

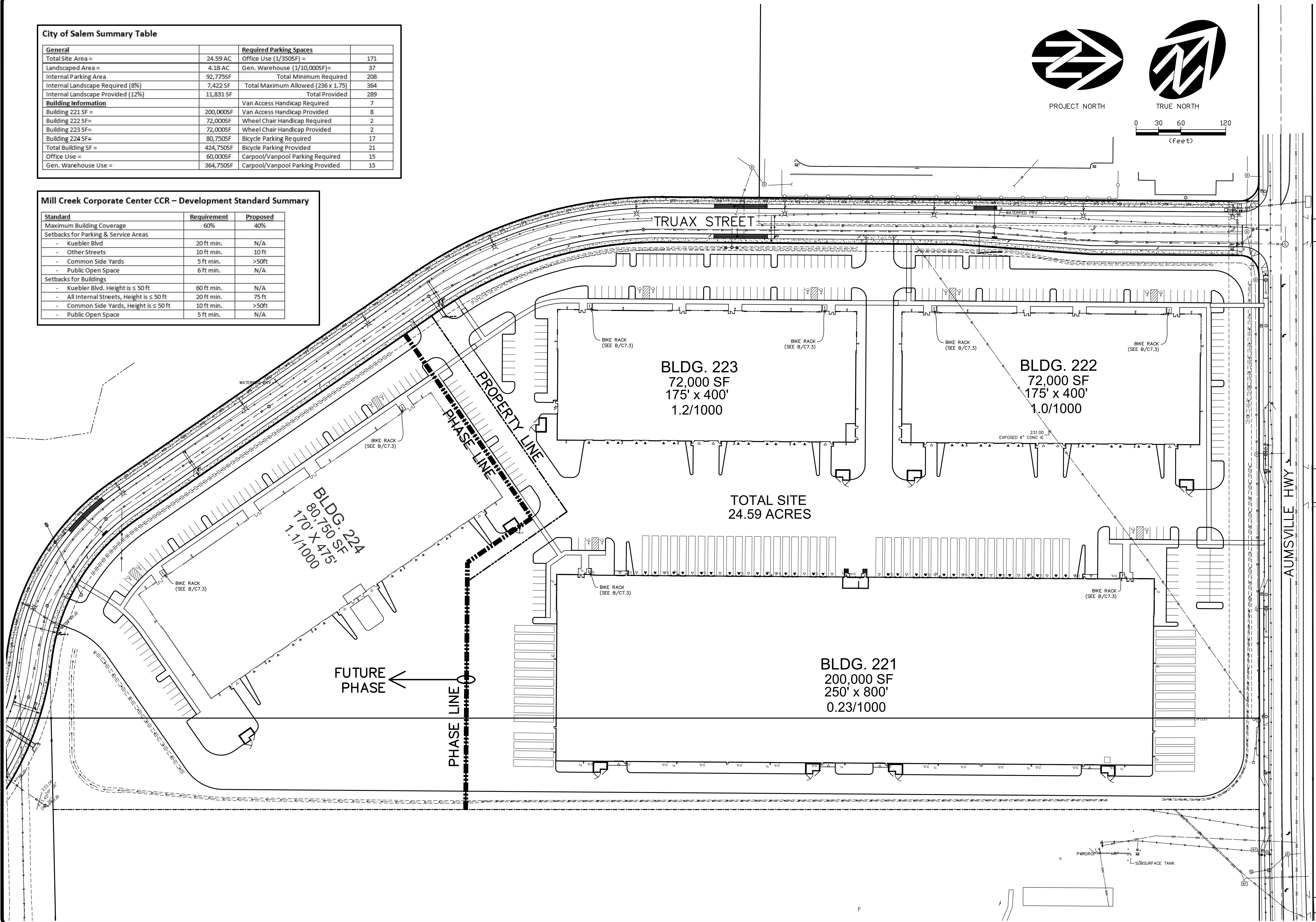
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City of Salem Summary Table

General		Required Parking Spaces	
Total Site Area =	24.59 AC	Office Use (1/350SF) =	171
Landscaped Area =	4.18 AC	Gen. Warehouse (1/10,000SF) =	37
Internal Parking Area =	92,775SF	Total Minimum Required	208
Internal Landscape Required (8%)	7,422 SF	Total Maximum Allowed (236 x 1.75)	364
Internal Landscape Provided (12%)	11,831 SF	Total Provided	289
Building Information		Van Access Handicap Required	7
Building 221 SF =	200,000SF	Van Access Handicap Provided	8
Building 222 SF=	72,000SF	Wheel Chair Handicap Required	2
Building 223 SF=	72,000SF	Wheel Chair Handicap Provided	2
Building 224 SF=	80,750SF	Bicycle Parking Required	17
Total Building SF =	424,750SF	Bicycle Parking Provided	21
Office Use =	60,000SF	Carpool/Vanpool Parking Required	15
Gen. Warehouse Use =	364,750SF	Carpool/Vanpool Parking Provided	15

