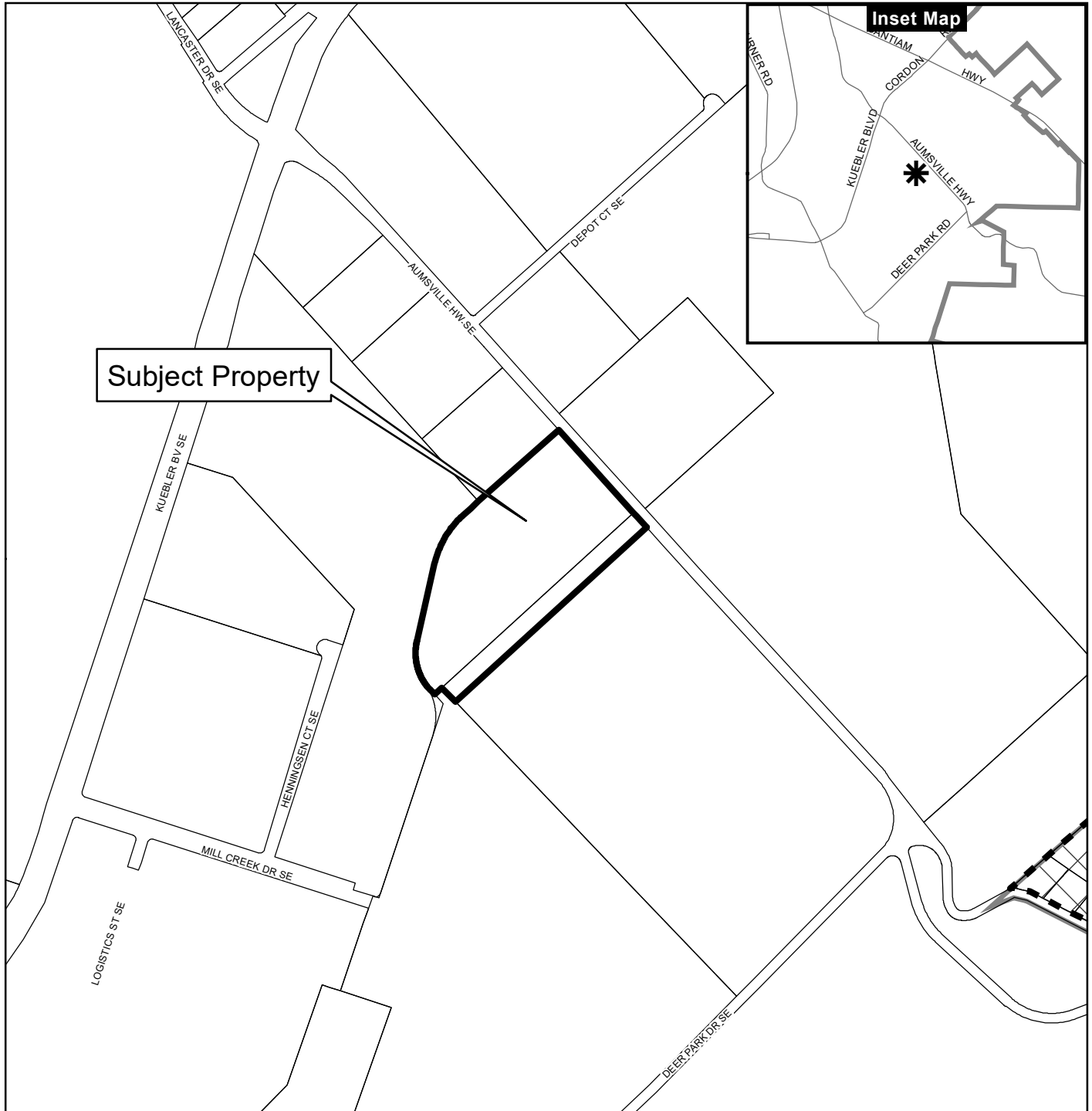


Vicinity Map

4688 Truax Drive SE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100200 400 Feet



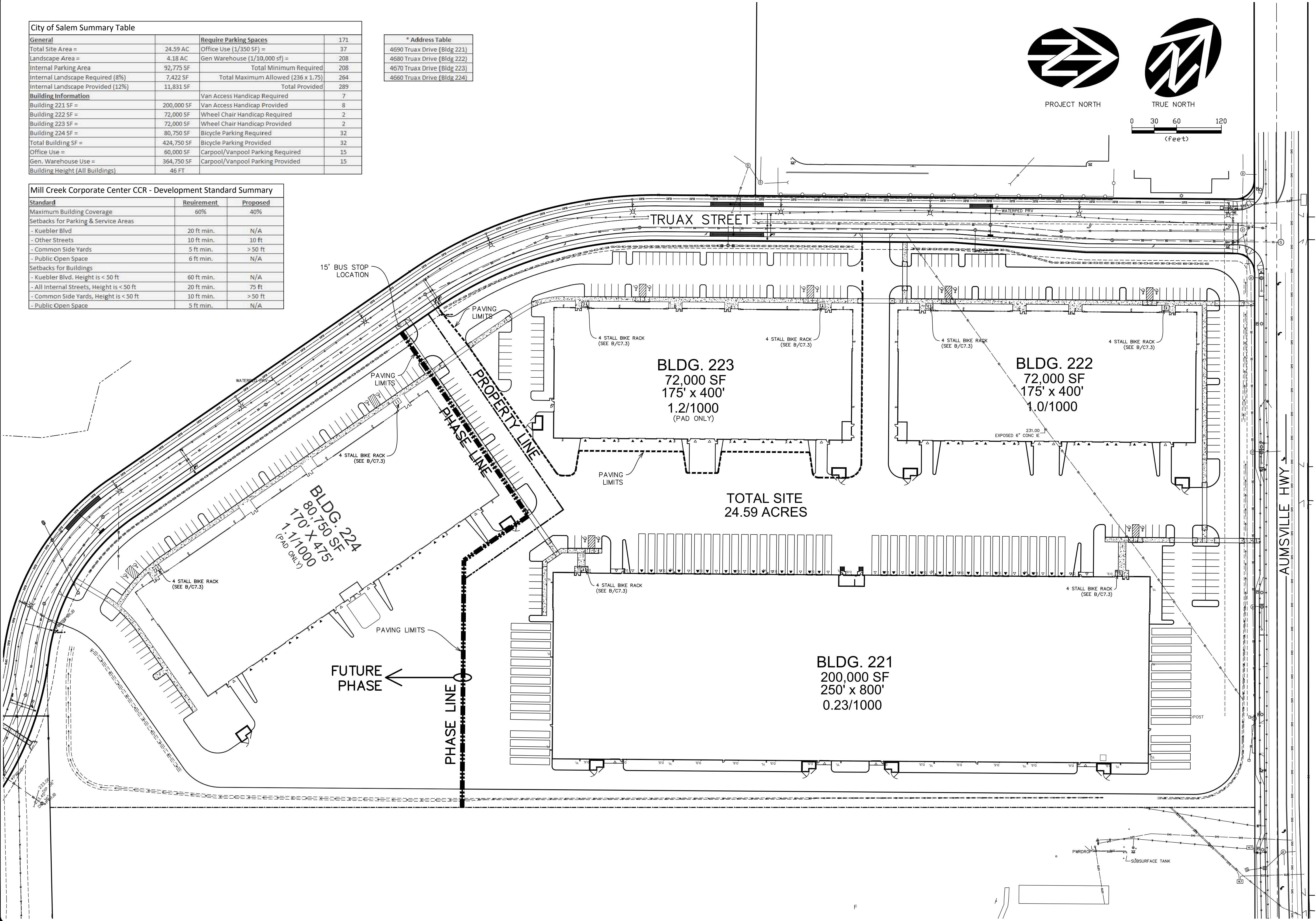
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City of Salem Summary Table			
General		Require Parking Spaces	171
Total Site Area =	24.59 AC	Office Use (1/350 SF) =	37
Landscape Area =	4.18 AC	Gen Warehouse (1/10,000 sf) =	208
Internal Parking Area	92,775 SF	Total Minimum Required	208
Internal Landscape Required (8%)	7,422 SF	Total Maximum Allowed (236 x 1.75)	264
Internal Landscape Provided (12%)	11,831 SF	Total Provided	289
Building Information		Van Access Handicap Required	7
Building 221 SF =	200,000 SF	Van Access Handicap Provided	8
Building 222 SF =	72,000 SF	Wheel Chair Handicap Required	2
Building 223 SF =	72,000 SF	Wheel Chair Handicap Provided	2
Building 224 SF =	80,750 SF	Bicycle Parking Required	32
Total Building SF =	424,750 SF	Bicycle Parking Provided	32
Office Use =	60,000 SF	Carpool/Vanpool Parking Required	15
Gen. Warehouse Use =	364,750 SF	Carpool/Vanpool Parking Provided	15
Building Height (All Buildings)	46 FT		

