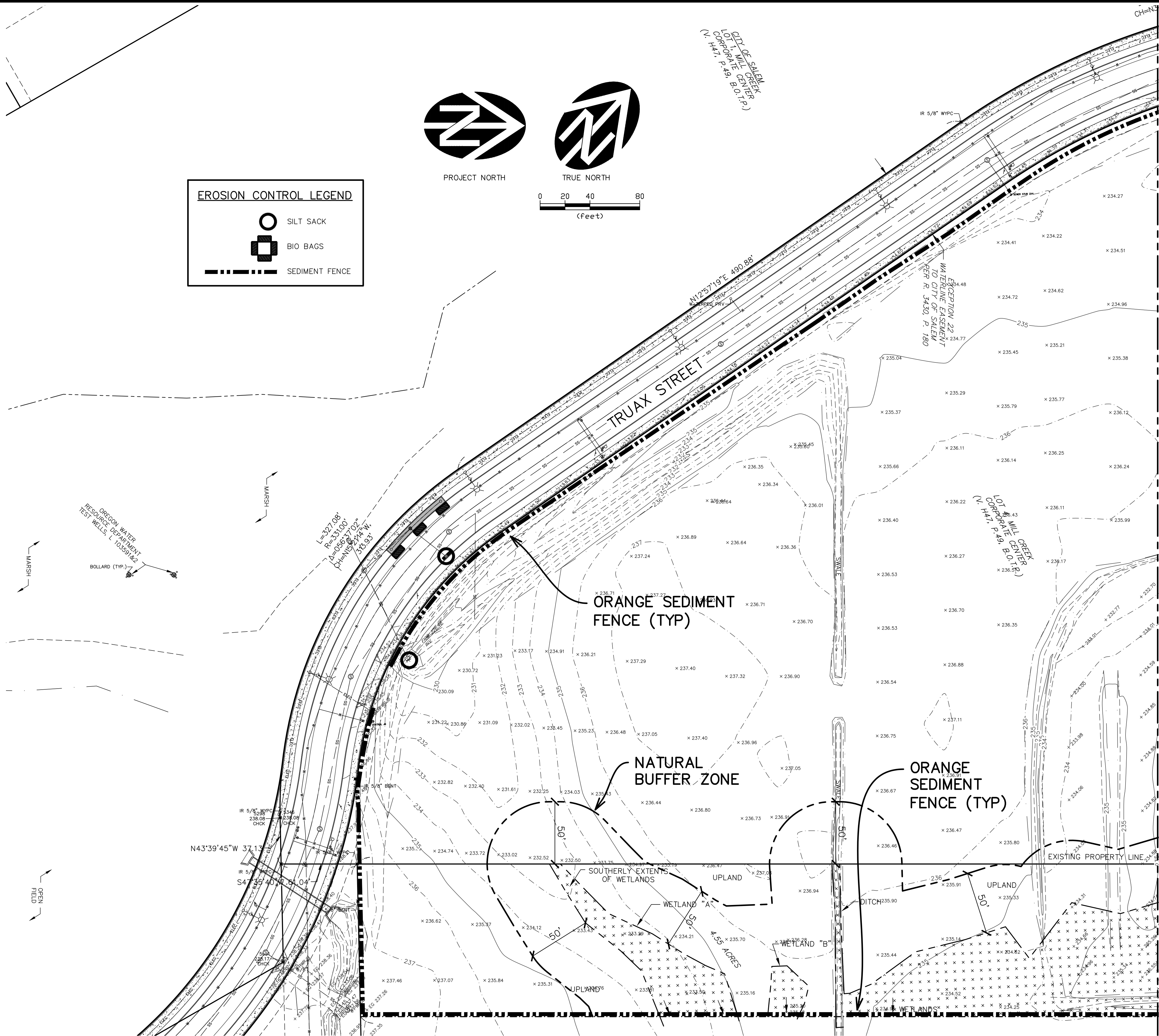




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DRN.	TN
CKD.	JW
DATE	NO. 1
DESCRIPTION	REVISIONS
BY	

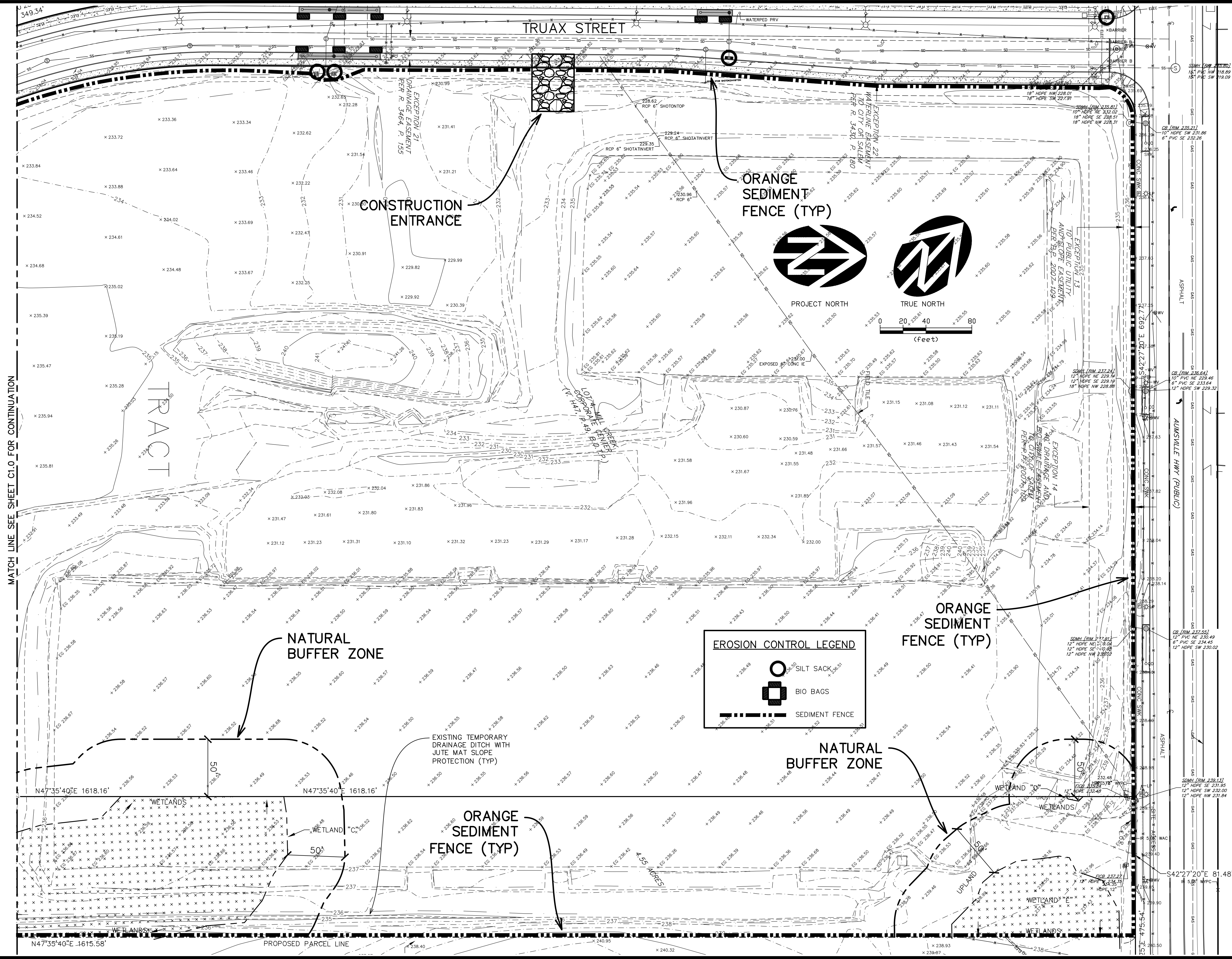
REGISTERED PROFESSIONAL ENGINEER
REVIEW
WILLIAM J. JONES
REV. 12/2021
RENEW: 6/30/2022

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CONSULTING ENGINEERS AND PLANNERS
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Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

PACTRUST - MCCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
EROSION CONTROL PLAN
DEMOLITION & CLEARING (WEST)

DRAWING
C1.0

JOB NUMBER
3073.0000.0



EROSION CONTROL LEGEND

- SILT SACK
- BIO BAGS
- SEDIMENT FENCE

PROJECT NORTH

TRUE NORTH

0 20 40 80
(feet)

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IF NOT ONE INCH ON SCALES ACCORDINGLY

1"

DSN. JW
DRN. TN
CKD. JW

NO. 1
DATE JAN. 2022

DESCRIPTION
EROSION CONTROL PLAN
DEMOLITION & CLEARING (EAST)

BY

REVIEW

PROFESSIONAL ENGINEER
WILLIAM J. KELLS
REV. 12/2021

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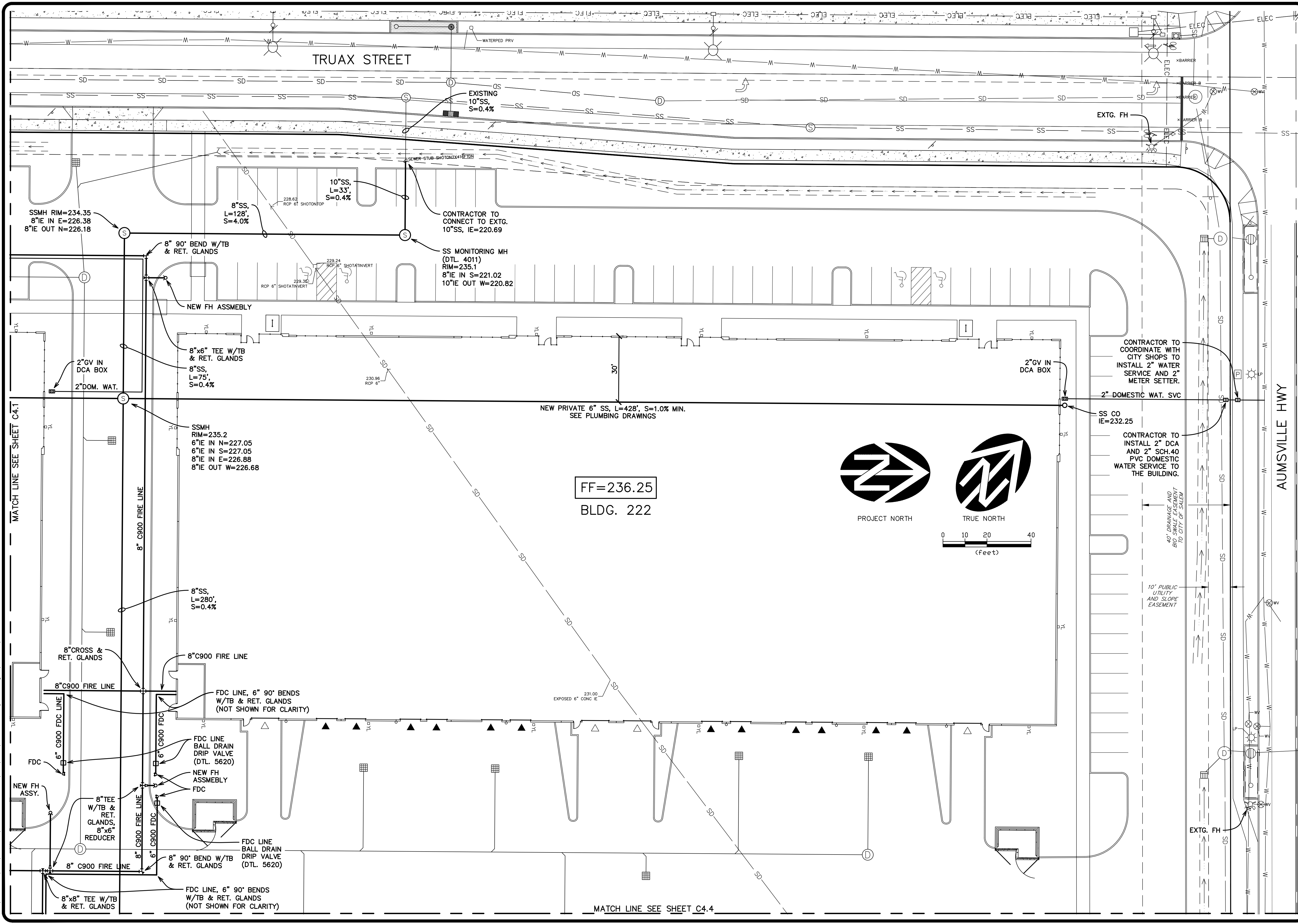
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TRUAX DRIVE ONSITE DEVELOPMENT PLANS

**EROSION CONTROL PLAN
DEMOLITION & CLEARING (EAST)**

**DRAWING
C1.1**

**JOB NUMBER
3073.0000.0**

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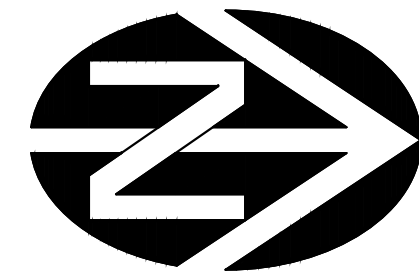
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NEW PRIVATE 6" SS, L=438', S=1.0% MIN.
SEE PLUMBING DRAWINGS

$$FF = 237.25$$

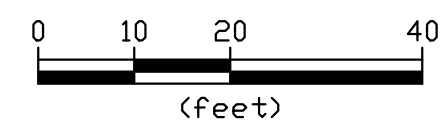
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PROJECT NORTH



TRUE NORTH



PACSTRUST – MCCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS

UTILITY PLAN

DRAWING
C4.3

JOB NUMBER

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REVIEW

REGISTERED PROFESSIONAL
ENGINEER
6453
OREGON
NOV. 12, 2008
WILLIAM T. WELLS

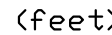
RENEWALS: 6/30/2022

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CKD. JW
DATE: JAN. 2022



IR 5/8" WYP

VERIFY SCALE

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DRN.	TN

DATE: JAN. 2022



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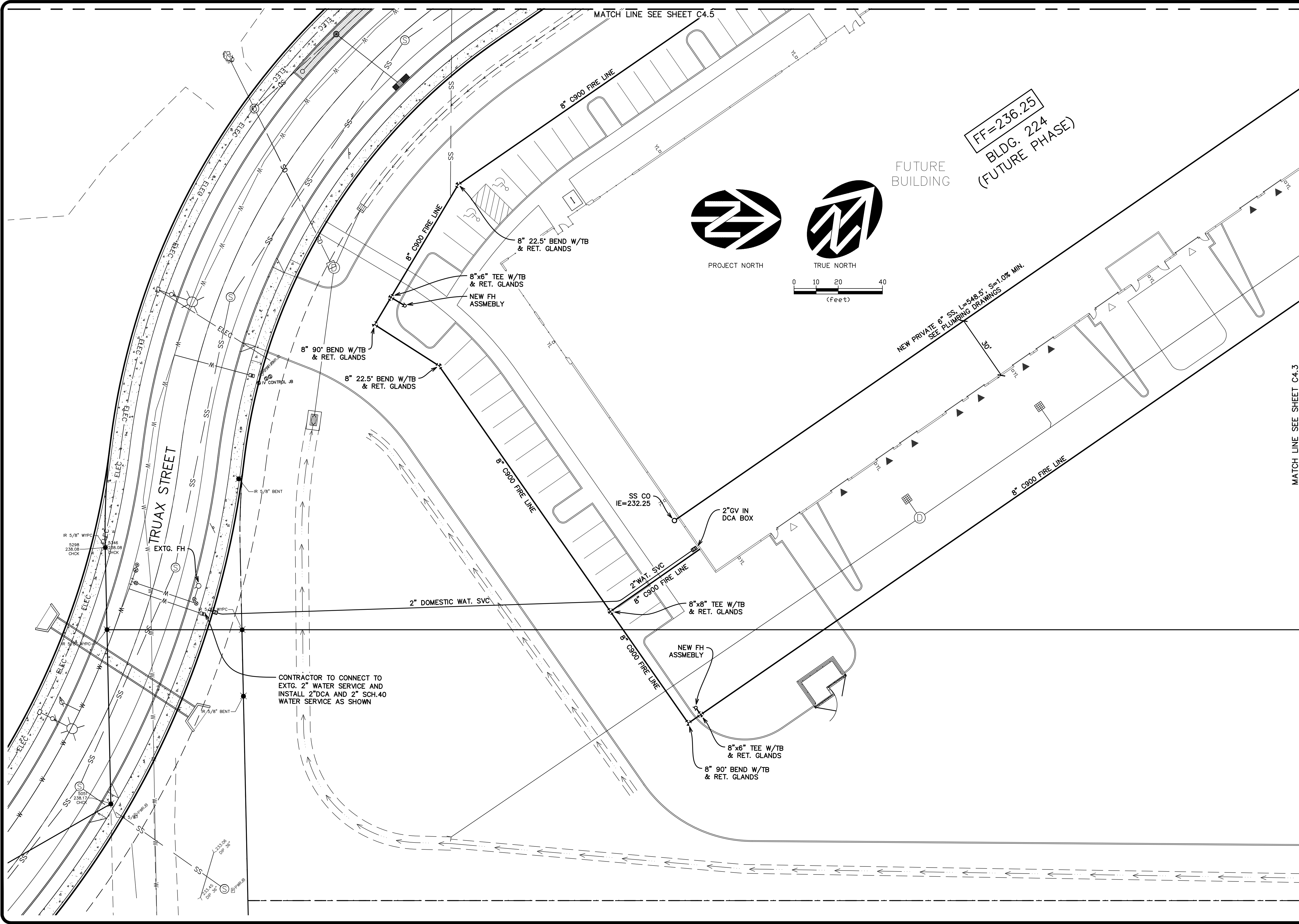
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**PACTRUST – MCCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS**