Mill Creek Corporate Center CCR – Development Standard Summary

Standard	Requirement	Proposed
Maximum Building Coverage	60%	40%
Setbacks for Parking & Service Areas		
- Kuebler Blvd	20 ft min.	N/A
- Other Streets	10 ft min.	10 ft
- Common Side Yards	5 ft min.	>50ft
- Public Open Space	6 ft min.	N/A
Setbacks for Buildings		
- Kuebler Blvd. Height is ≤ 50 ft	60 ft min.	N/A
- All Internal Streets, Height is ≤ 50 ft	20 ft min.	75 ft
- Common Side Yards, Height is ≤ 50 ft	10 ft min.	>50ft
- Public Open Space	5 ft min.	N/A



NO.	DATE	DESCRIPTION	BY
1	JAN. 2022	REVISIONS	

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALE, SCALE ACCURATELY	DSN. JW	DRN. TN	CKD. JW	DATE: JAN. 2022
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REVIEW

PROFESSIONAL
ENGINEER
REG. NO. 12,000,000
WILLIAM J. WELLS
REVIEWED: 6/30/2022

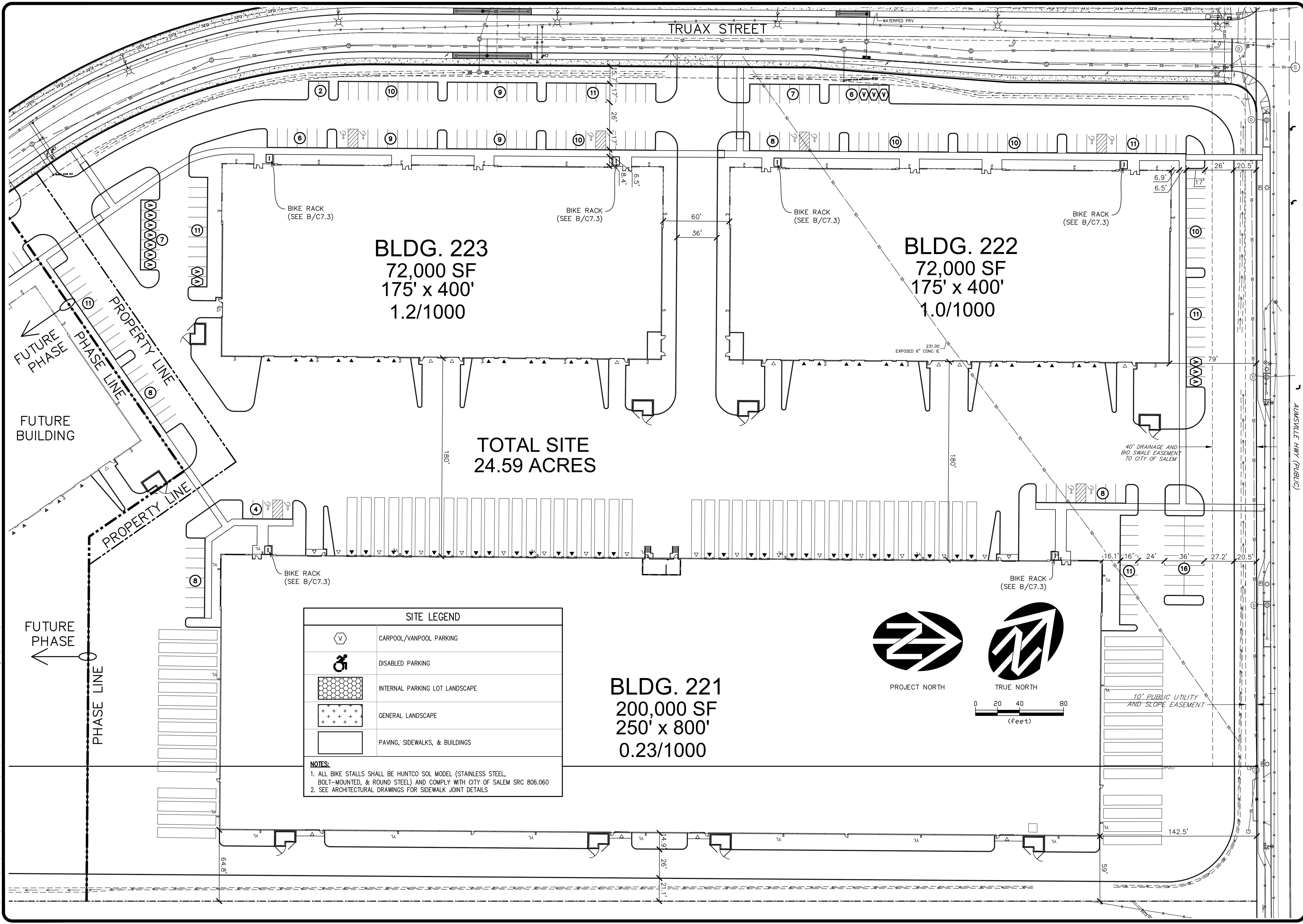
WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