* Address Table
4690 Truax Drive (Bldg 221)
4680 Truax Drive (Bldg 222)
4670 Truax Drive (Bldg 223)
4660 Truax Drive (Bldg 224)

Mill Creek Corporate Center CCR - Development Standard Summary		
Standard	Reirement	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.	> 50 ft
- 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.	> 50 ft
- 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 SHEET, SCALE DRAWING ACCORDINGLY	DSN. JW DRN. TN CKD. JW	NO. 1	DATE JAN. 2022
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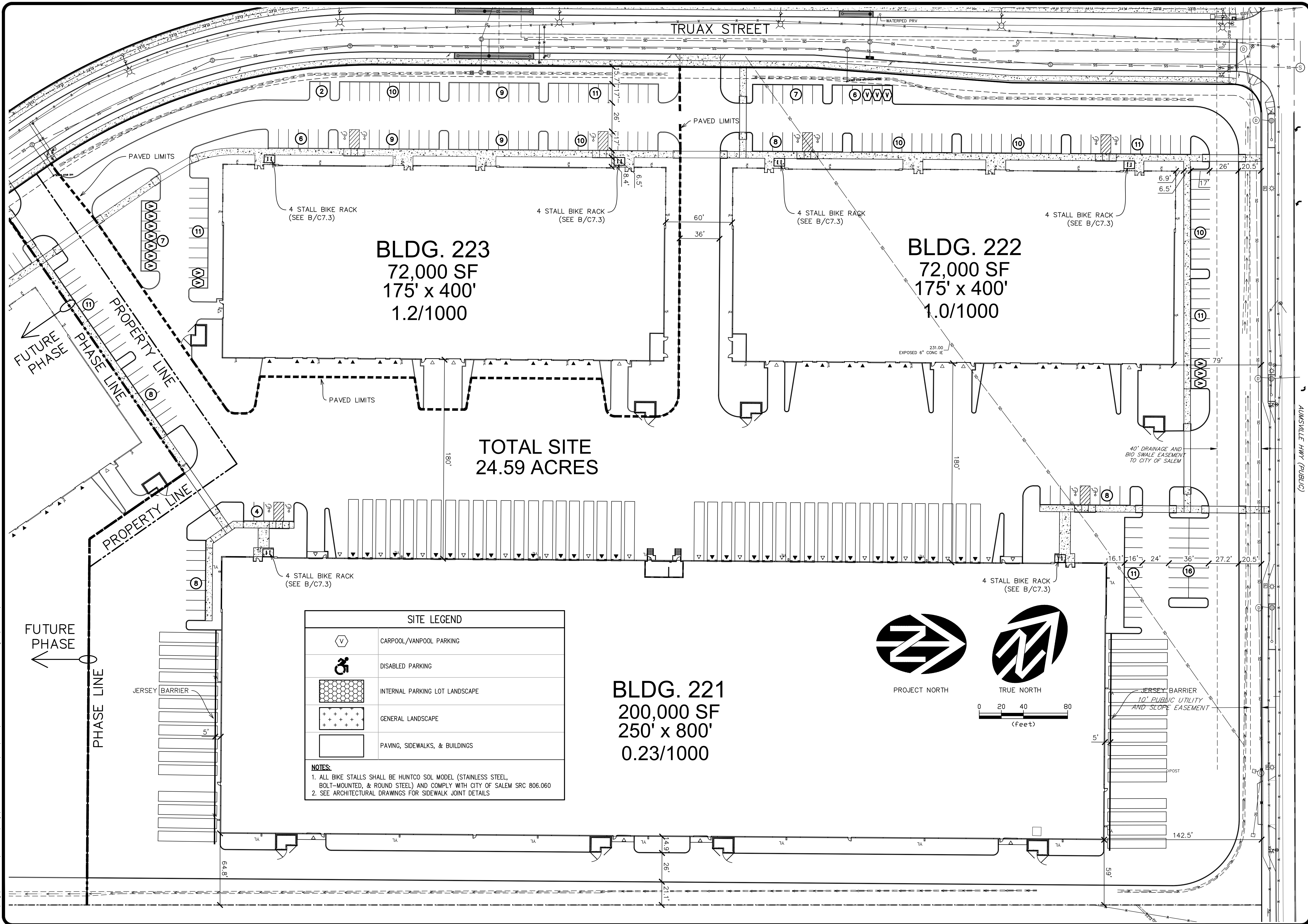
PROFESSIONAL
REGISTERED
ENGINEER
76415PE
DIGITALLY SIGNED
OREGON
MAY 12, 2023
WILLIAM J. KELLS
RENEW: 6/30/2022