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C4.5

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DRN. TN
CKD. JW

NO. 1

DATE
JAN. 2022

DATE: JAN. 2022

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PROFESSIONAL
ENGINEER
NOV 12, 2018
WILLIAM J. WELLS
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UTILITY PLAN

DRAWING
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LANDSCAPE NOTES

GENERAL

- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON.
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

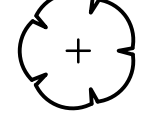
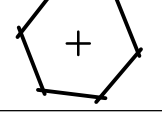
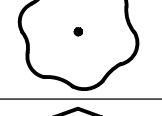
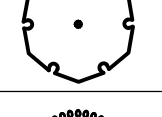
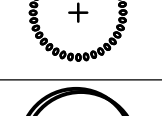
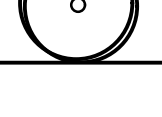
PLANTING

- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUND COVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
- DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNERS REPRESENTATIVE.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

SHEET INDEX

- L0.01 LANDSCAPE GENERAL INFORMATION
- L1.10 LANDSCAPE PLAN
- L1.11 LANDSCAPE PLAN
- L1.12 LANDSCAPE PLAN
- L1.13 LANDSCAPE PLAN
- L1.14 LANDSCAPE PLAN
- L1.15 LANDSCAPE PLAN

PLANTING SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" CAL., B&B
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL., B&B
	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' MARSHALL'S SEEDLESS GREEN ASH	2" CAL., B&B
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	2" CAL., B&B
	NYSSA SYLVATICA 'DAVID ODOM' AFTERBURNER TUPELO	2" CAL., B&B
	PRUNUS X HILLIERI 'SPIRE' SPIRE CHERRY	2" CAL., B&B
	ZELKOYA SERRATA 'GREEN VASE' GREEN VASE SAWLEAF ZELKOYA	2" CAL., B&B

SHRUBS	SIZE	SPACING
BERBERIS THUNBERGII 'ATROPURPUREA NANA' CRIMSON PYGMY DWARF JAPANESE BARBERRY	2 GAL.	36" o.c.
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL.	36" o.c.
CORNUS SERICEA 'ISANT' ISANT RED TWIG DOGWOOD	5 GAL.	72" o.c.
CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	2 GAL.	48" o.c.
CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL.	24" o.c.
FOTHERGILLA GARDENII DWARF FOTHERGILLA	2 GAL.	48" o.c.
HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	2 GAL.	24" o.c.
ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	2 GAL.	36" o.c.
MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL.	36" o.c.
MYRTICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.	96" o.c.
NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	2 GAL.	36" o.c.
NANDINA DOMESTICA 'LEMON LIME' LEMON LIME HEAVENLY BAMBOO	3 GAL.	36" o.c.
NANDINA DOMESTICA 'MOYERS RED' MOYERS RED HEAVENLY BAMBOO	3 GAL.	48" o.c.
PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	2 GAL.	24" o.c.
PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	2 GAL.	36" o.c.
ROSA NUTKANA NOOTKA ROSE	1 GAL.	36" o.c.
RUDBECKIA HIRTA BLACK-EYED SUSAN	1 GAL.	24" o.c.
SARCOCOCCA RUSCIFOLIA FRAGRANT SARCOCOCCA	2 GAL.	36" o.c.
SPIRAEA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	2 GAL.	36" o.c.
SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA	2 GAL.	36" o.c.
SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	2 GAL.	24" o.c.
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL.	72" o.c.
VIBURNUM DAVIDII DAVID VIBURNUM	2 GAL.	36" o.c.
GROUND COVERS	SIZE	SPACING
FRAGARIA CHILOENSIS COAST STRAWBERRY	4" POT	24" o.c.
LONICERA PILEATA PRIVET HONEYSUCKLE	4" POT	30" o.c.
RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	4" POT	24" o.c.

STORMWATER PLANTING SCHEDULE

CAREX OBNUPTA SLOUGH SEDGE	4" POT	18" o.c.
DESCHAMPسيا CESPITOSA TUFTED HAIR GRASS	4" POT	18" o.c.
JUNCUS PATENS 'ELK BLUE' SPREADING RUSH	4" POT	18" o.c.

NOTE: SEE CIVIL PLANS FOR STORMWATER CONVEYANCE AND TREATMENT LOCATIONS

M.

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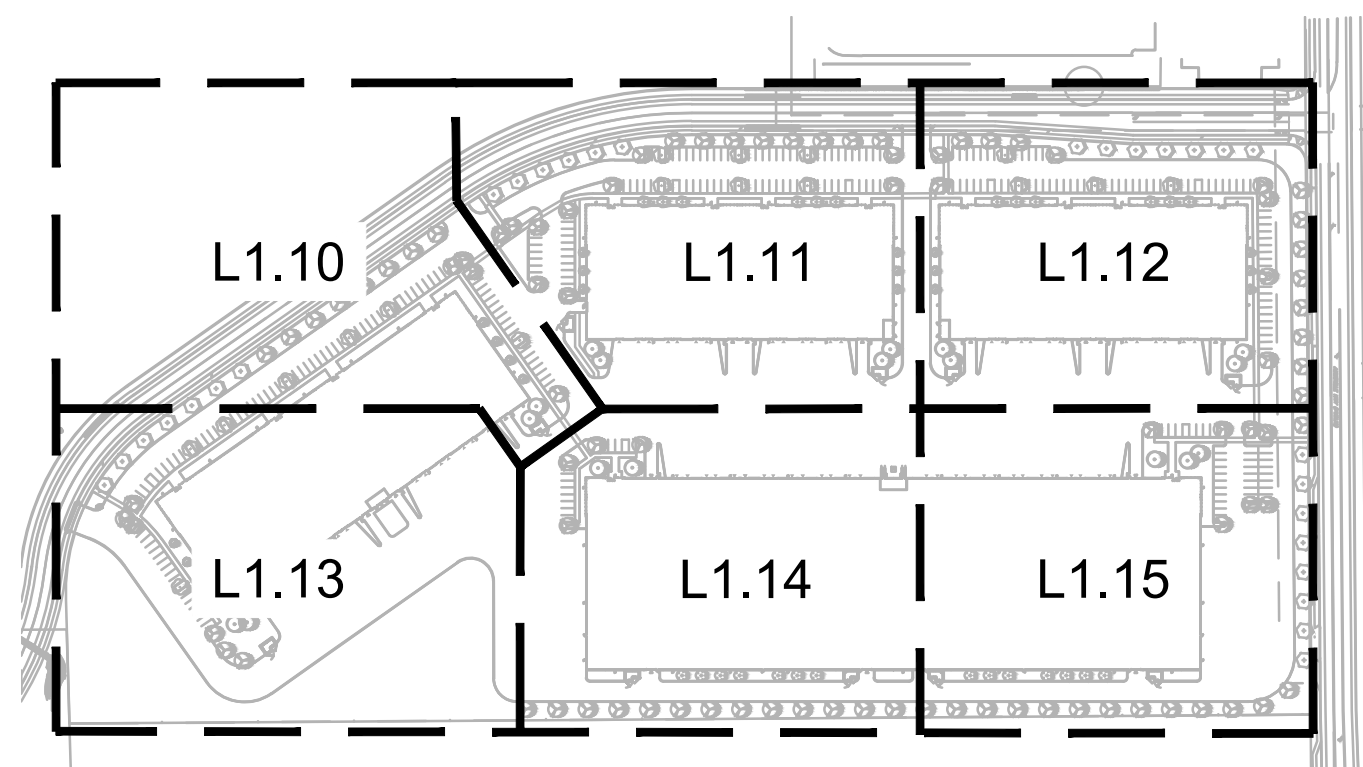
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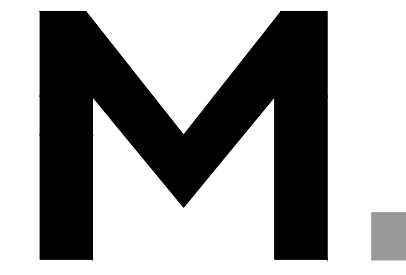