PACTRUST – MCCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
OVERALL DEVELOPMENT PLAN

DRAWING
C2.0
JOB NUMBER
3073.0000.0

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VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
ORIGINAL DRAWING
SCALE IS ACCURATE

DATE: JAN. 2022

NO. 1

DATE

DESCRIPTION

BY

REGISTERED
PROFESSIONAL
ENGINEER
OREGON
REV. 12-2019
WILLIAM J. WELLS

REVIEW

WESTECH ENGINEERING, INC.
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PACTRUST - MCCC TRUAX PROPERTY

TRUAX DRIVE ONSITE DEVELOPMENT PLANS

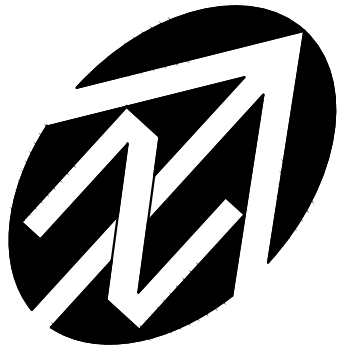
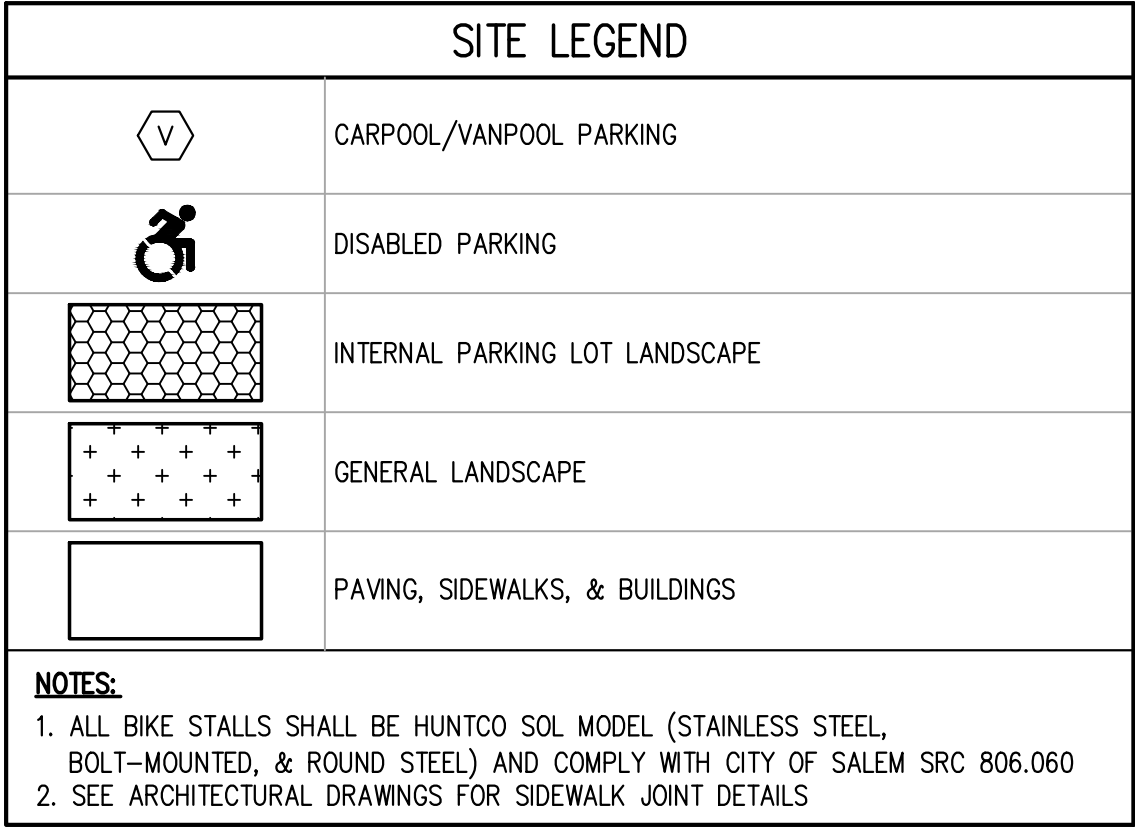
SITE & DIMENSIONING PLAN

DRAWING

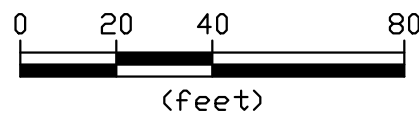
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JOB NUMBER

3073.0000.0



TRUE NORTH



SITE & DIMENSIONING PLAN (FUTURE PAHSE)

JOB NUMBER

3073.0000.0

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DSN.	JW
DRN.	TN

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REVISIONS			