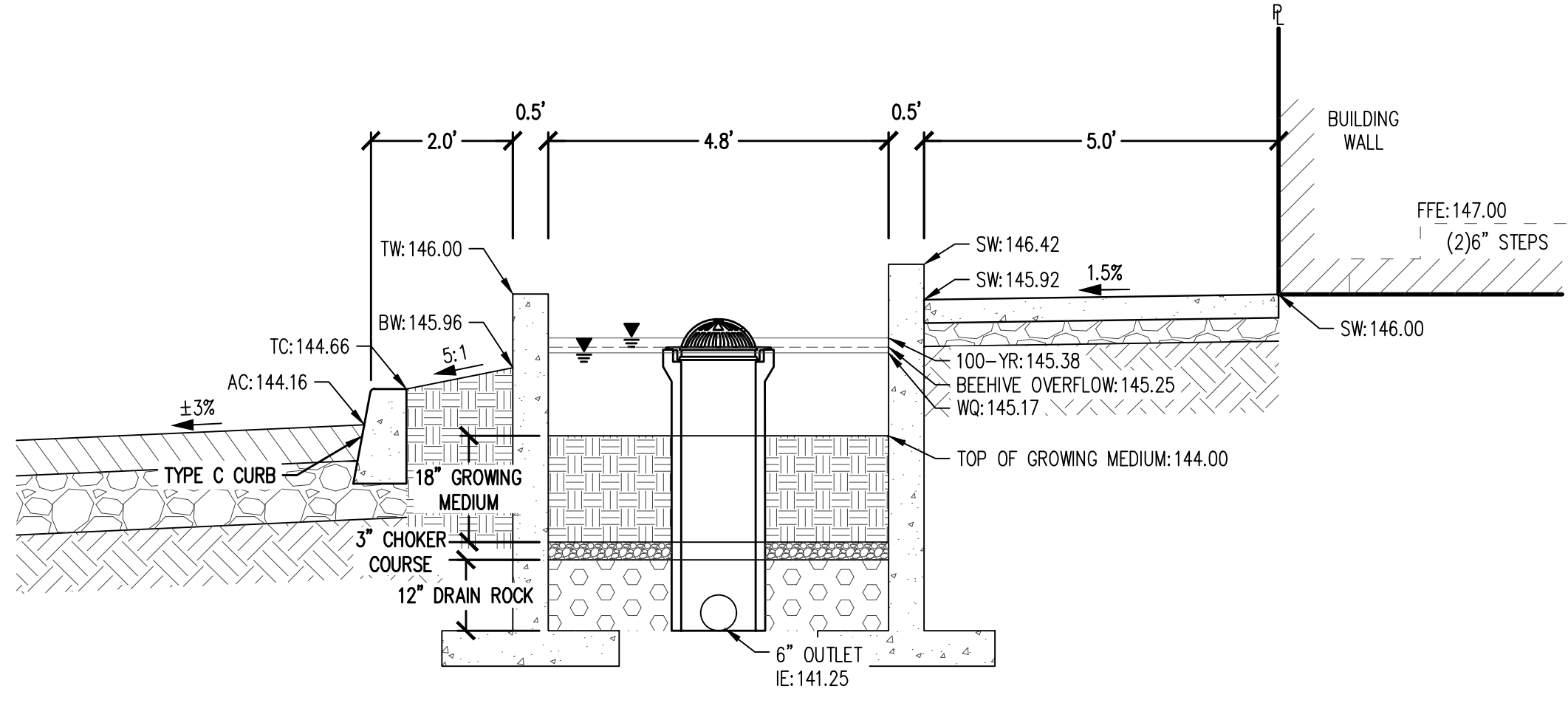




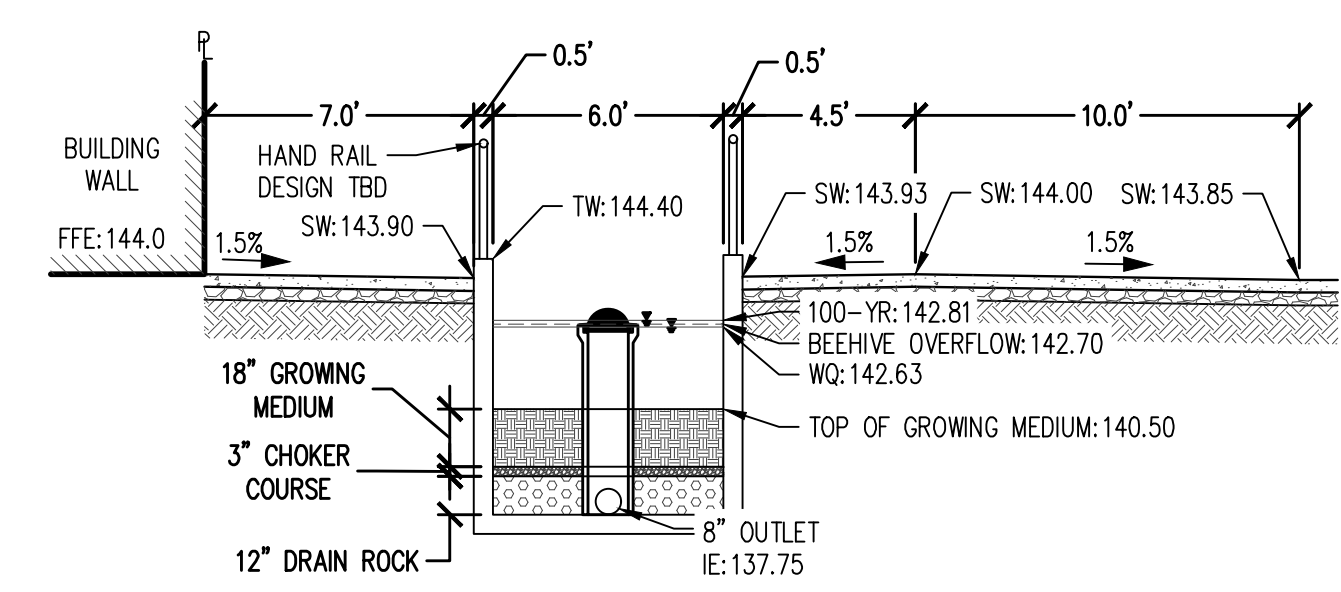
1 BUILDING 1 PLANTER CROSS-SECTION