WESTTECH 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

PACITRUST - MCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
OVERALL DEVELOPMENT PLAN

DRAWING
C2.0
JOB NUMBER
3073.0000.0

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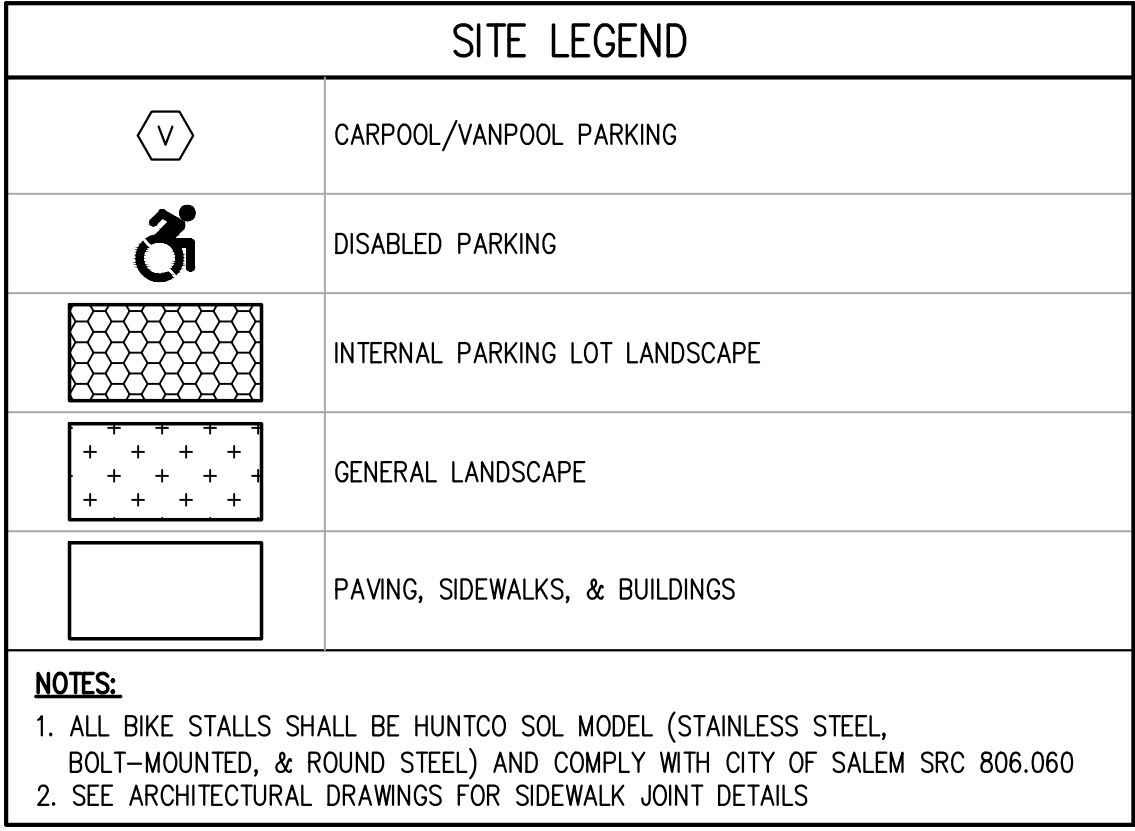
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CKD. JW	NO. 1
DATE: JAN. 2022	DESCRIPTION
REVISIONS	BY