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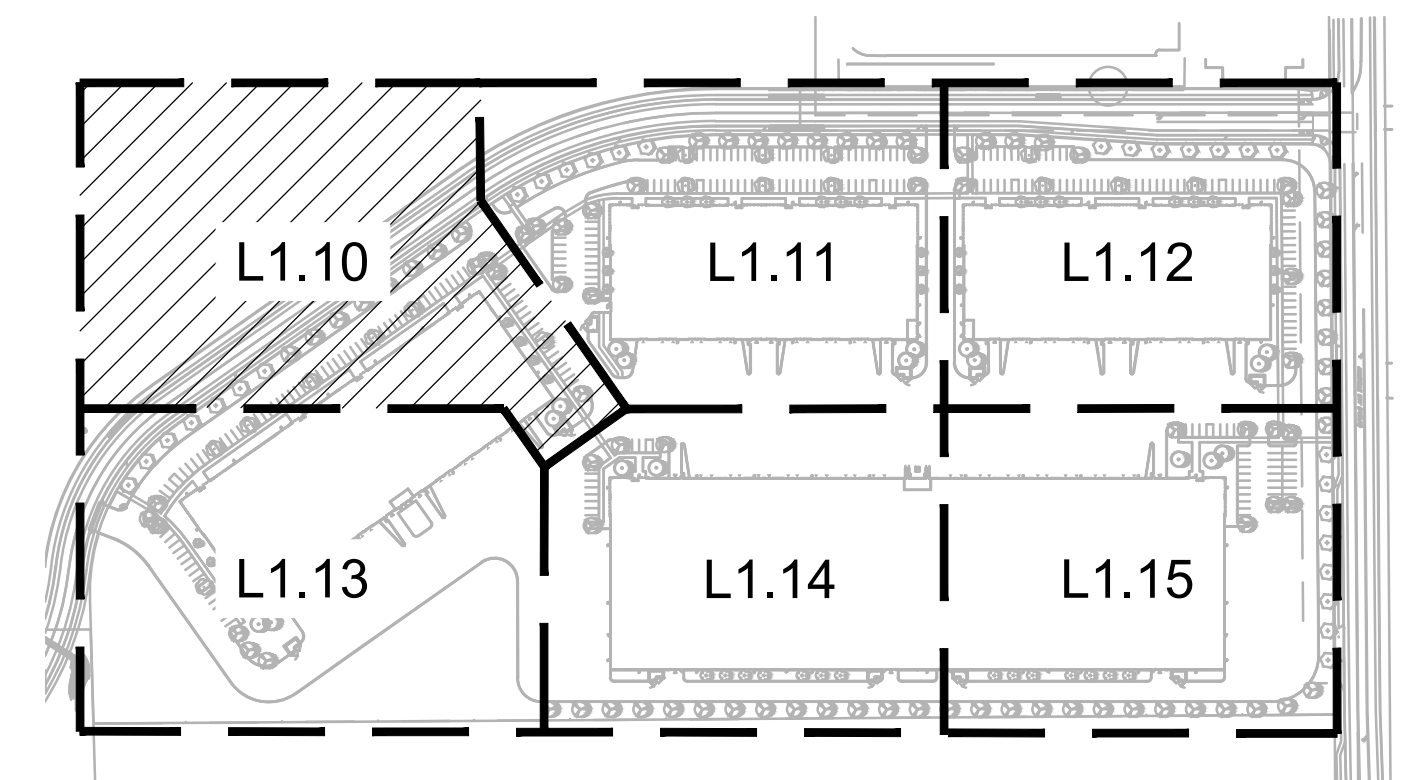
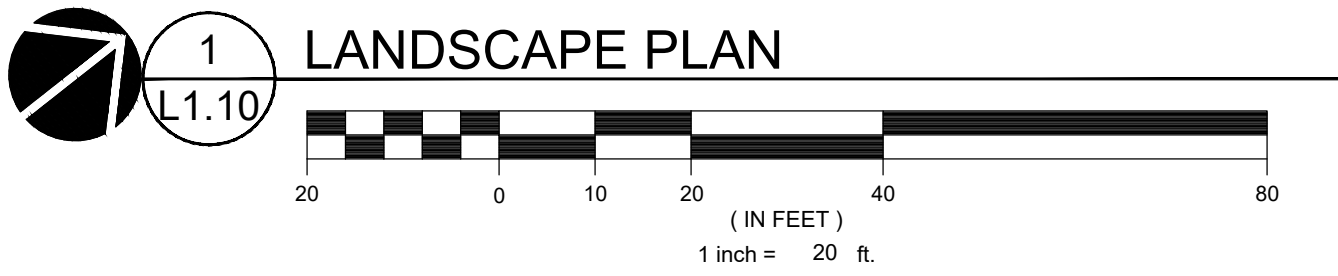
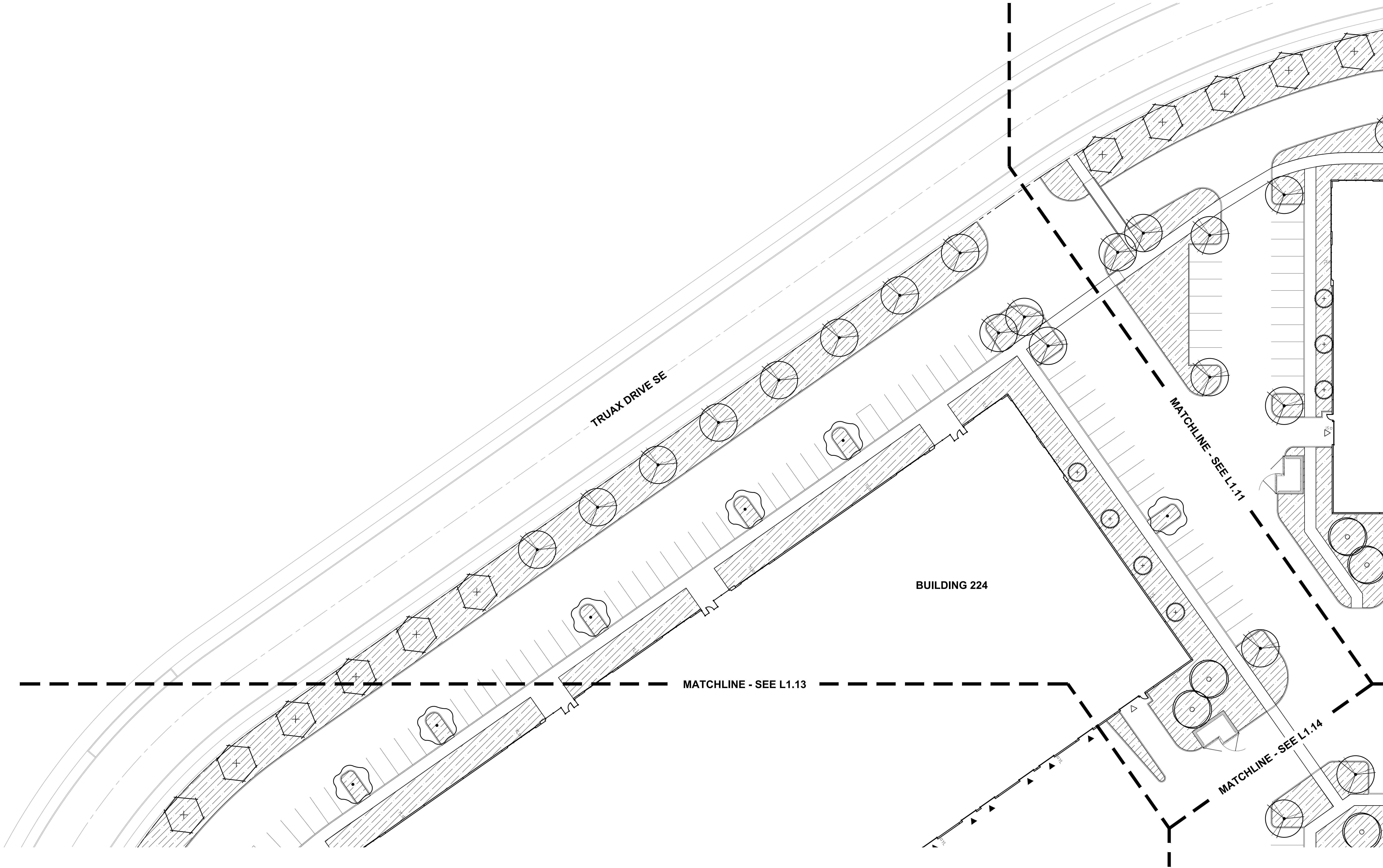
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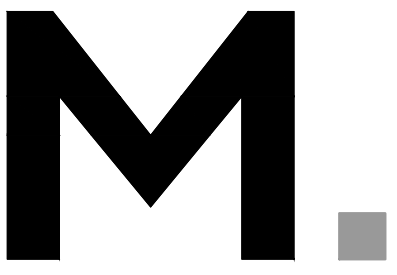
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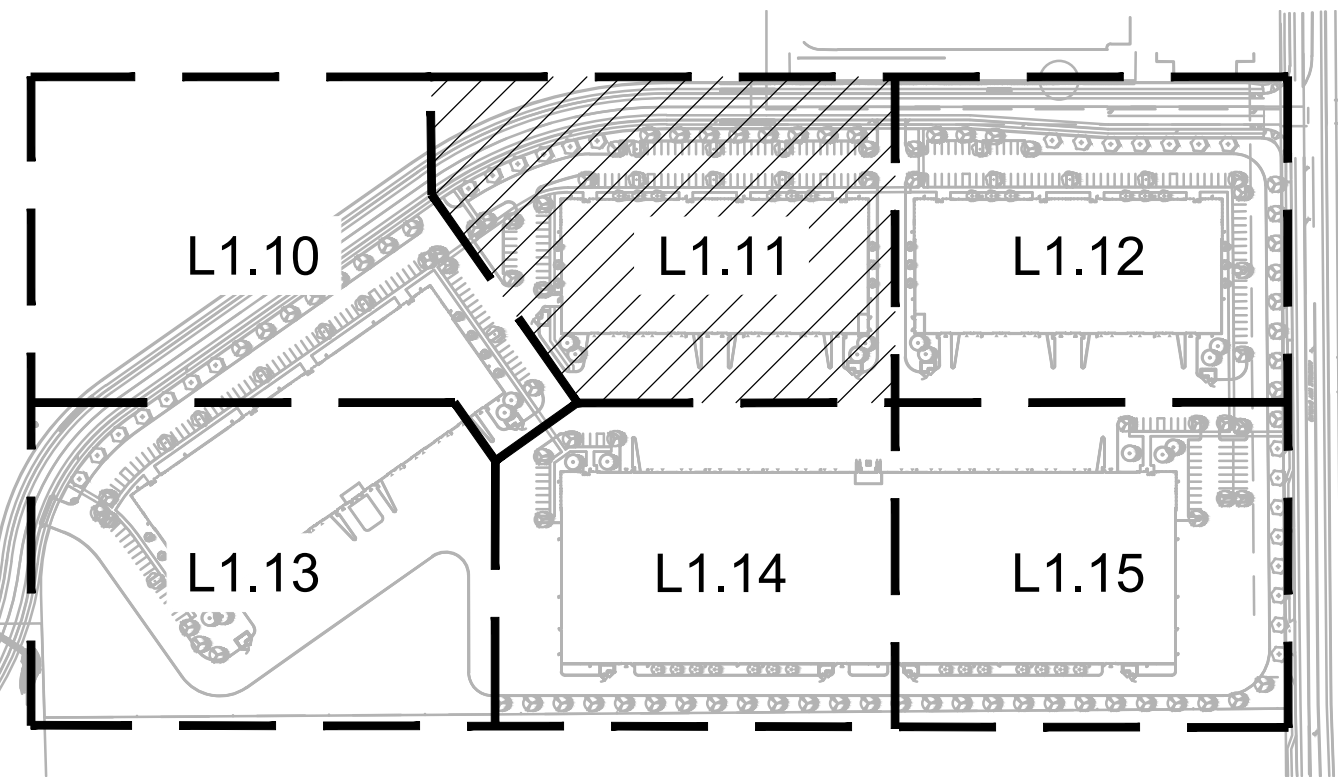
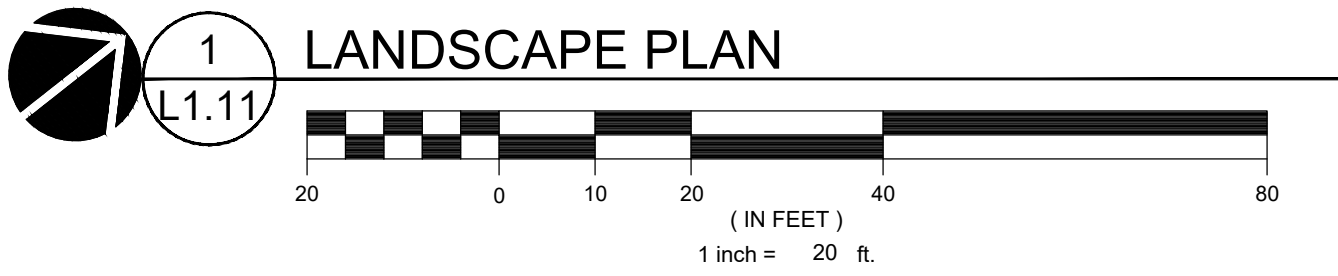
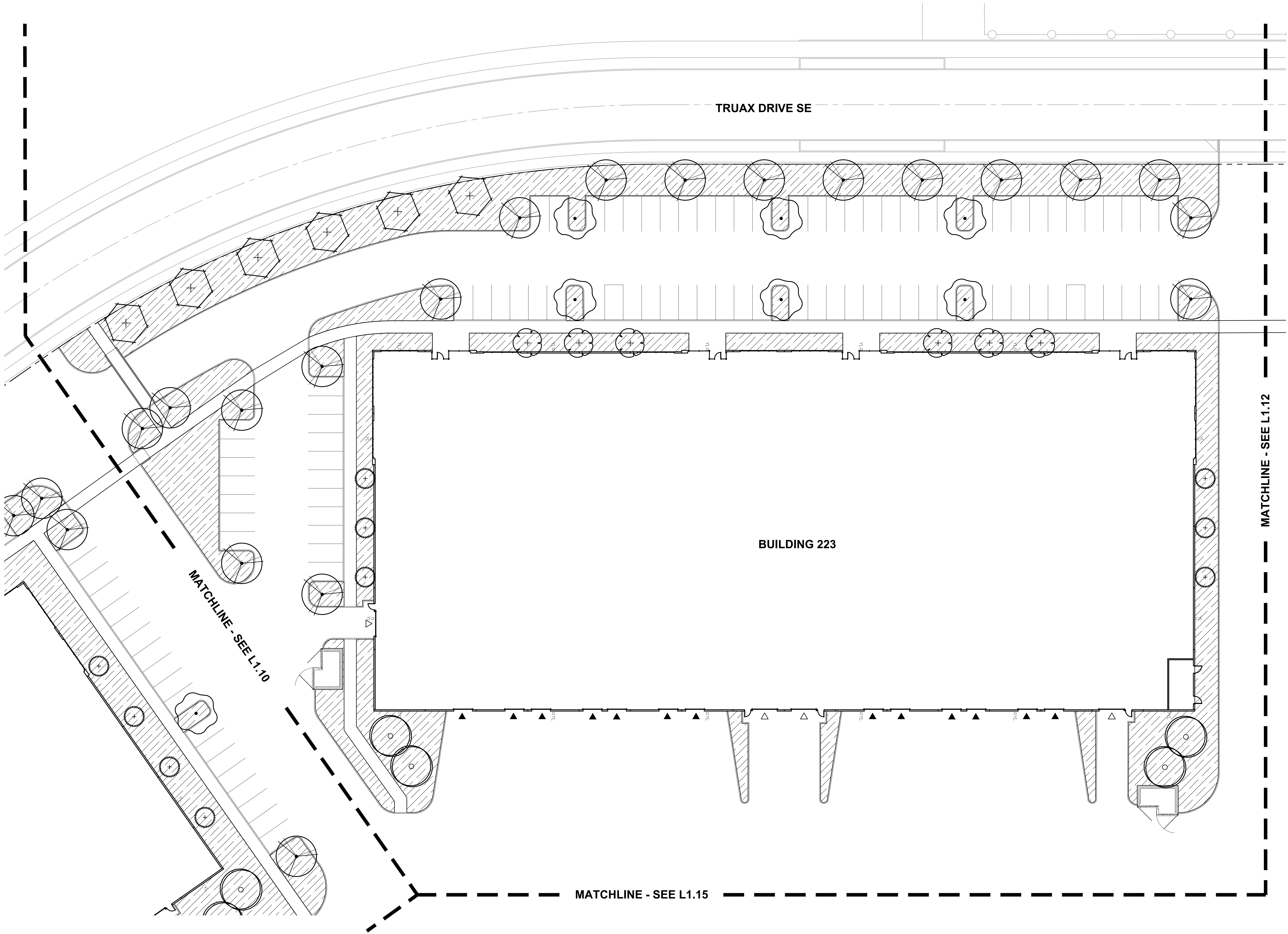
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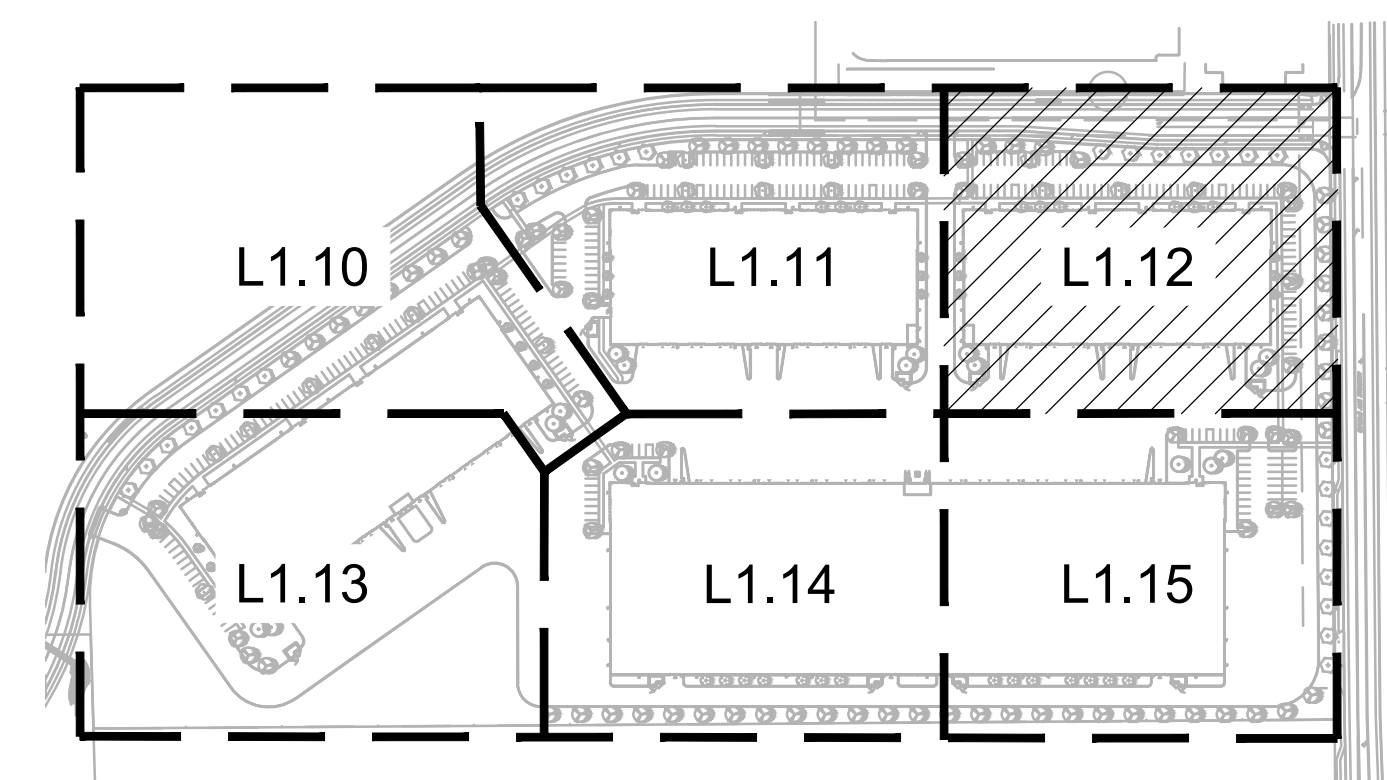
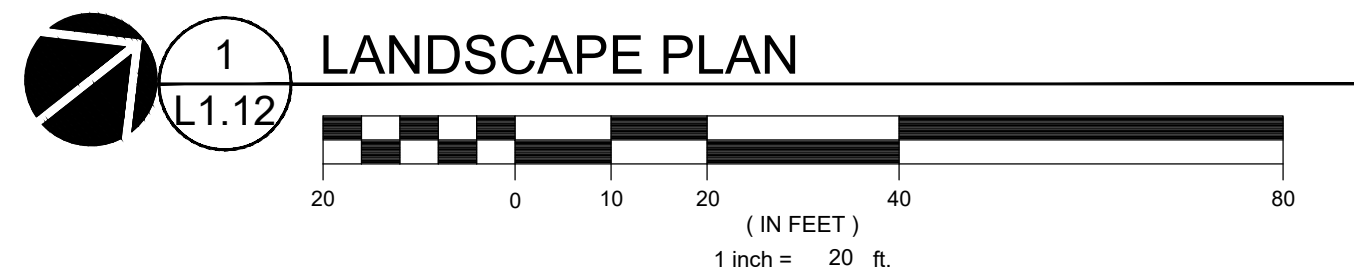
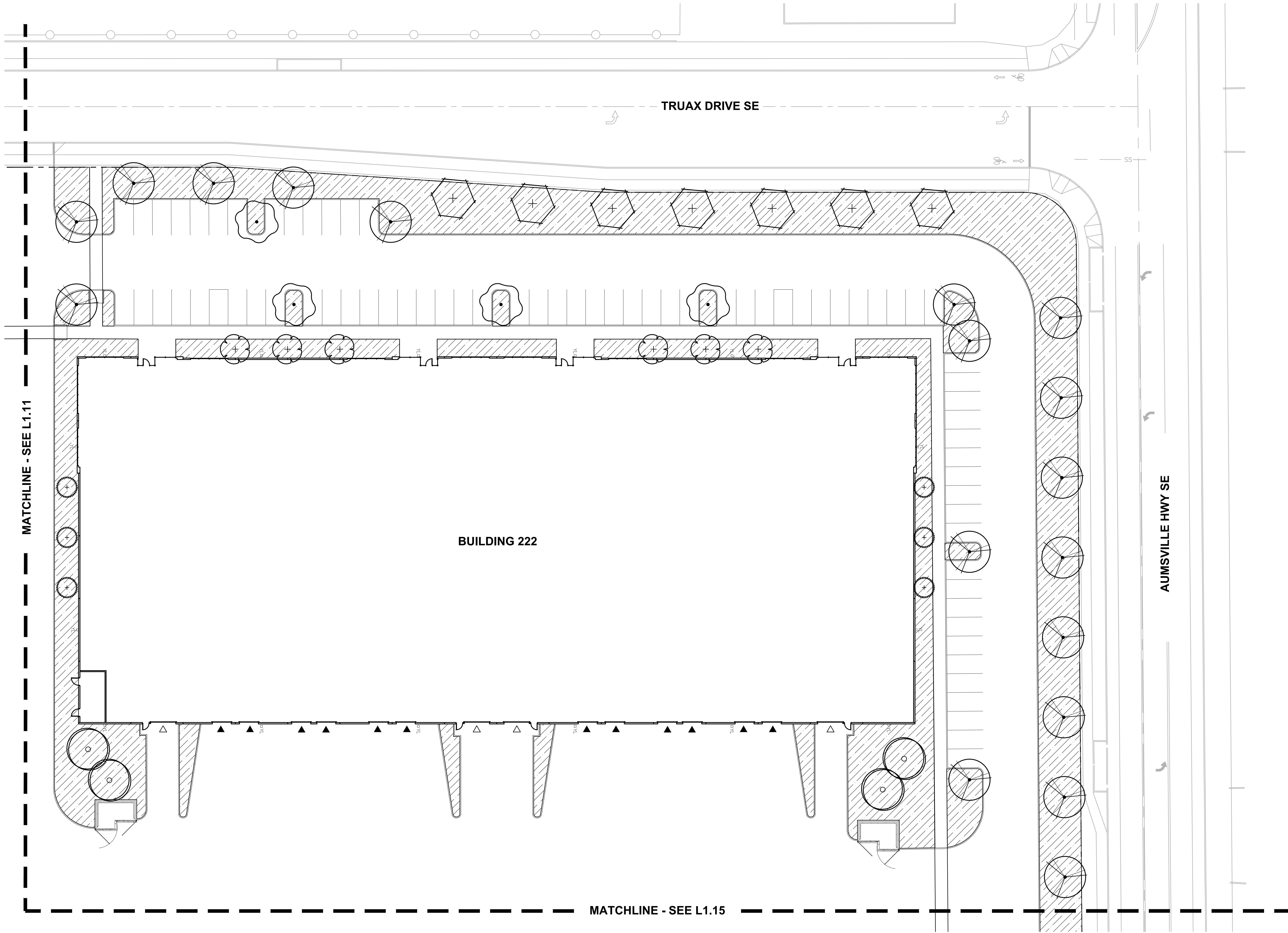
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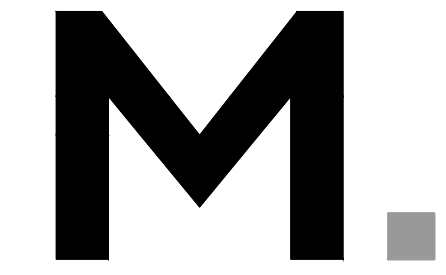
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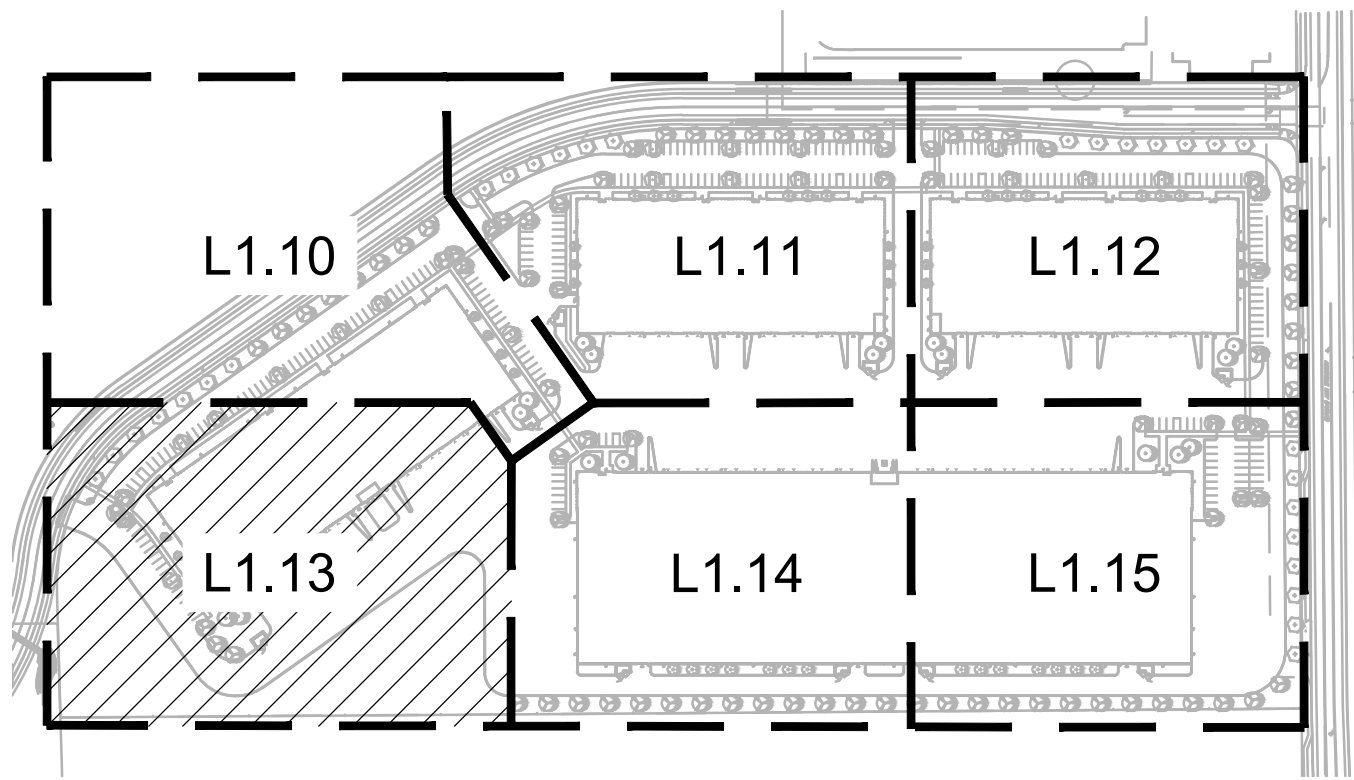
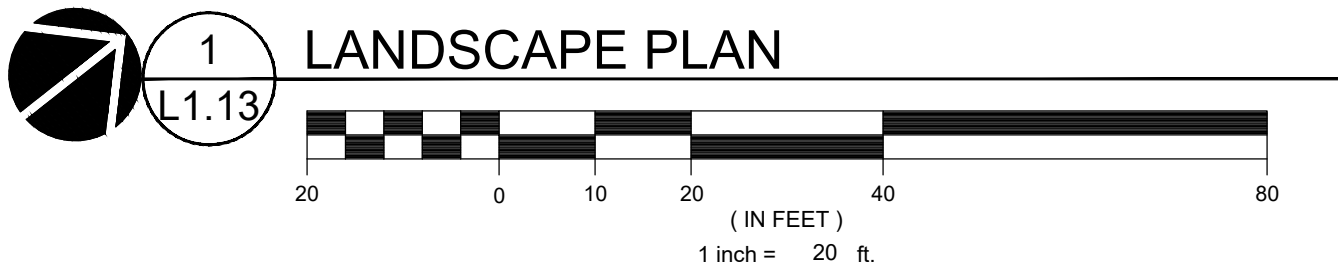
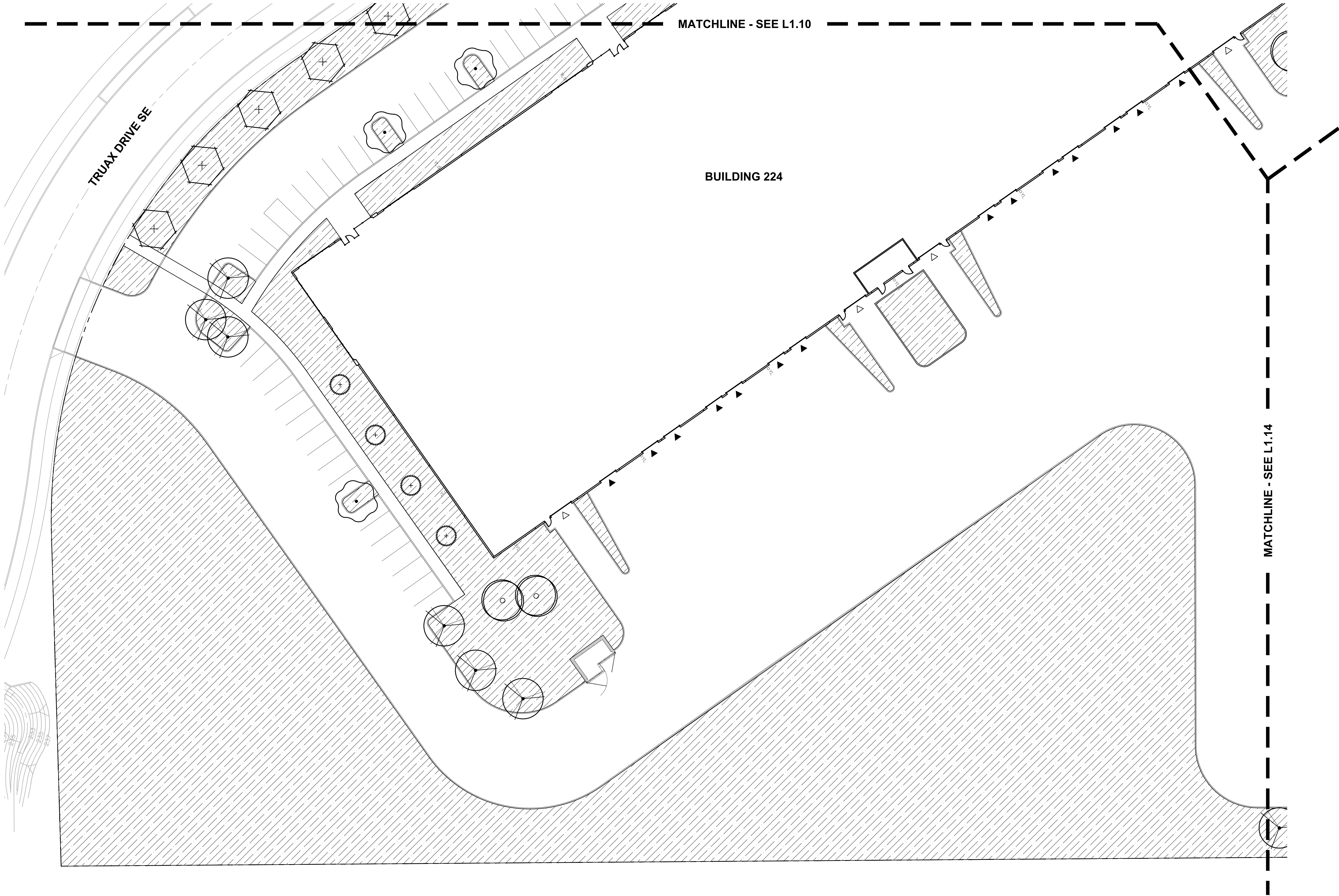
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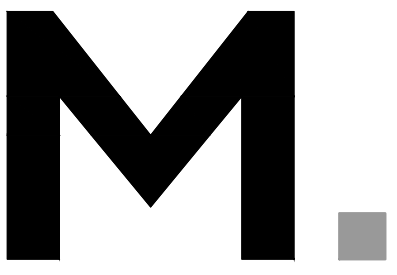
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**LANDSCAPE
PLAN**