 1" = 2'



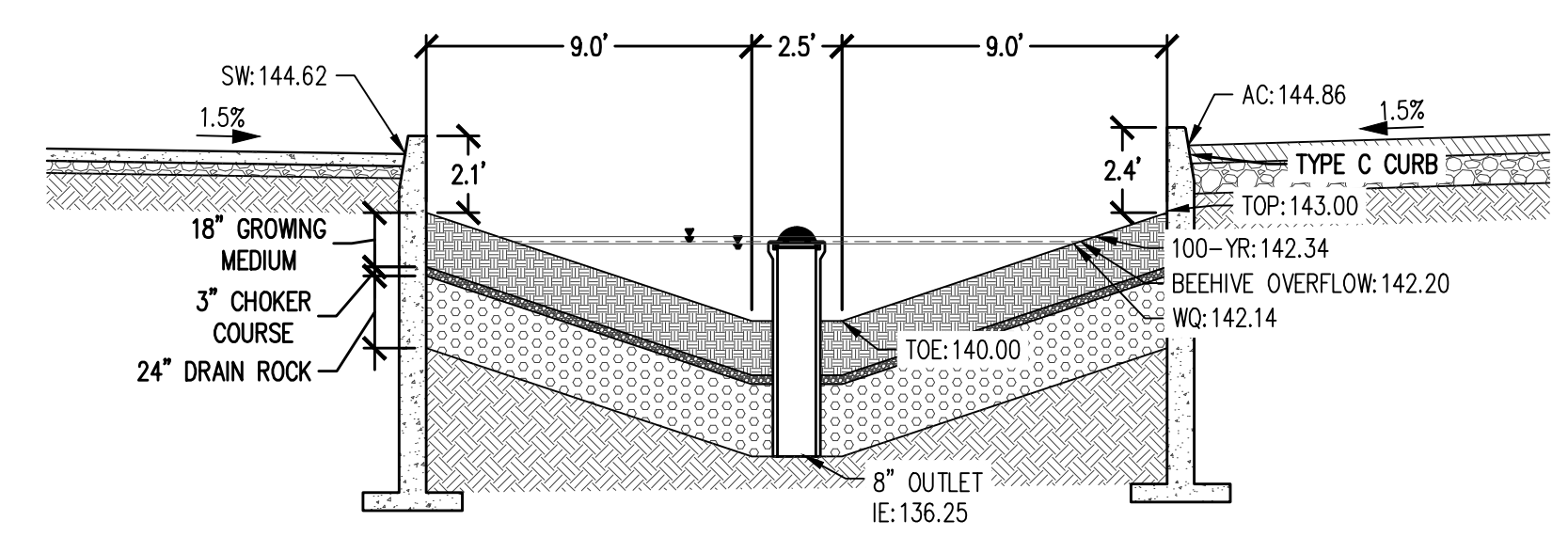
2 BUILDING 2 PLANTER CROSS-SECTION
 1" = 2'