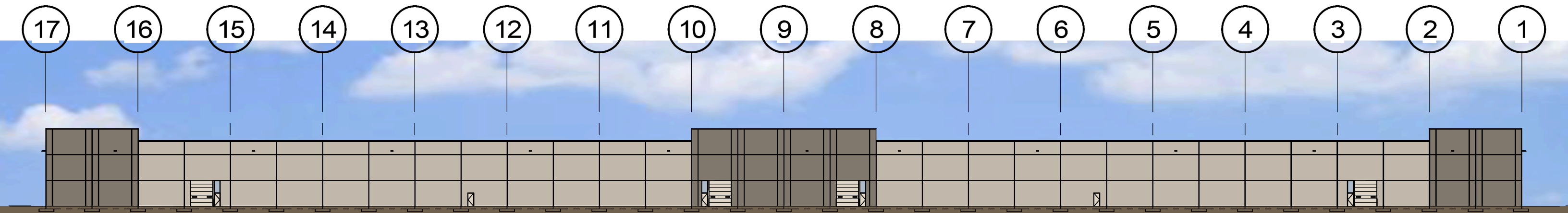
PROFESSIONAL ENGINEER
REGISTERED
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WILLIAM J. KELLS
OREGON
NOV 12 2018

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CONSULTING ENGINEERS AND PLANNERS
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Phone: (503) 585-2474 Fax: (503) 585-3986
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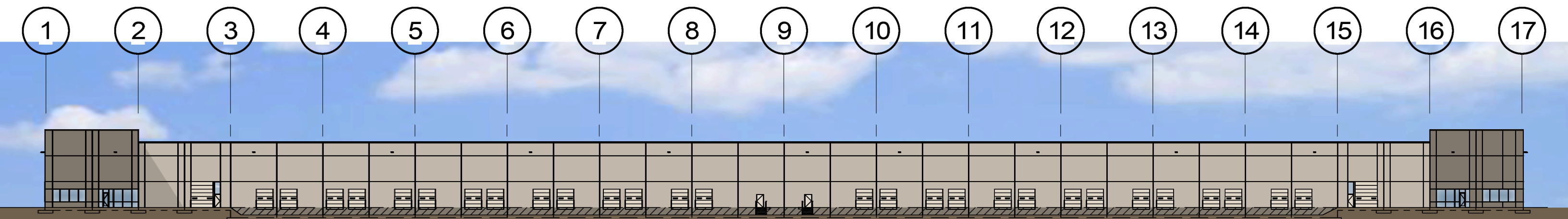
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TRUAX DRIVE ONSITE DEVELOPMENT PLANS
SITE & DIMENSIONING PLAN