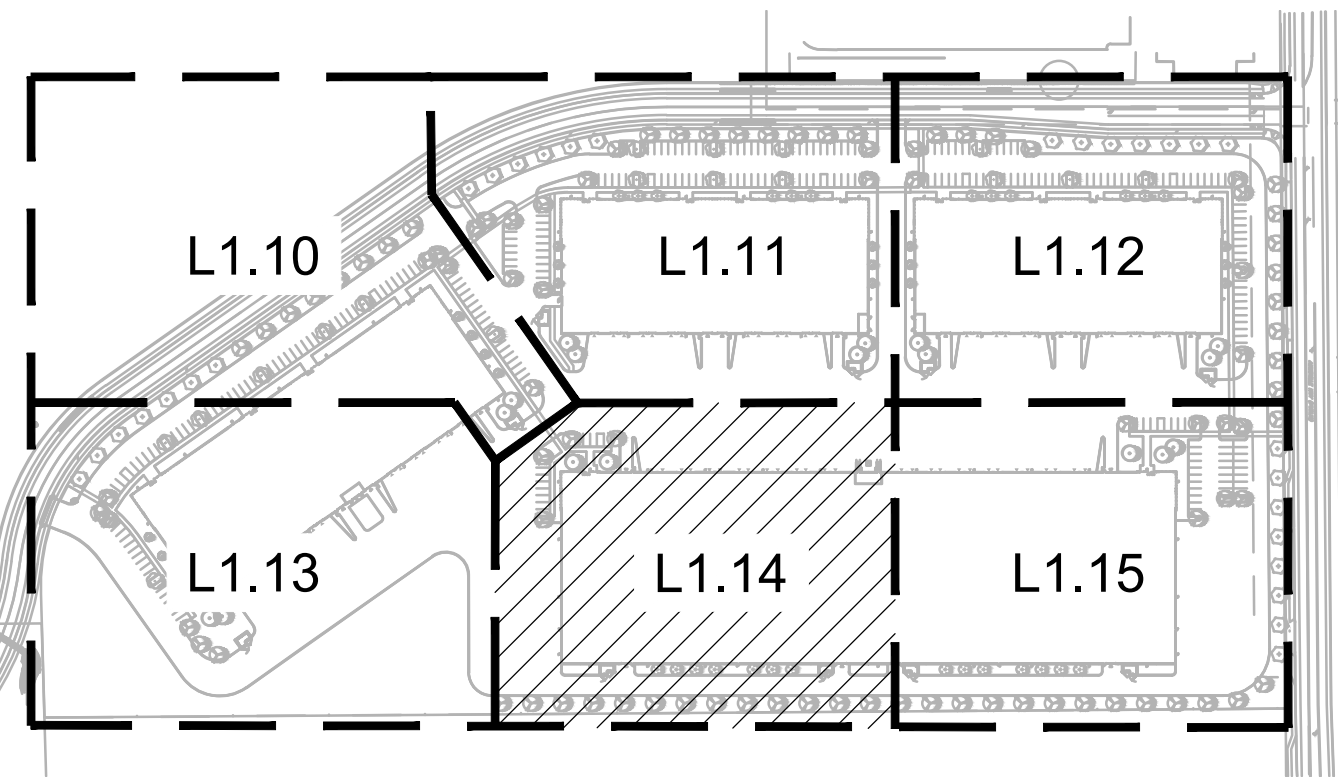
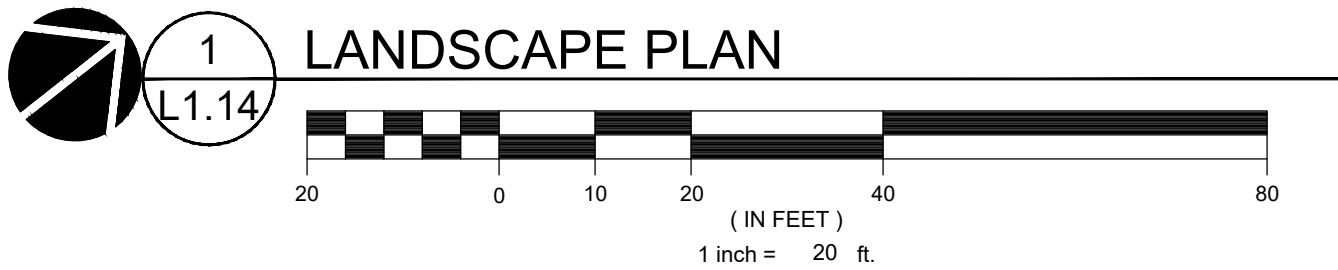
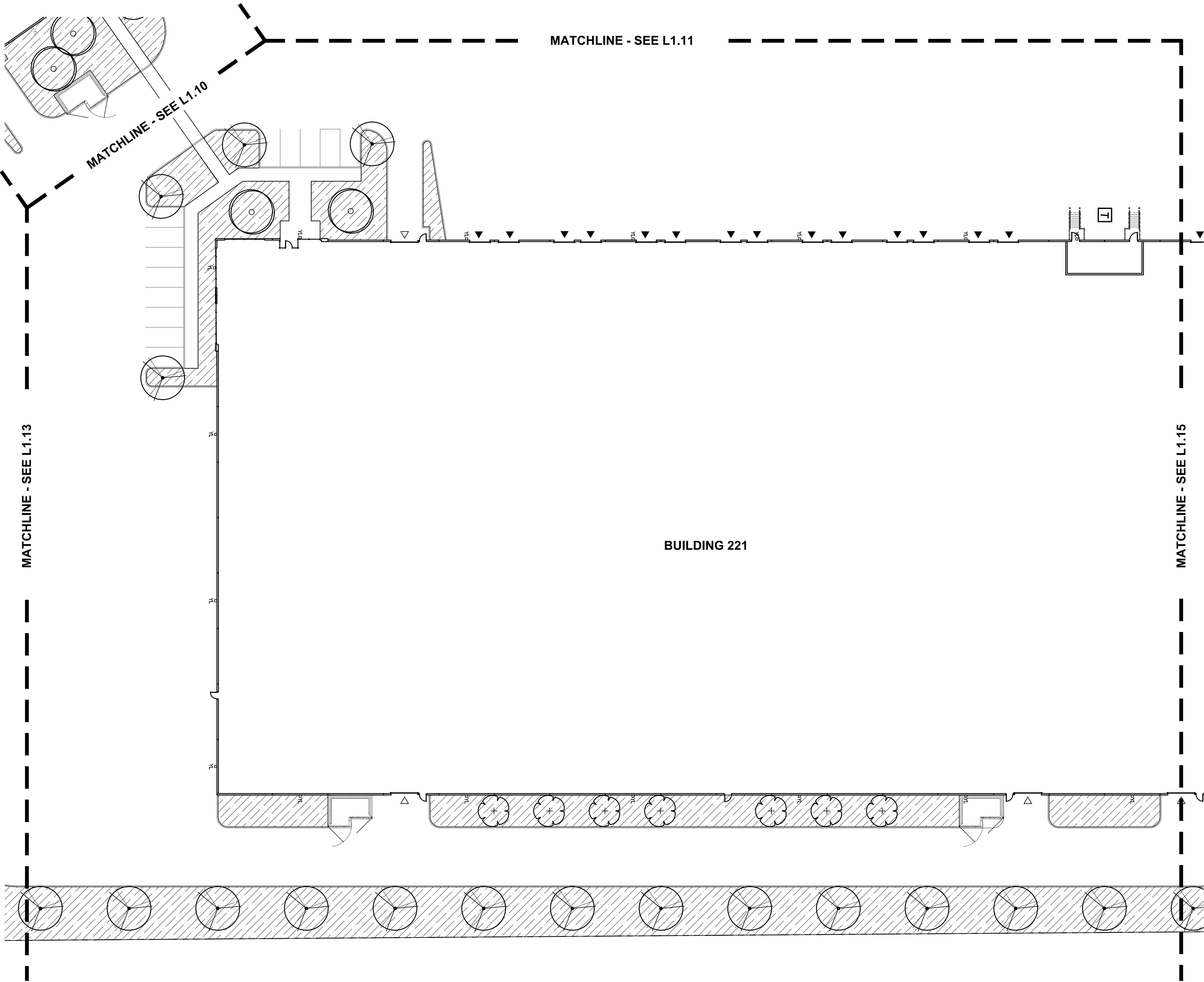
DRAWN BY: PAW, AJ

CHECKED BY: SPT

SHEET

L1.13

JOB NO. **2210358.00**



KEY MAP
SCALE: 1" = 250'



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Project
**MILL CREEK
CORPORATE CENTER
BUILDING 222**