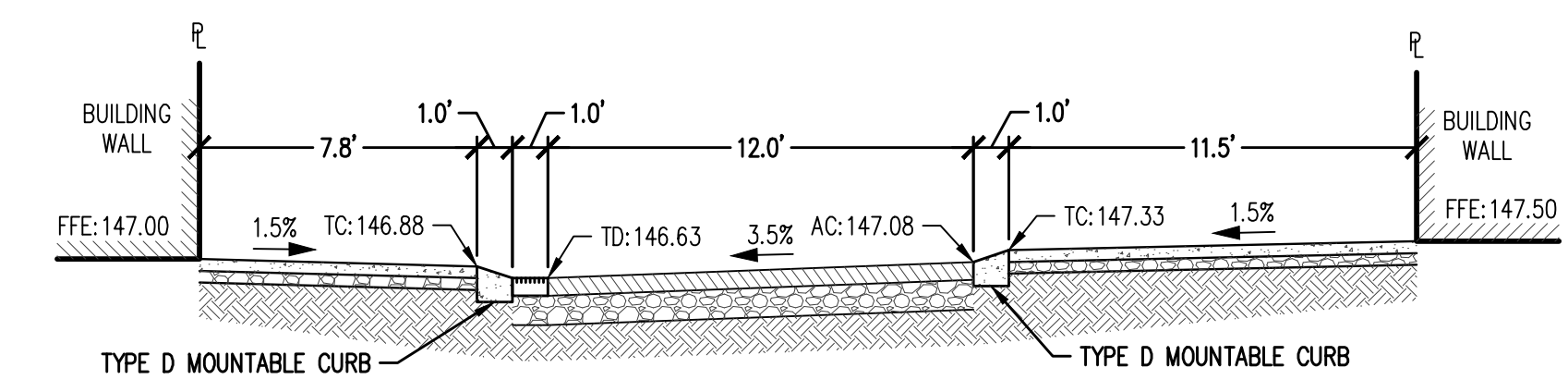
3 BUILDING 3 PLANTER CROSS-SECTION
 1" = 2'



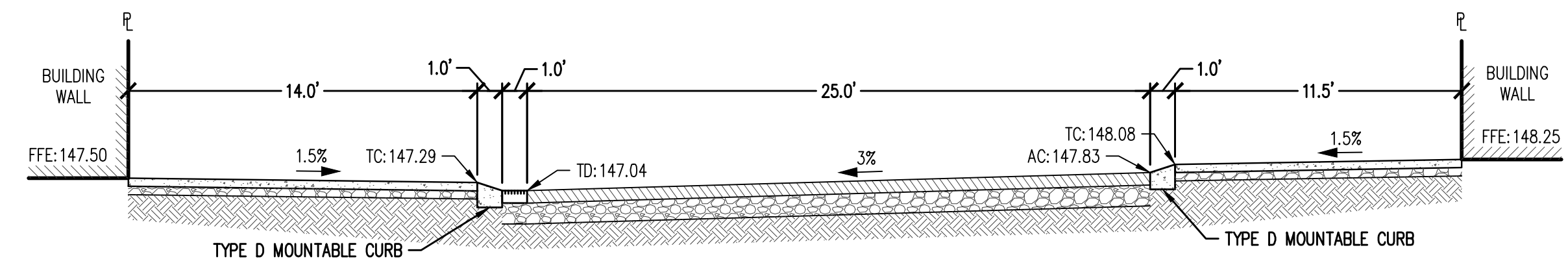
4 WINERY PLANTER CROSS-SECTION
 1" = 5'