DRAWING
C2.1
JOB NUMBER
3073.0000.0

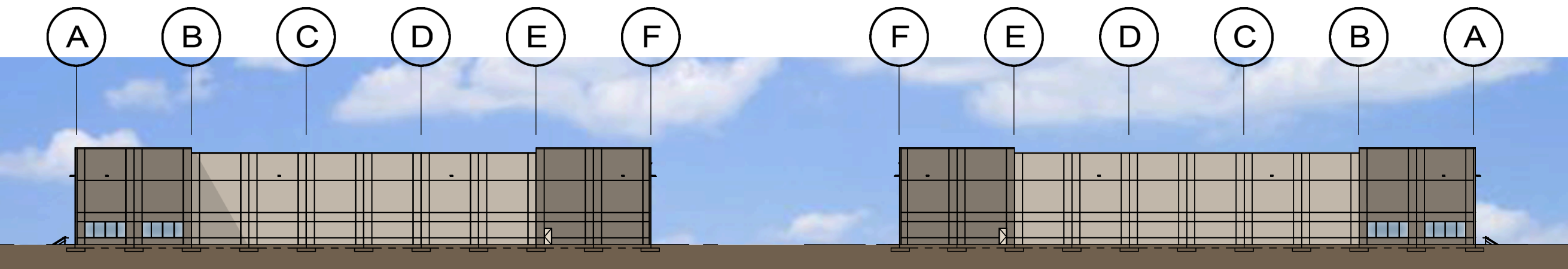




EAST ELEVATION



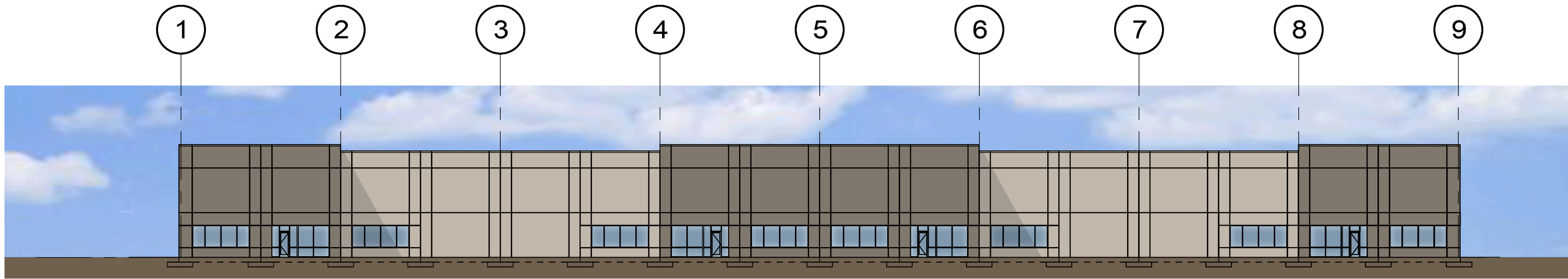
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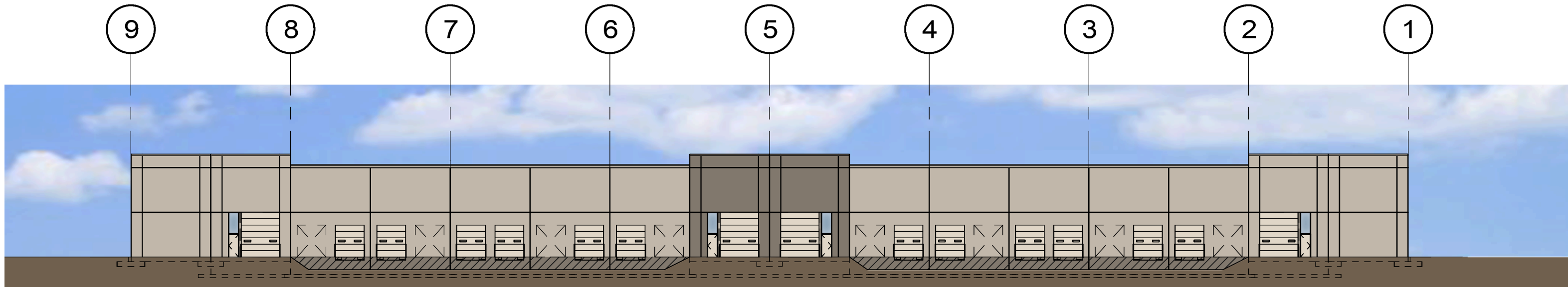
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NORTH ELEVATION

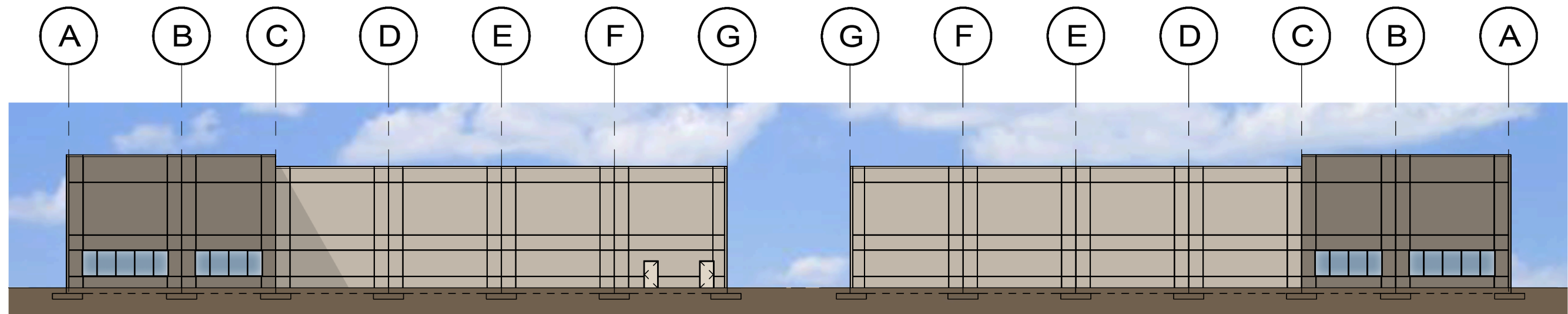
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VIGILANT	
LIGHT LICHEN	
EARTHLING	