0000 SE TRUAX DR
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**LANDSCAPE
PLAN**

DRAWN BY: PAW, AJ

CHECKED BY: SPT

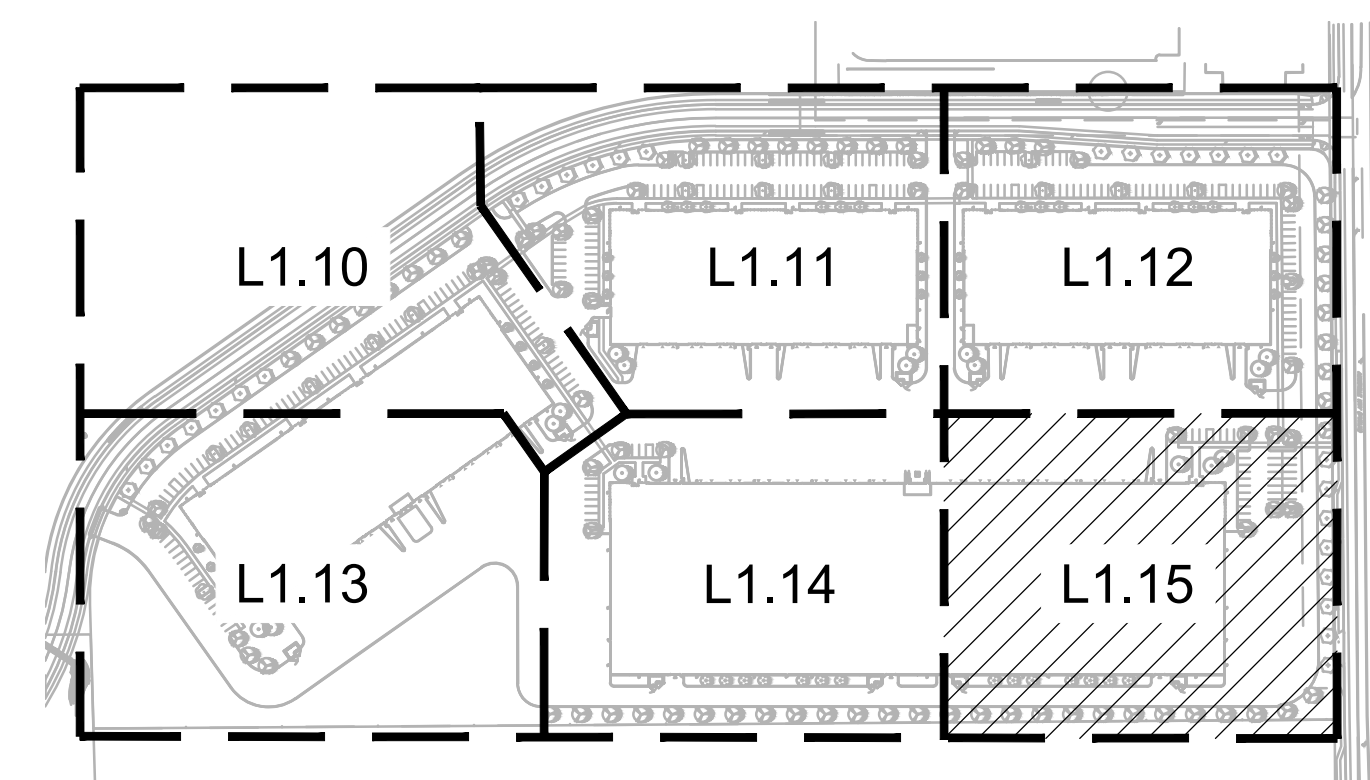
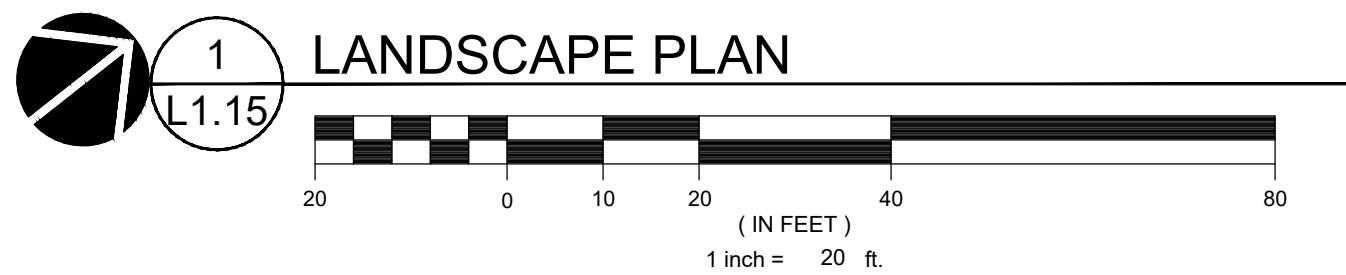
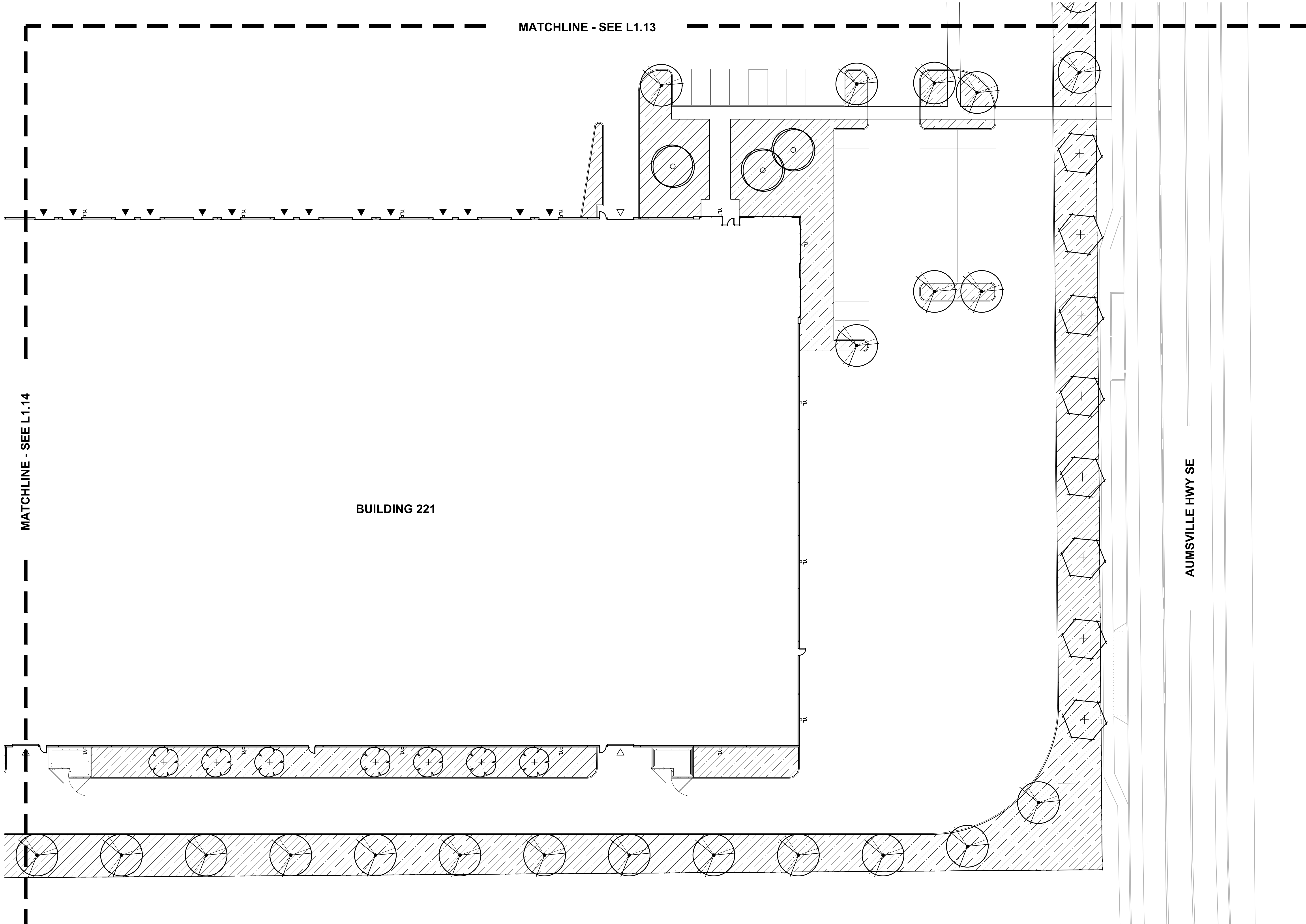
SHEET

L1.14

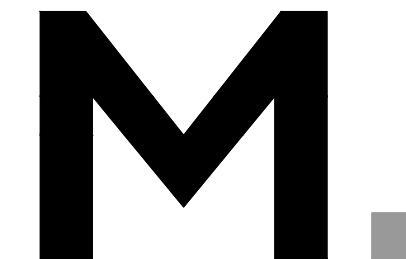
JOB NO. **2210358.00**

BUILDING PERMIT SUBMITTAL - 12/20/2021

221035800DRAWINGSLANDSCAPE358.L0.01-AJ.DWG L1.10 AJ 12/01/21 16:41 1:1.00



KEY MAP
SCALE: 1" = 250'



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**LANDSCAPE
PLAN**

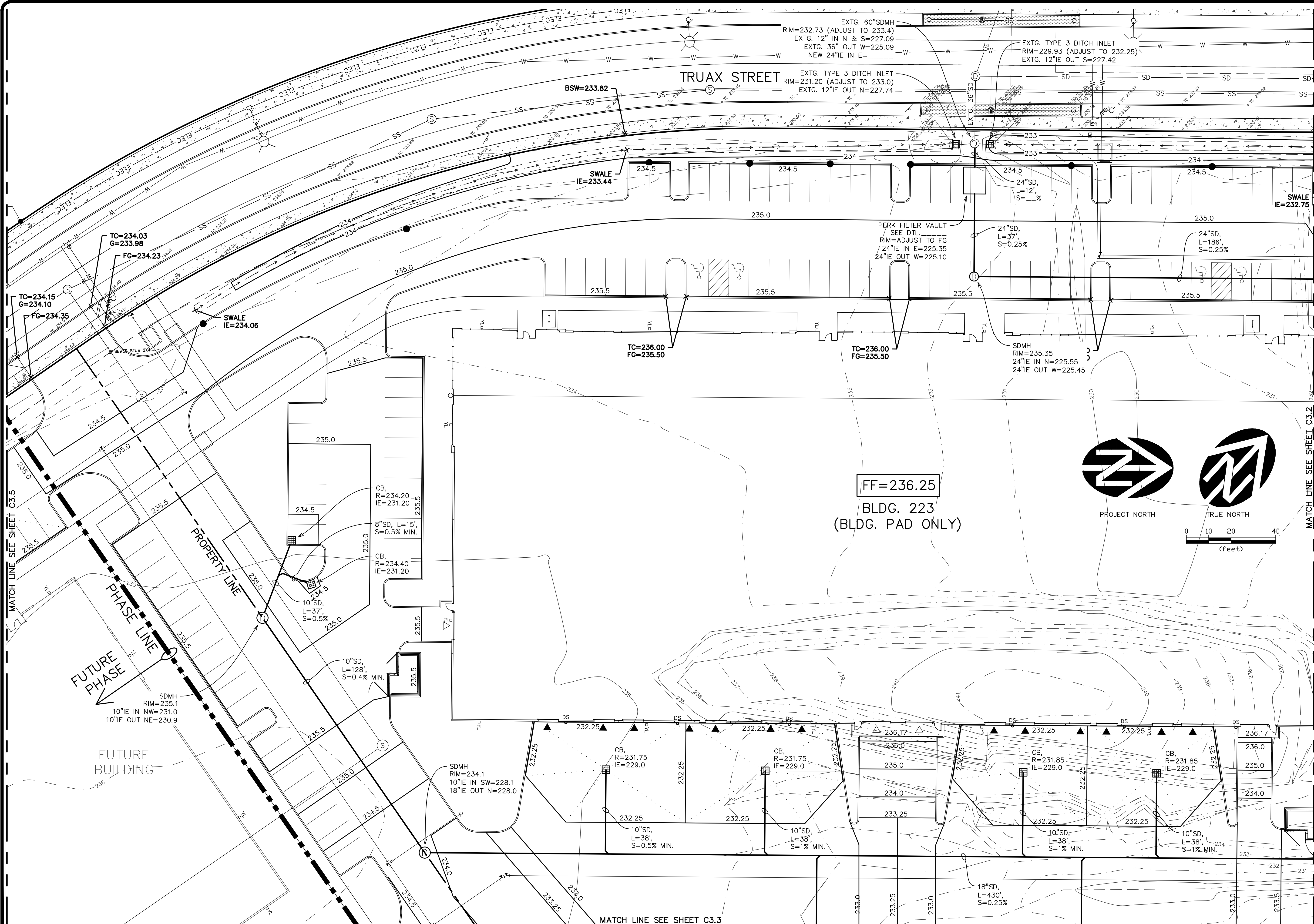
DRAWN BY: PAW, AJ

CHECKED BY: SPT

SHEET

L1.15

JOB NO. **2210358.00**



REVISIONS	
NO.	DESCRIPTION
1	

DATE	NO.	DATE	NO.
JAN. 2022	1		

BY	DATE	NO.	DATE	NO.

VERIFY SCALE
BAR IS ONE INCH ON
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IF NOT ONE INCH ON
SCALE, INDICATE
SCALES ACCORDINGLY

DSN. JW
DRN. TN
CKD. JW

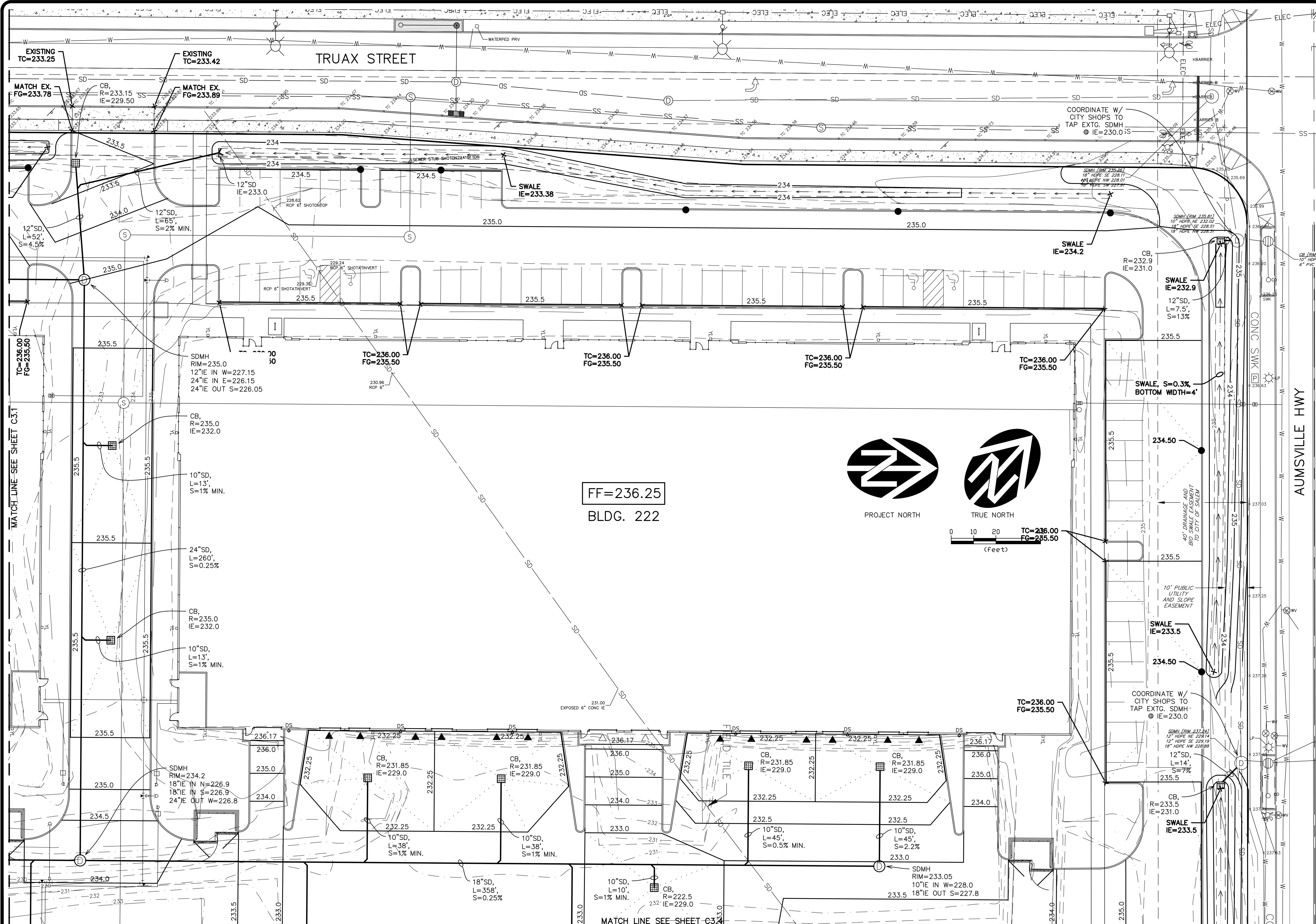
DATE: JAN. 2022

REVIEW
WILLIAM J. WELLS
REGISTERED PROFESSIONAL ENGINEER
NOV 12, 2008
RENEW: 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
GRADING & DRAINAGE PLAN

DRAWING
C3.1
JOB NUMBER
3073.0000.0



VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON ORIGINAL DRAWING SIZES ACCORDINGLY		DATE: JAN. 2022
DSN. JW	DRN. JW	NO. 1
DESCRIPTION TRUAX DRIVE ONSITE DEVELOPMENT PLANS		BY
DRAWING C3.2		REVISIONS
JOB NUMBER 3073.0000.0		