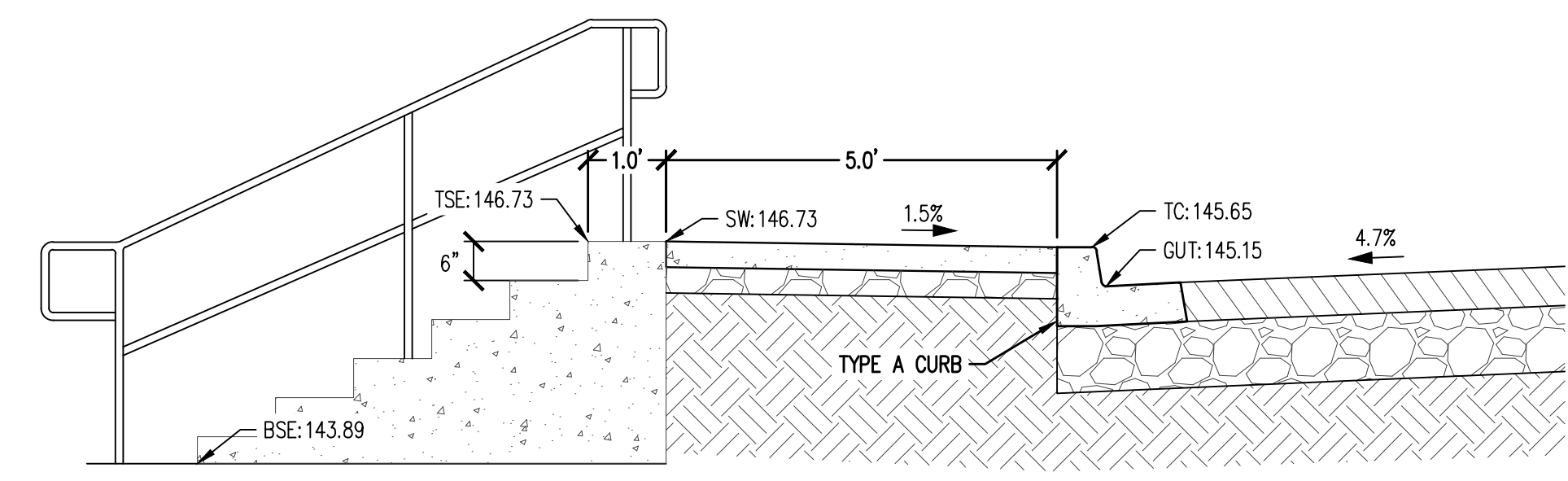
5 RAIN GARDEN CROSS-SECTION
 1" = 5'