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

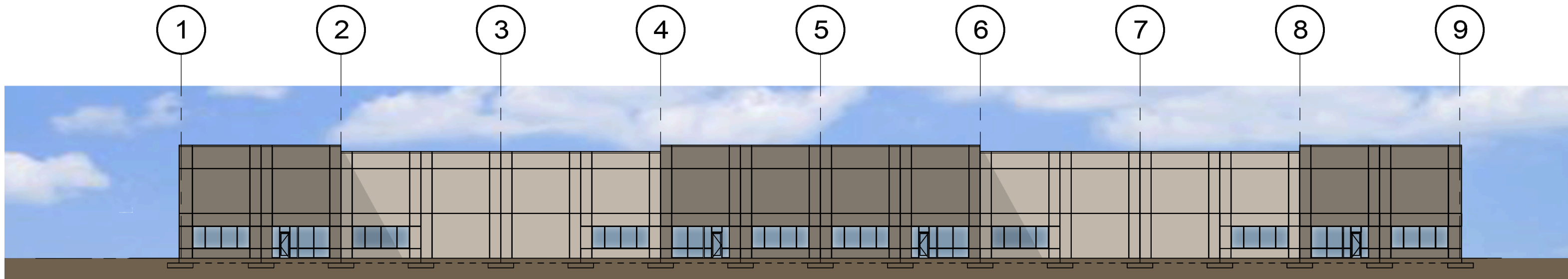
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LEGEND

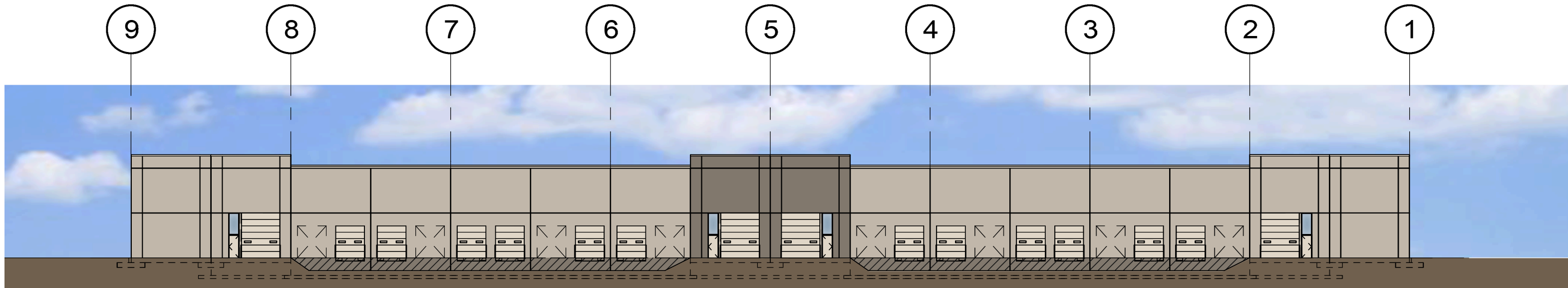
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LIGHT LICHEN

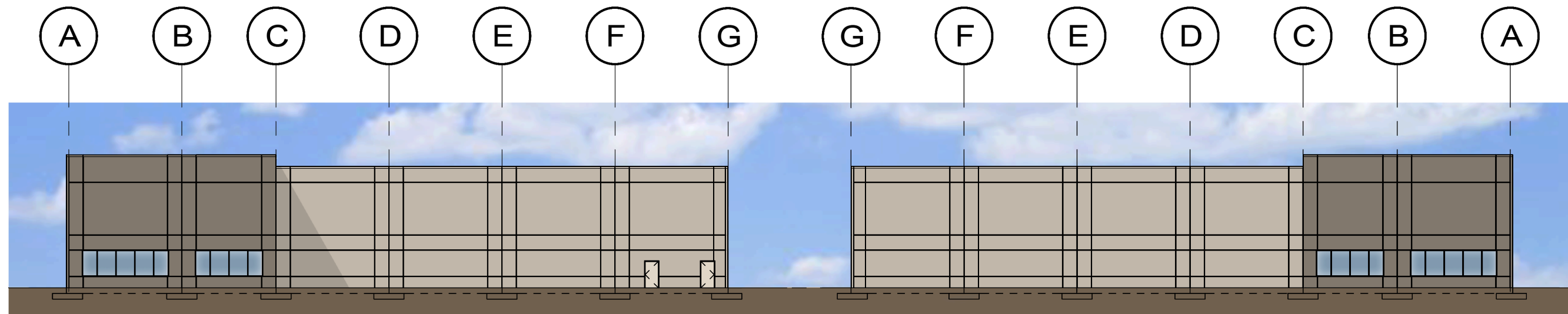
EARTHLING



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

LEGEND	
VIGILANT	
LIGHT LICHEN	
EARTHLING	