PACTRUST - MCCO TRUAX PROPERTY

TRUAX DRIVE ONSITE DEVELOPMENT PLANS

GRADING & DRAINAGE PLAN

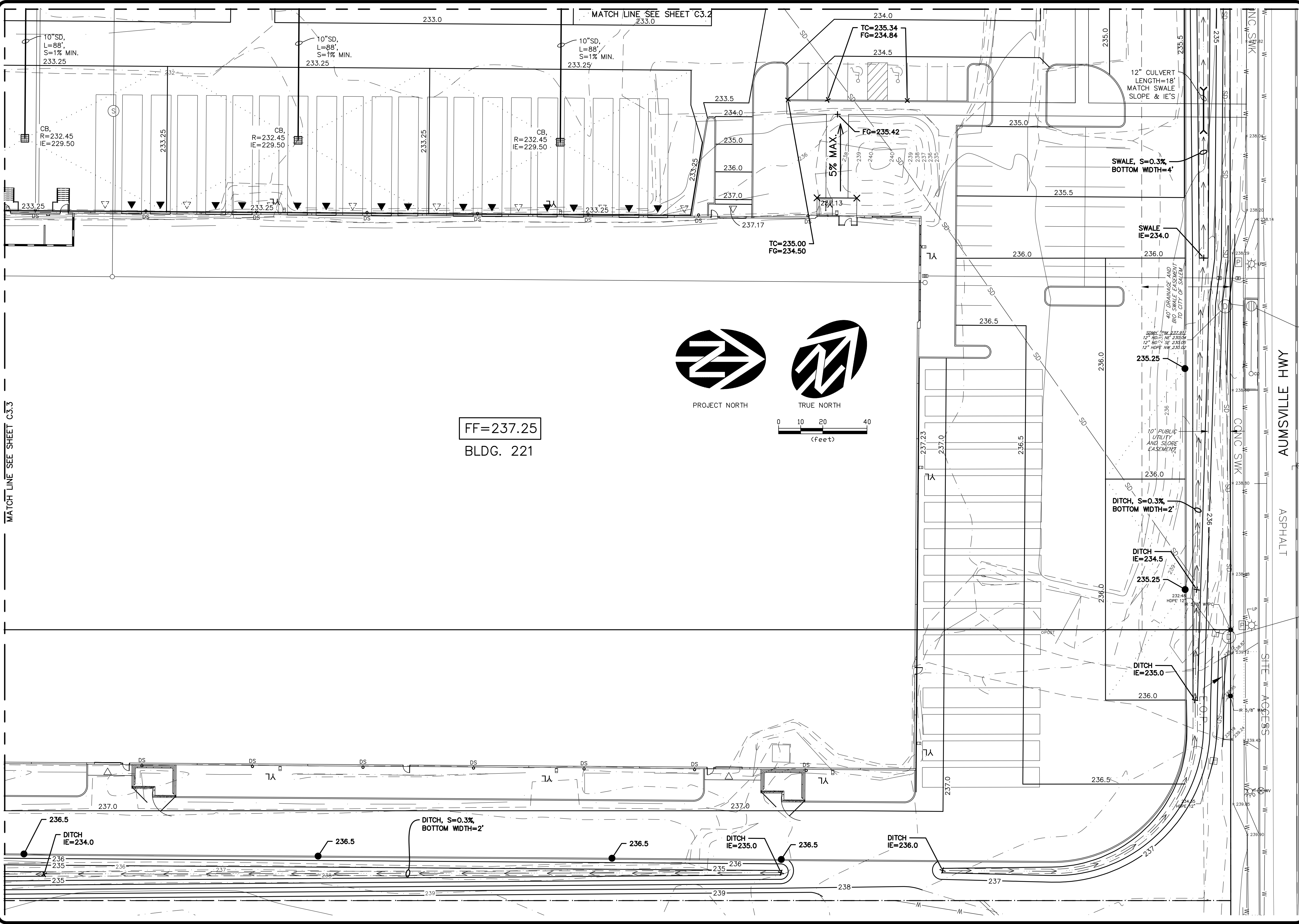
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REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
NOV 12 2018
WILLIAM J. WELLS
RENEW: 6/30/2022

REVIEW

MATCH LINE SEE SHEET C3.3



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DRN. TN
CKD. JW

DATE: JAN. 2022

PROFESSIONAL
ENGINEER
REGISTERED
REVIEW
WILLIAM J. WELLS
REV. 12/20/2021

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PACTRUST - MCCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS

DRAWING
C3.4

JOB NUMBER
3073.0000.0

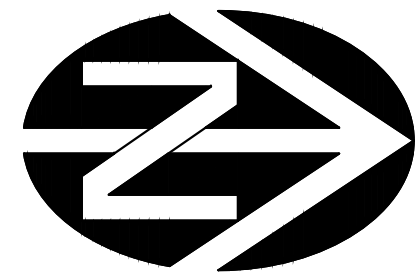
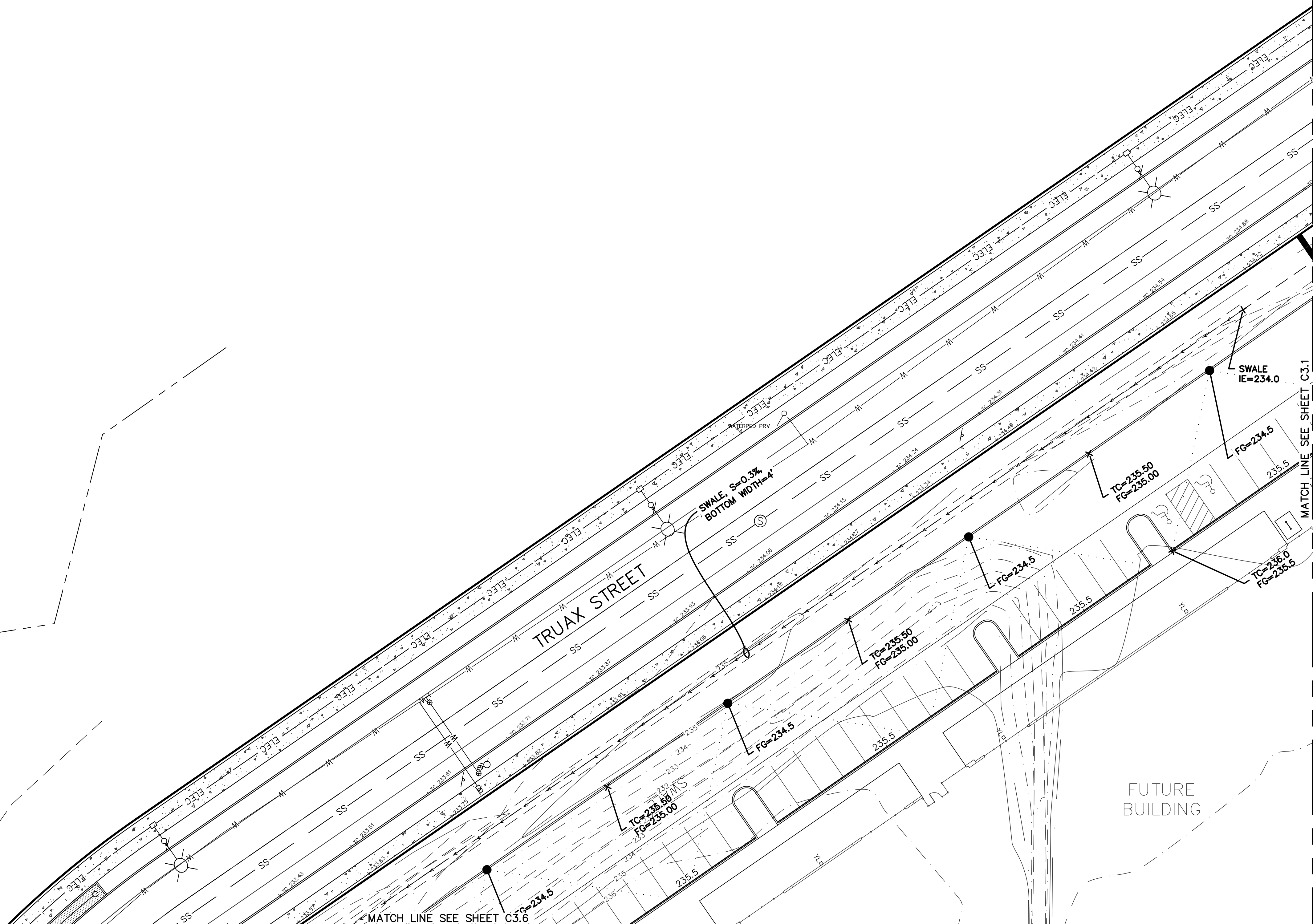
DESCRIPTION
GRADING & DRAINAGE PLAN

NO. 1
DATE
REV. 12/20/2021

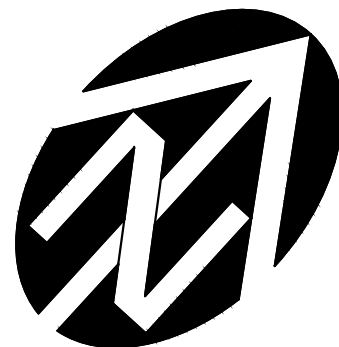
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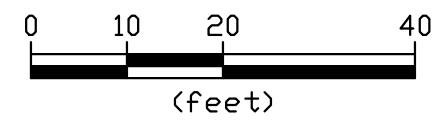
MARSH



PROJECT NORTH



TRUE NORTH



IR 5/8" WYP

VERIFY SCALE	1"
BAR IS ONE INCH ON ORIGINAL DRAWING	
IF NOT ONE INCH ON ORIGINAL DRAWING, SCALES ACCURATELY	
DSN.	JW
DRN.	TN
CKD.	JW
DATE: JAN. 2022	
NO.	1
DATE	
DESCRIPTION	
REVISIONS	
BY	



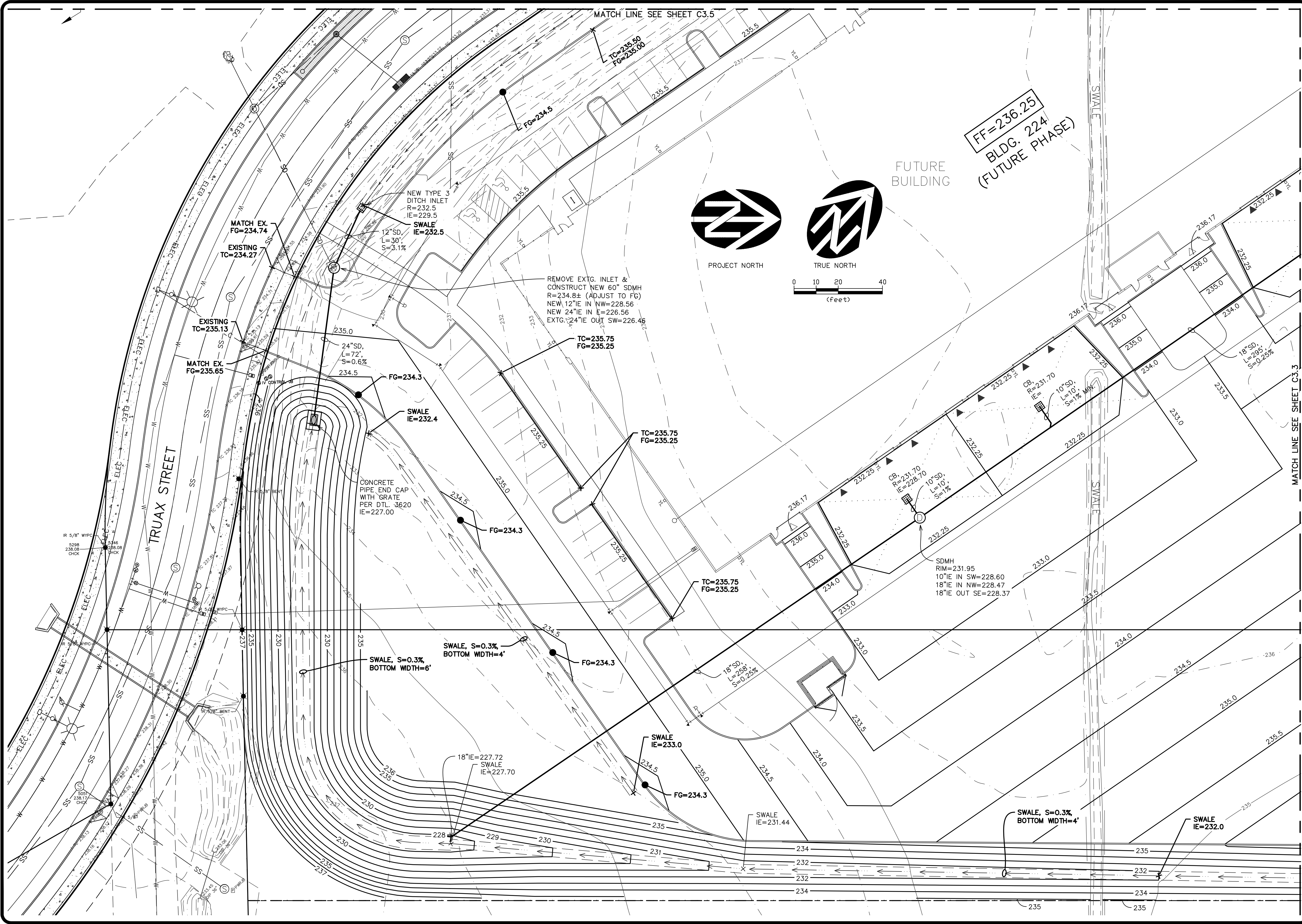
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CONSULTING ENGINEERS AND PLANNERS

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PACTRUST - MCCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
GRADING & DRAINAGE PLAN

DRAWING
C3.5
JOB NUMBER
3073.0000.0

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ORIGINAL DRAWING
SUALES ACCURACLY

0 1" 0

DSN. JW
DRN. TN
CKD. JW

NO. 1

DATE JAN. 2022

DATE: JAN. 2022

PROFESSIONAL
ENGINEER
REGISTERED
WILLIAM J. MILES
NOV 12 2008
OREGON

REVIEW

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PACTRUST - MCCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS

GRADING & DRAINAGE PLAN

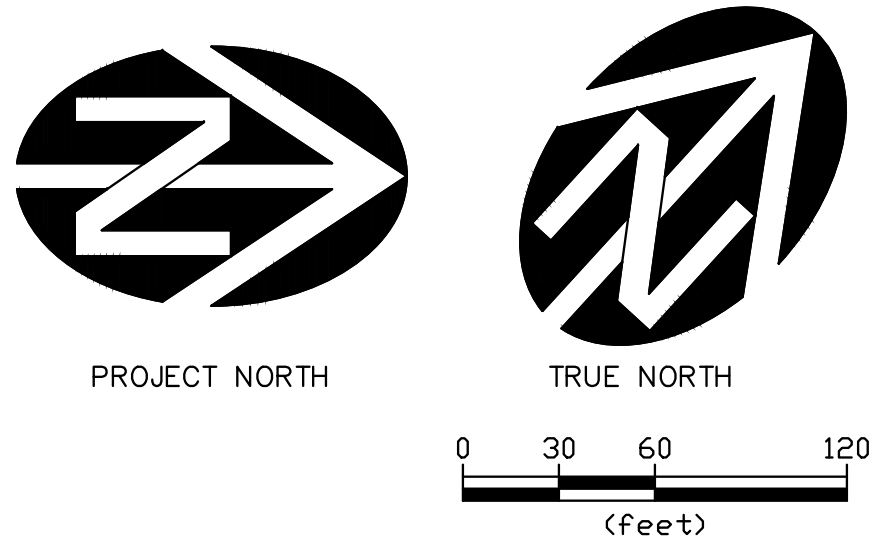
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JOB NUMBER
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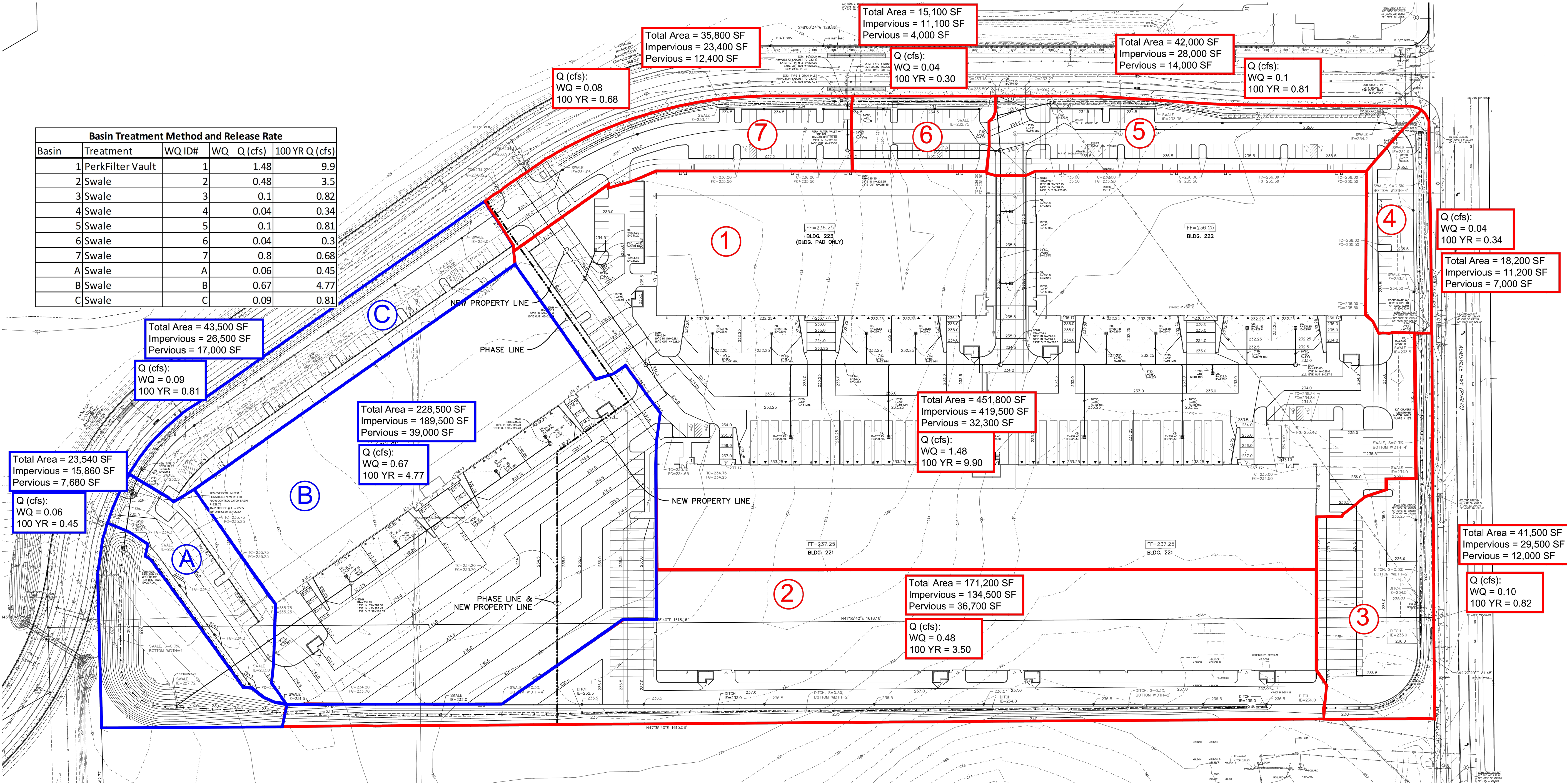
1/14/2022 1:02:00 PM
C:\Westech\DWG\Project\Truax Drive-Onsite\C3.7 OA Stormwater Management Plan.dwg (C3.7 tab)