6 BELMONT ALLEY CROSS-SECTION
 1" = 5'



7 MARKET ST ENTRANCE CROSS-SECTION
 1" = 5'

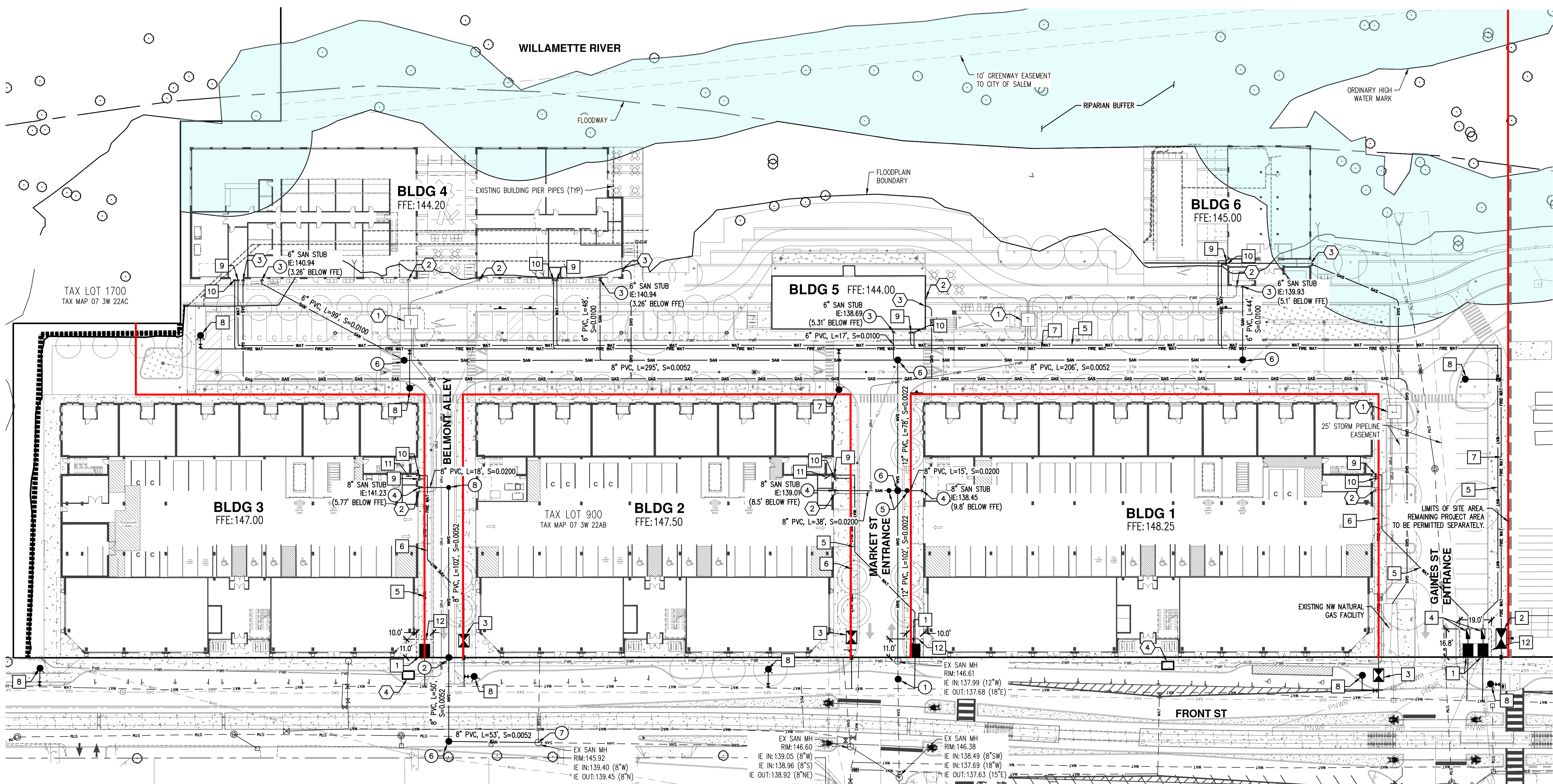


8 WINERY BUILDING STAIR STEP CONCEPT
 1" = 2'

ABBREVIATIONS:

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 (CONC): EXISTING CONCRETE ELEVATION
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 GUT: GUTTER ELEVATION

DOWNWARD SLOPE: X.X%



WATER AND FIRE KEYED NOTES: #

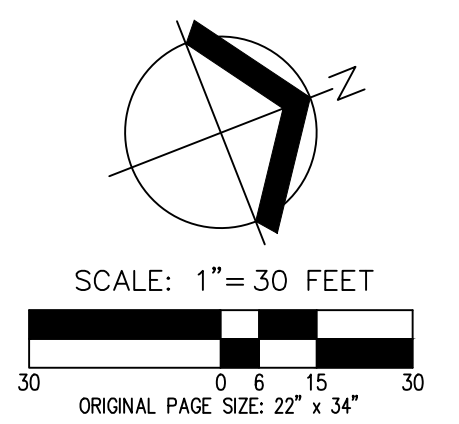
1. 3" WATER METER PER CITY STANDARDS.
2. 8" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH FDC.
3. 6" DCDA.
4. ABOVE GROUND REDUCED PRESSURE (RP) ASSEMBLY.
5. 4" DOMESTIC WATER SERVICE.
6. 6" FIRE SERVICE.
7. 8" FIRE SERVICE.
8. FIRE HYDRANT ASSEMBLY.
9. 4" DOMESTIC WATER SERVICE TO BUILDING. REFER TO PLANS BY OTHERS.
10. 6" FIRE SERVICE TO BUILDING WITH FDC MOUNTED ON FACE OF BUILDING. REFER TO PLANS BY OTHERS.
11. RP ASSEMBLY INSIDE BUILDING.
12. CITY OF SALEM WATER EASEMENT.

SANITARY SEWER (SAN) KEYED NOTES: #

1. CONNECT TO EXISTING SAN MAIN WITH NEW MANHOLE (MH).
2. 48" SAN MONITORING MH.
3. 6" SAN LATERAL TO BUILDING. REFER TO PLANS BY OTHERS.
4. 8" SAN LATERAL TO BUILDING. REFER TO PLANS BY OTHERS.
5. 24" MINI MH FOR MONITORING PER CITY OF SALEM STANDARDS.
6. 48" SAN STANDARD MH.
7. CONNECT TO EXISTING SAN MH.
8. 24" MINI MH.

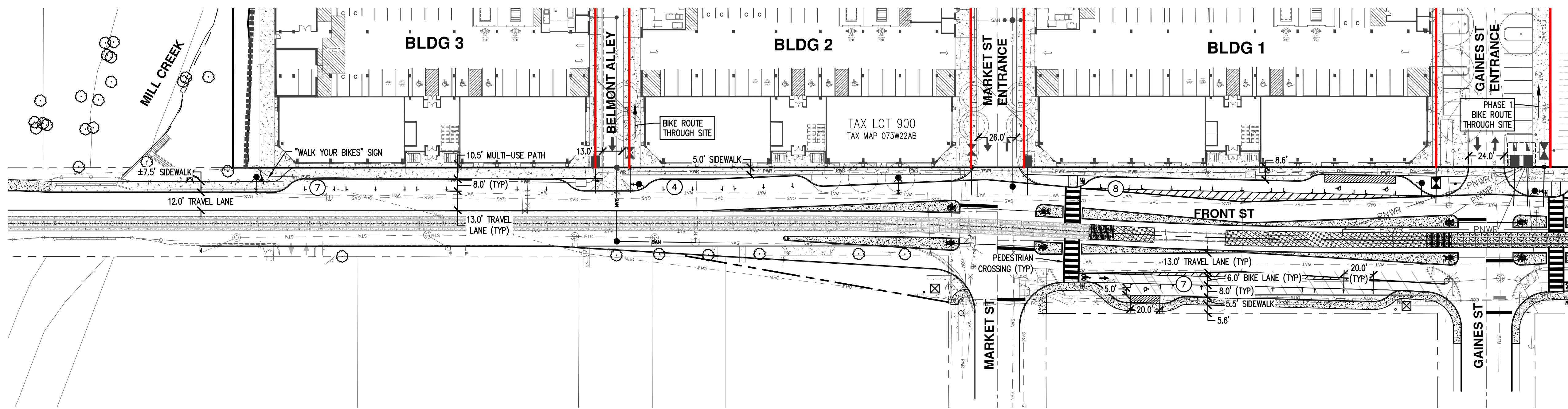
FRANCHISE UTILITY KEYED NOTES: #

1. CONCEPTUAL TRANSFORMER LOCATION.
2. POWER CONDUIT TO PROPOSED BUILDINGS.
3. GAS SERVICE TO BUILDINGS. COORDINATE WITH NORTHWEST NATURAL FOR FINAL SERVICE PLAN.
4. CONCEPTUAL PULL VAULT LOCATION.

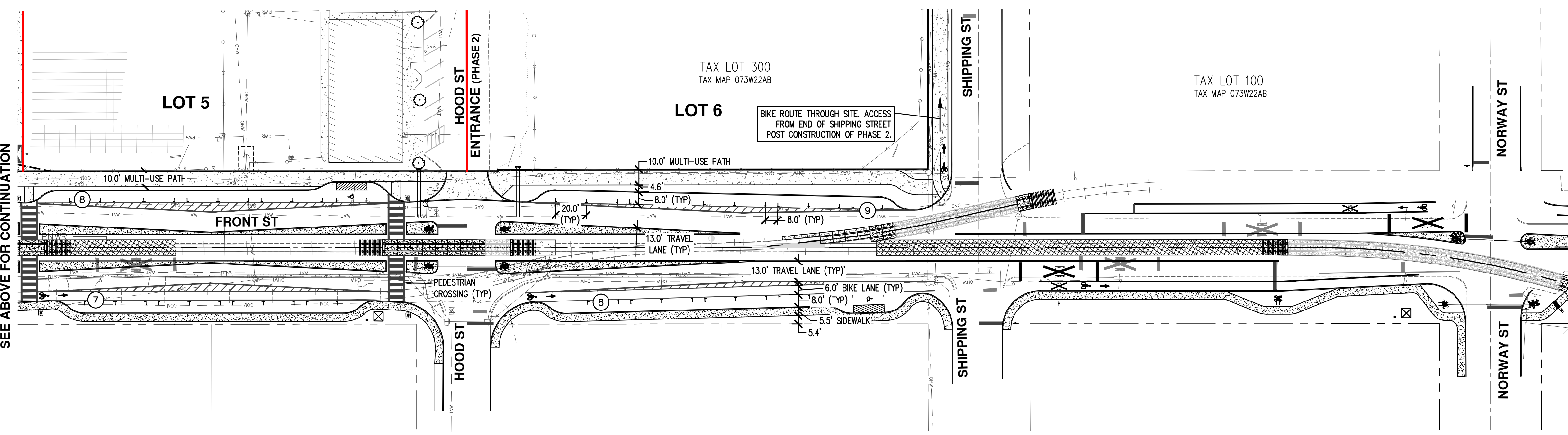


PRELIMINARY COMPOSITE UTILITY PLAN
THE CANNERY FUND
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
 COVER D. ROTH
 NOT FOR CONSTRUCTION
 RENEWS: DECEMBER 31, 2024
 JOB NUMBER: 5968-01
 DATE: 07/26/2024
 DESIGNED BY: TDR
 DRAWN BY: MJM
 CHECKED BY: TDR



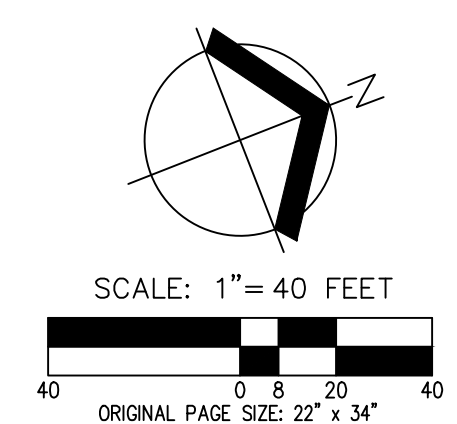
SEE BELOW FOR CONTINUATION



SEE ABOVE FOR CONTINUATION

LEGEND:
 # NUMBER OF PARKING STALLS IN ROW

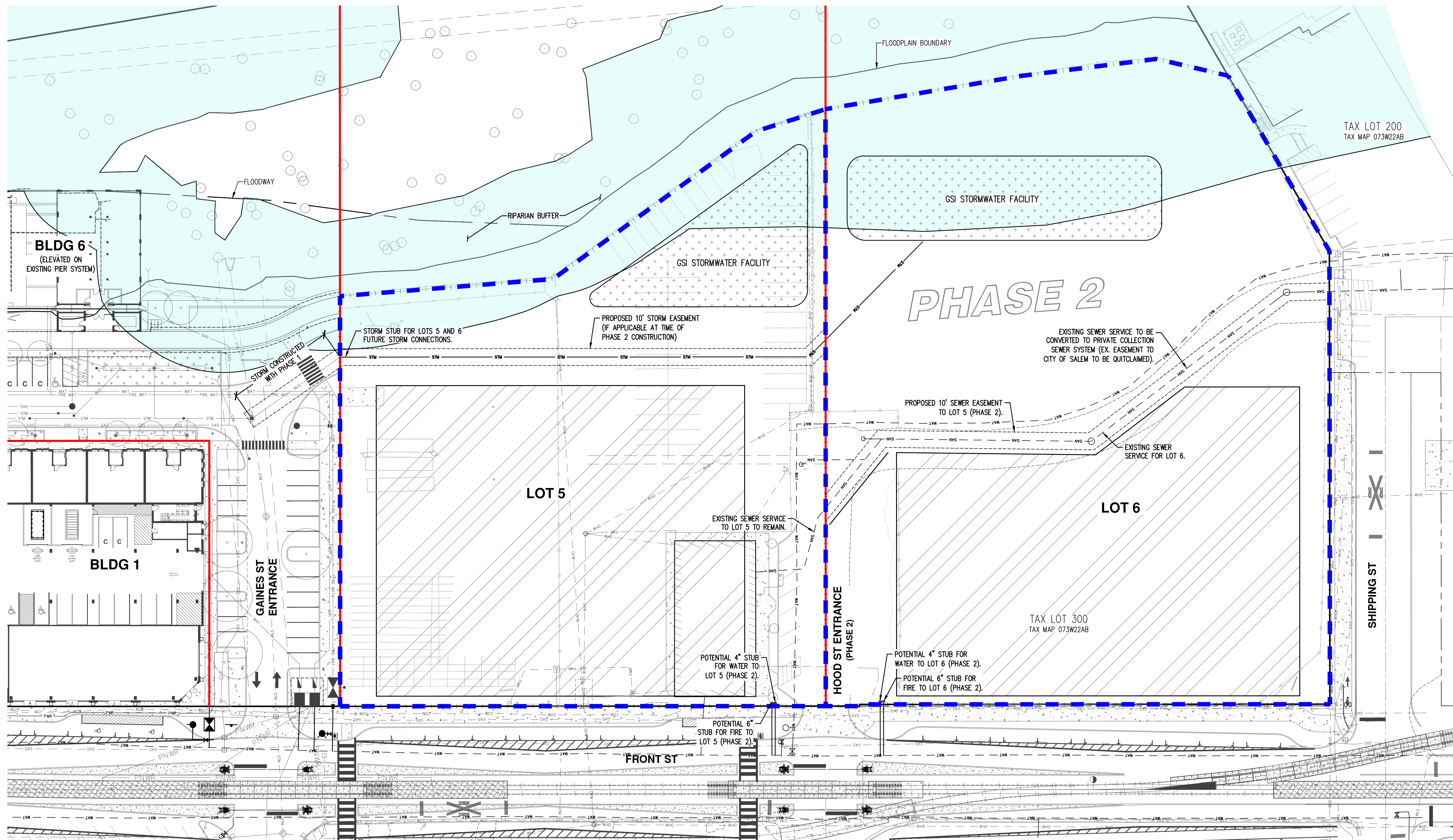
GENERAL NOTE:
 PROPOSED FRONT STREET IMPROVEMENTS ARE SUBJECT TO CHANGE BASED ON RAIL AND CITY FEEDBACK. INFORMATION SHOWN IS BASED ON LATEST COORDINATION EFFORTS WITH THE CITY OF SALEM AND RAILROAD ENGINEER.



PRELIMINARY FRONT ST IMPROVEMENTS
 THE CANNERY
 FUND
 SALEM, OREGON



RENEWAL: DECEMBER 31, 2024
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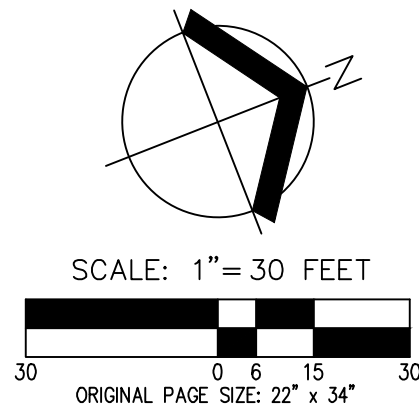


PHASE 2

LEGEND

- DEVELOPABLE AREA (ASSUMED FOR GSI STORMWATER FACILITY SIZING) [Blue dashed line]
- INTERIOR PROPERTY LINE [Red solid line]
- POTENTIAL BUILDING FOOTPRINTS TO BE FINALIZED WITH PHASE 2 SITE PLAN REVIEW [Hatched area]

- GENERAL NOTES:**
- 10% OF THE TOTAL NEW AND REPLACED IMPERVIOUS SURFACE HAS BEEN DEDICATED TO A GSI STORMWATER FACILITY ON LOTS 5 AND 6 PER THE CITY OF SALEM PUBLIC WORKS DESIGN STANDARDS SECTION 4E.6, AND FLOW CONTROL AND TREATMENT PERFORMANCE STANDARDS PER SRC CHAPTER 71.
 - THE PURPOSE OF THIS PLAN SHEET IS TO DEMONSTRATE THE POTENTIAL UTILITY LAYOUT FOR LOTS 5 AND 6. FINAL UTILITY LAYOUT AND SERVICE LOCATIONS TO BE CONFIRMED AT TIME OF PHASE 2 SITE PLAN REVIEW SUBMITTAL.



CONCEPTUAL LOT 5 AND 6 UTILITY PLAN
THE CANNERY
 FUND
SALEM, OREGON



RENEWALS: DECEMBER 31, 2024

JOB NUMBER:	5968-01
DATE:	07/26/2024
DESIGNED BY:	TDR
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