WQ Sizing									
ID #	Length	Bottom Width (ft)	Slope (%)	Res. Time (min)	Max WQ Vel. (fps)	WQ Flow Depth (ft)	100 YR Flow Depth (ft)	WQ Q (cfs)	100 YR Q (cfs)
1		8' x 16' vault		12" + 18" Cartridges		24 Cartridges		1.48	9.9
2	150	3	0.3	13.9	0.18	0.55	1.53	0.48	3.5
3	100	2	0.3	13.9	0.12	0.29	0.86	0.1	0.82
4	100	2	0.3	18.5	0.09	0.17	0.55	0.04	0.34
5	100	2	0.3	13.9	0.12	0.28	0.85	0.1	0.81
6	100	2	0.3	18.5	0.09	0.17	0.52	0.04	0.3
7	100	2	0.3	15.2	0.11	0.26	0.79	0.08	0.68
A	100	2	0.3	16.7	0.1	0.2	0.64	0.06	0.45
B	200	2	0.3	16.7	0.2	0.74	1.88	0.67	4.77
C	100	2	0.3	15.2	0.11	0.28	0.85	0.09	0.81
2B*	250	5	0.3	19.8	0.21	0.69	1.99	1.13	7.98

*Combined Swale for basins 2 and B



Basin Treatment Method and Release Rate				
Basin	Treatment	WQ ID#	WQ Q (cfs)	100 YR Q (cfs)
1	PerkFilter Vault	1	1.48	9.9
2	Swale	2	0.48	3.5
3	Swale	3	0.1	0.82
4	Swale	4	0.04	0.34
5	Swale	5	0.1	0.81
6	Swale	6	0.04	0.3
7	Swale	7	0.8	0.68
A	Swale	A	0.06	0.45
B	Swale	B	0.67	4.77
C	Swale	C	0.09	0.81



VERIFY SCALE
THIS IS ONE INCH ON
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IF NOT ONE INCH ON
THIS SCALE, SCALE
APPROPRIATELY

1"
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DSN. JW
DRN. TN
CKD. JW

NO. 1
DATE: JAN. 2022

DESCRIPTION
REVISIONS

BY

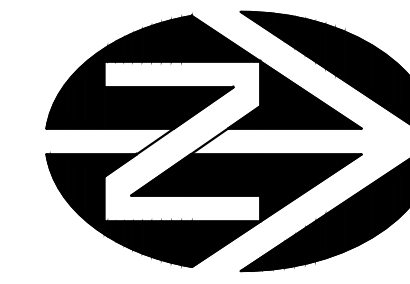
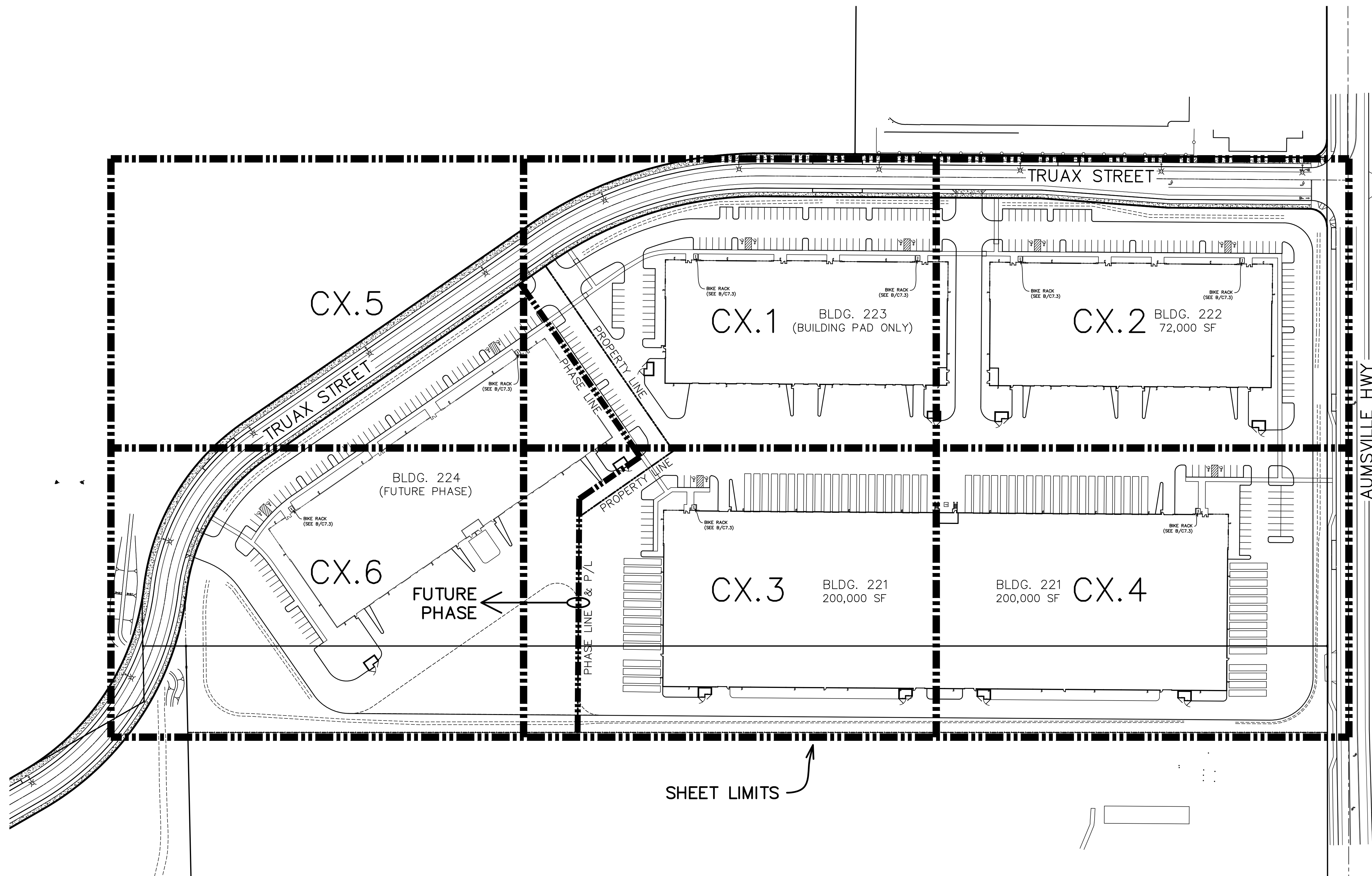
PROFESSIONAL
ENGINEER
REVIEW
WILLIAM J. WELLS
REV. 12/20/2021

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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

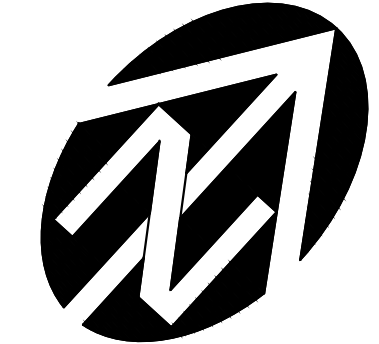
PACTRUST - MCCO TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
OVERALL STORMWATER
MANAGEMENT PLAN

DRAWING
C3.7

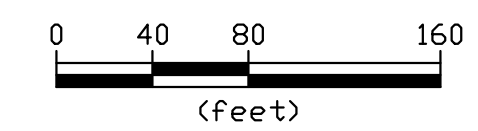
JOB NUMBER
3073.0000.0



PROJECT NORTH



TRUE NORTH



PACTRUST – MCCOY TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
SHEET KEY –
GRADING & DRAINAGE / UTILITY

DRAWING
C2.3

JOB NUMBER
3073.0000.0

WE

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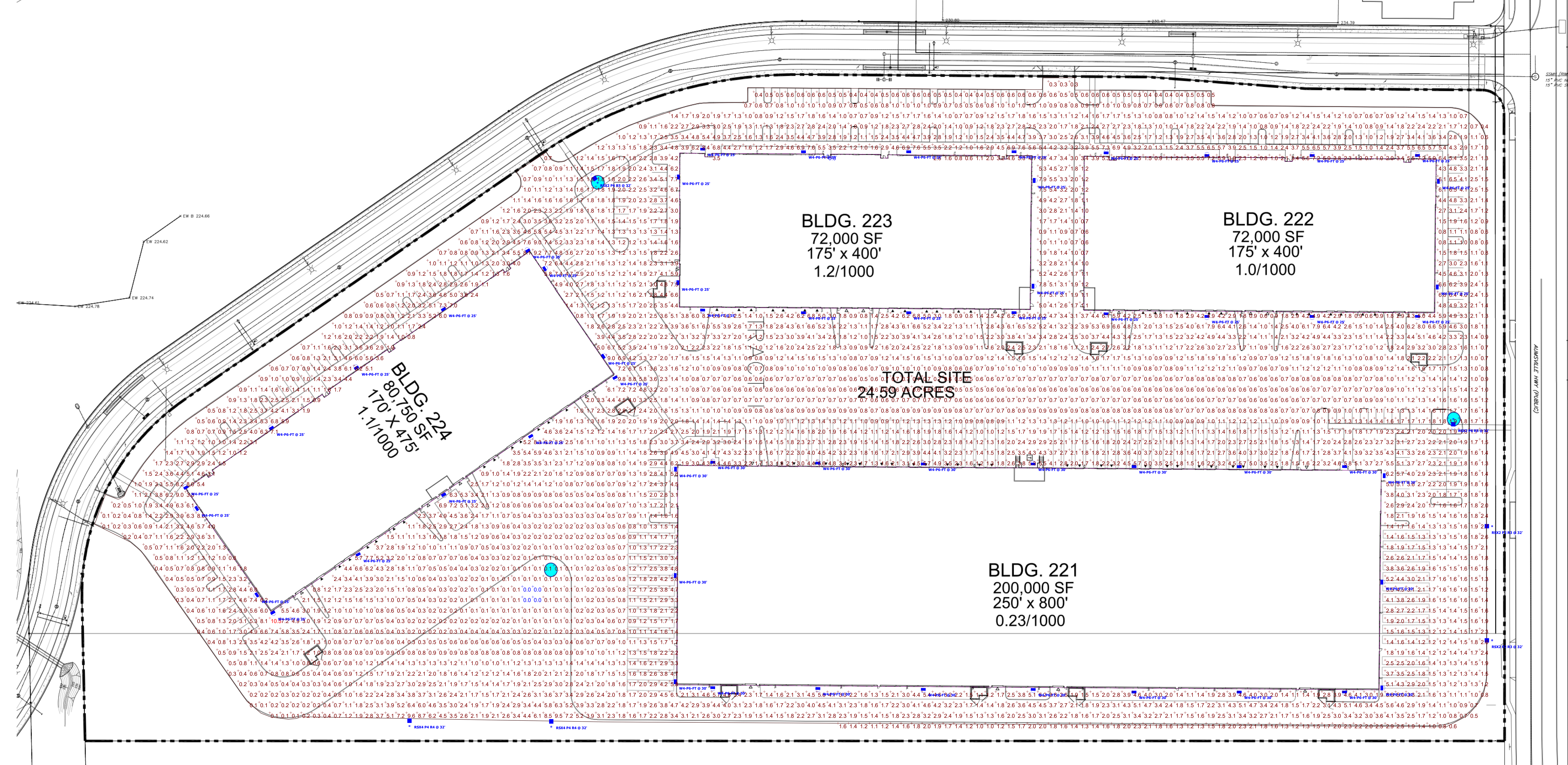


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 DRN. TN
 CKD. JW

DATE: NOV. 2021

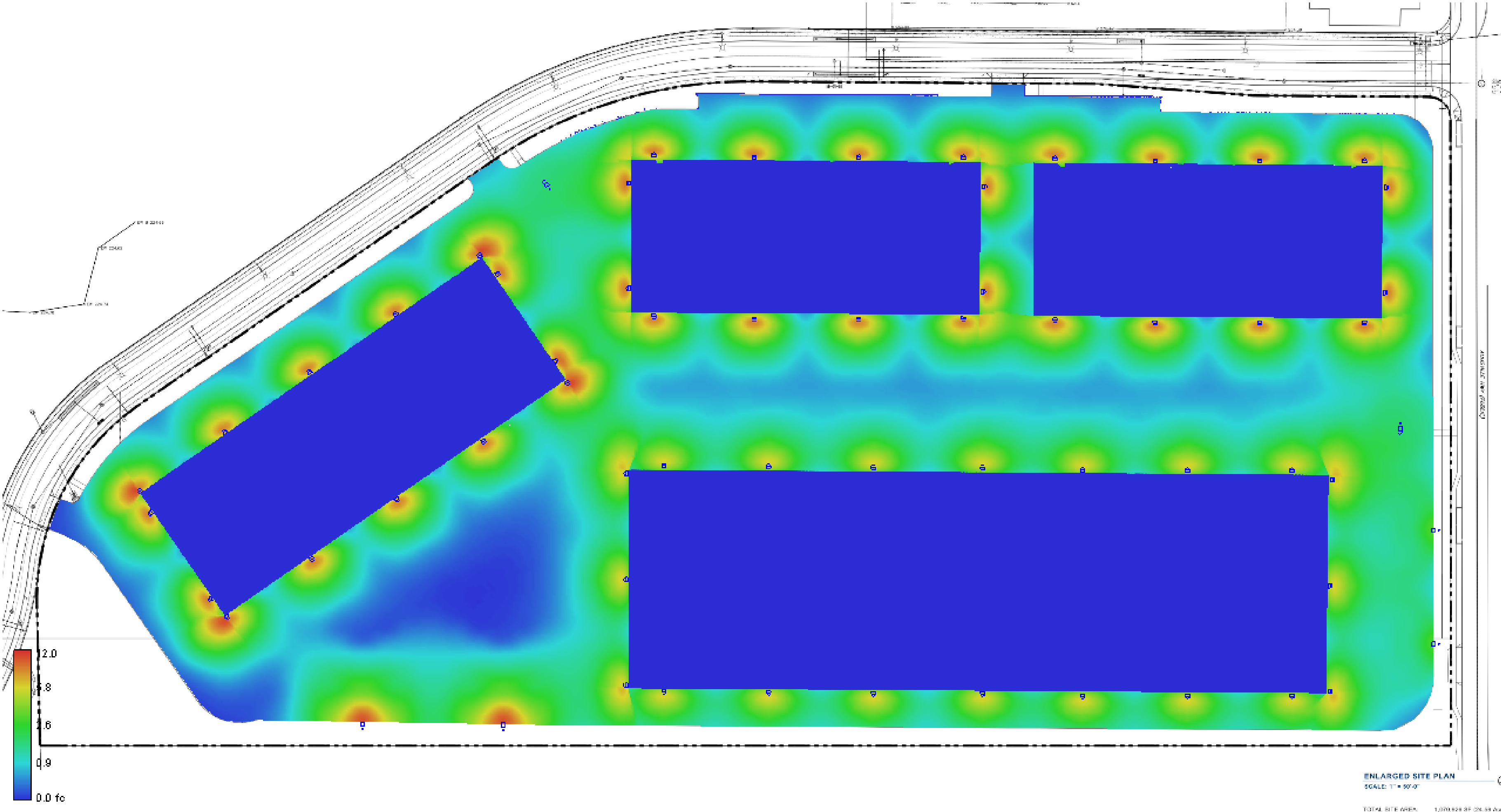
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Statistics

Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
Parking Lot Light Level		10.5 fc	0.0 fc	N/A	N/A	2.0 fc

Schedule							Plot
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	
	W4-P6-FT		56	Lithonia Lighting	WDGE4 LED P6 70CRI RFT 40K	WDGE4 LED WITH P6 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	
	RSX 2 P6 R5		2	Lithonia Lighting	RSX2 LED P6 40K R5	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R5 Distribution	
	RSX 2 P2 R3		2	Lithonia Lighting	RSX2 LED P2 40K R3	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution	
	RSX 4 P4 R4		2	Lithonia Lighting	RSX4 LED P4 40K R4	RSX Area Luminaire Size 4 P4 Lumen Package 4000K CCT Type R4 Distribution	

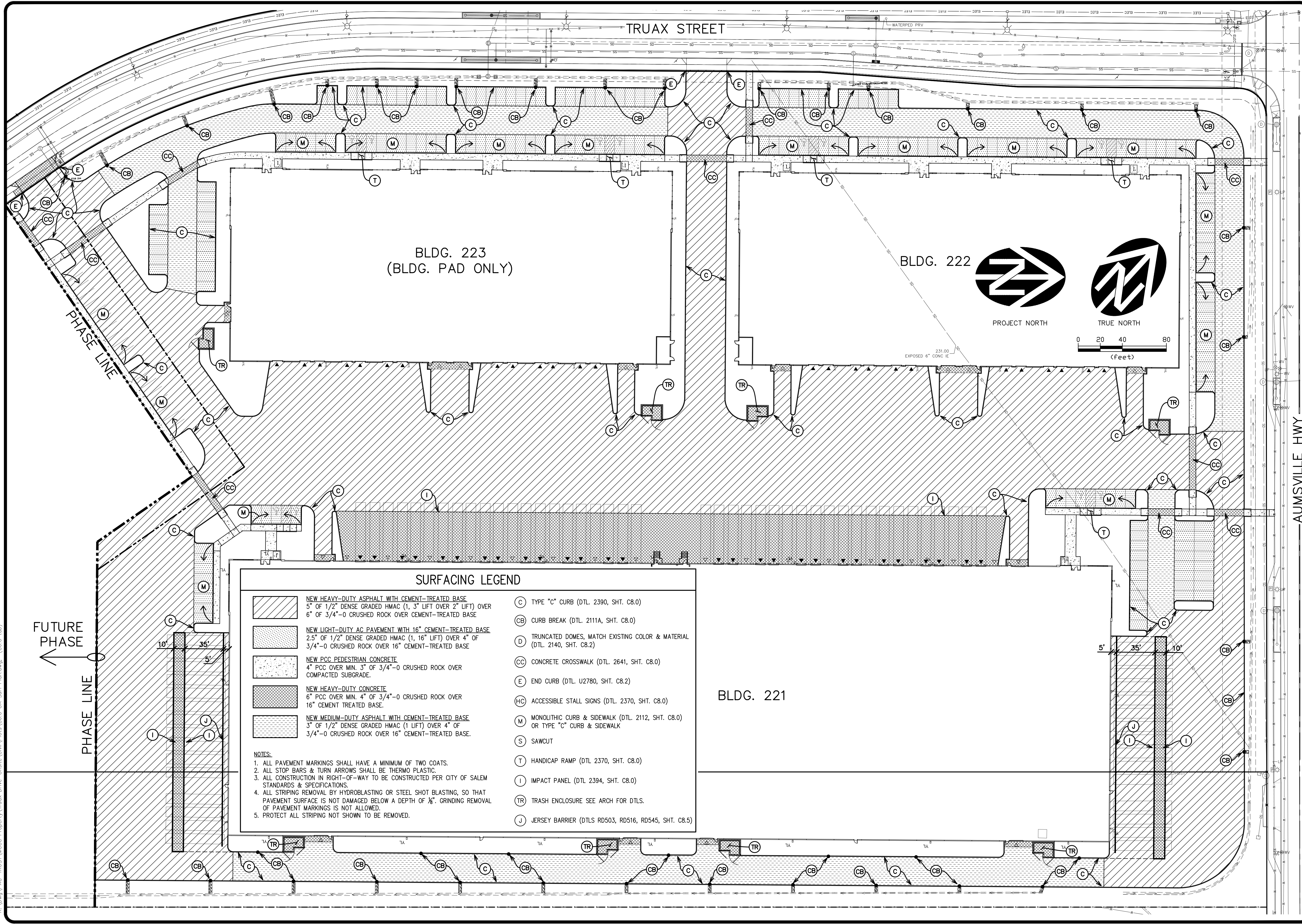


ENLARGED SITE PLAN
SCALE: 1" = 50'-0"

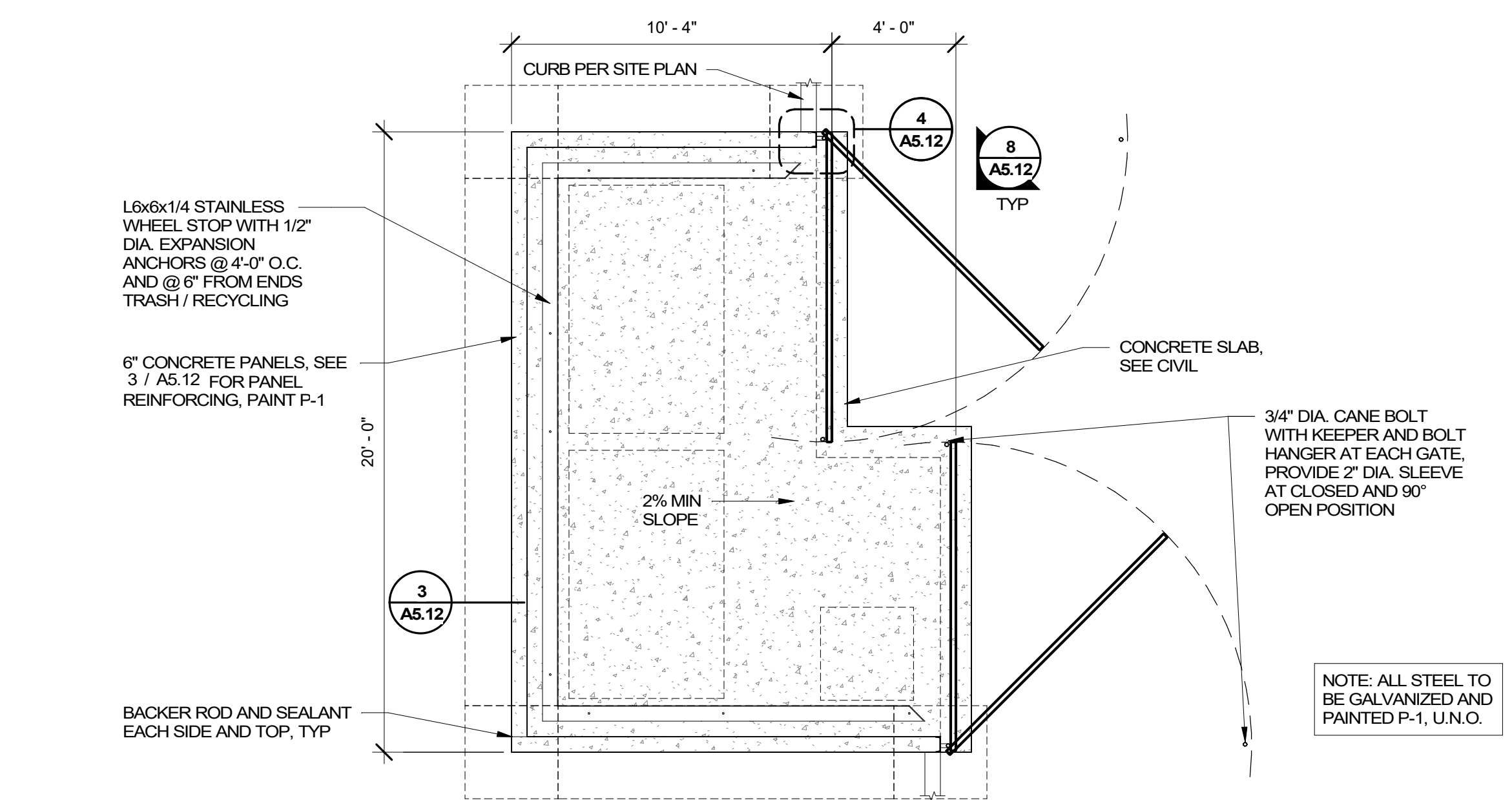
TOTAL SITE AREA:	1,070,926 SF (24.59 Acres)
TOTAL LANDSCAPE AREA:	219,803 SF
PERCENTAGE OF SITE:	20.5%
TOTAL HARDSCAPE AREA:	
SIDEWALK:	21,048 SF
PERCENTAGE OF SITE:	1.97%
PAVING:	404,445 SF
PERCENTAGE OF SITE:	37.77%
TOTAL BUILDING AREA:	422,750 SF
PERCENTAGE OF SITE:	39.5%

FACTRUST
11/19/21

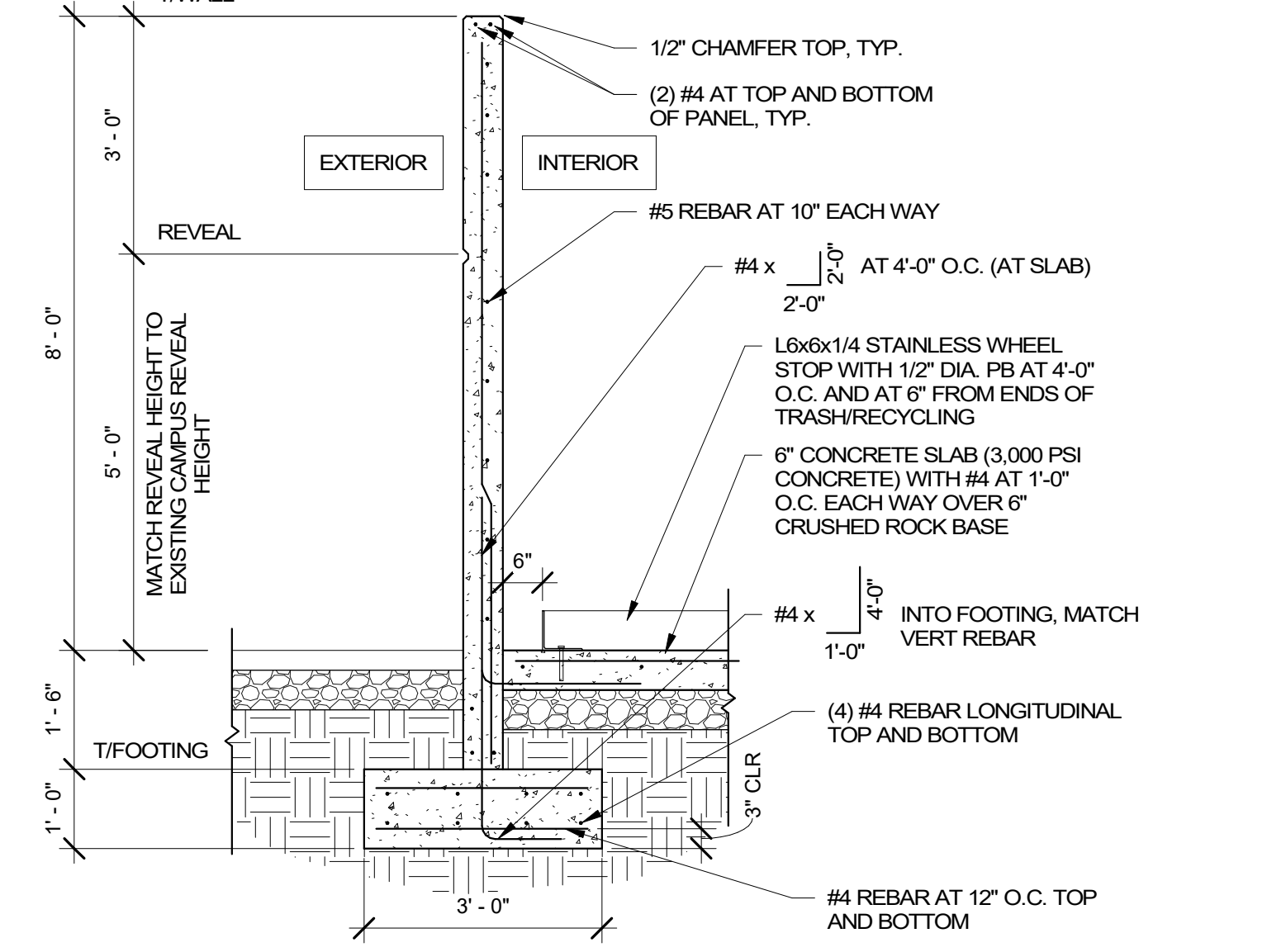
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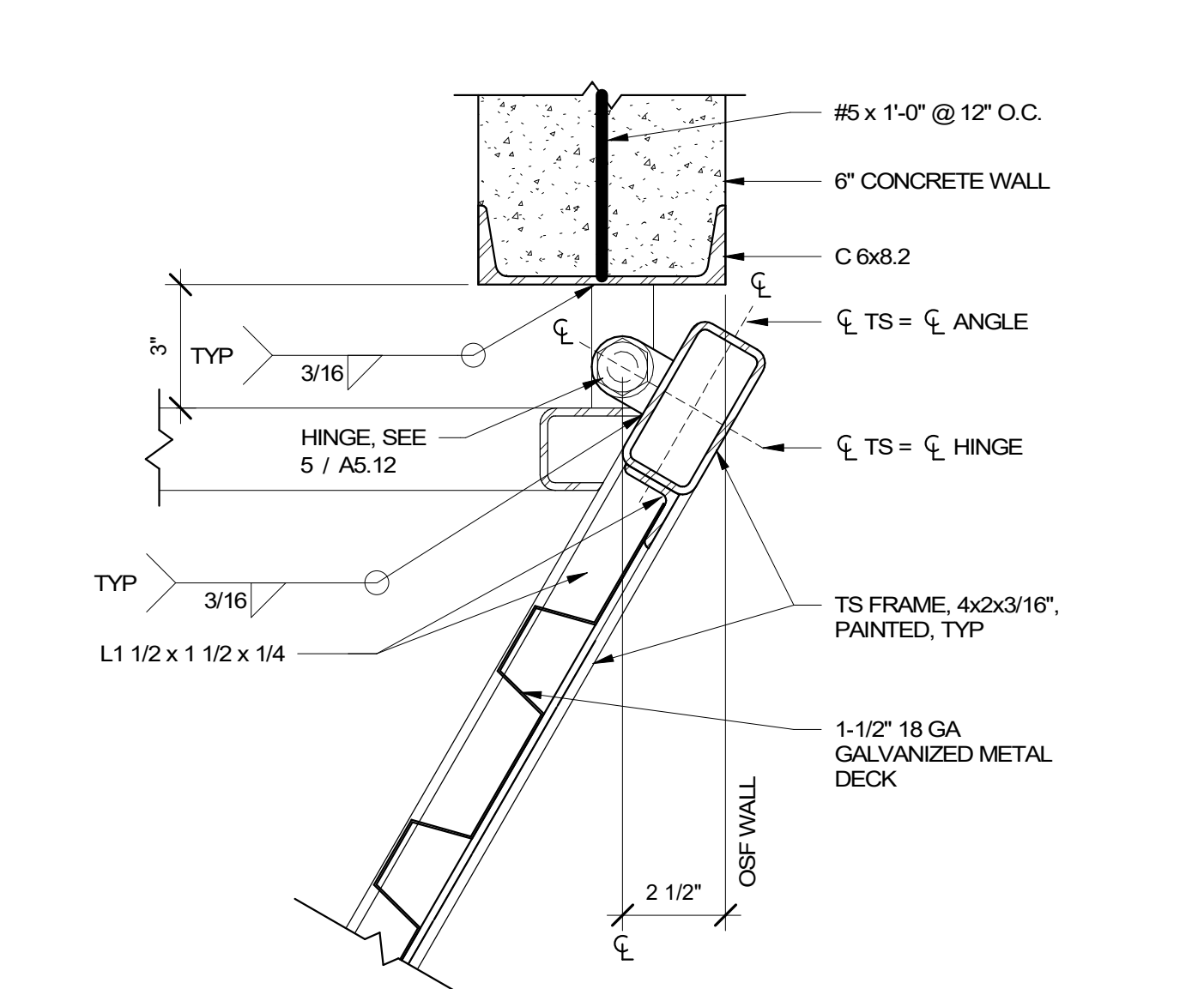
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"		DSN. JW DRN. TN/H CKD. JW	DATE: JAN. 2022	NO. 1	DESCRIPTION	BY
REGISTERED PROFESSIONAL ENGINEER 76415PE DIGITALLY SIGNED OREGON NOV 12 2020 WILLIAM J. KELLS REVISIONS: 6/30/2022		WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westtech@westtech-eng.com				
PACITRUST - MCCC TRUAX PROPERTY TRUAX DRIVE ONSITE DEVELOPMENT PLANS		OVERALL SURFACING PLAN				
DRAWING C6.0		JOB NUMBER 3073.0000.0				



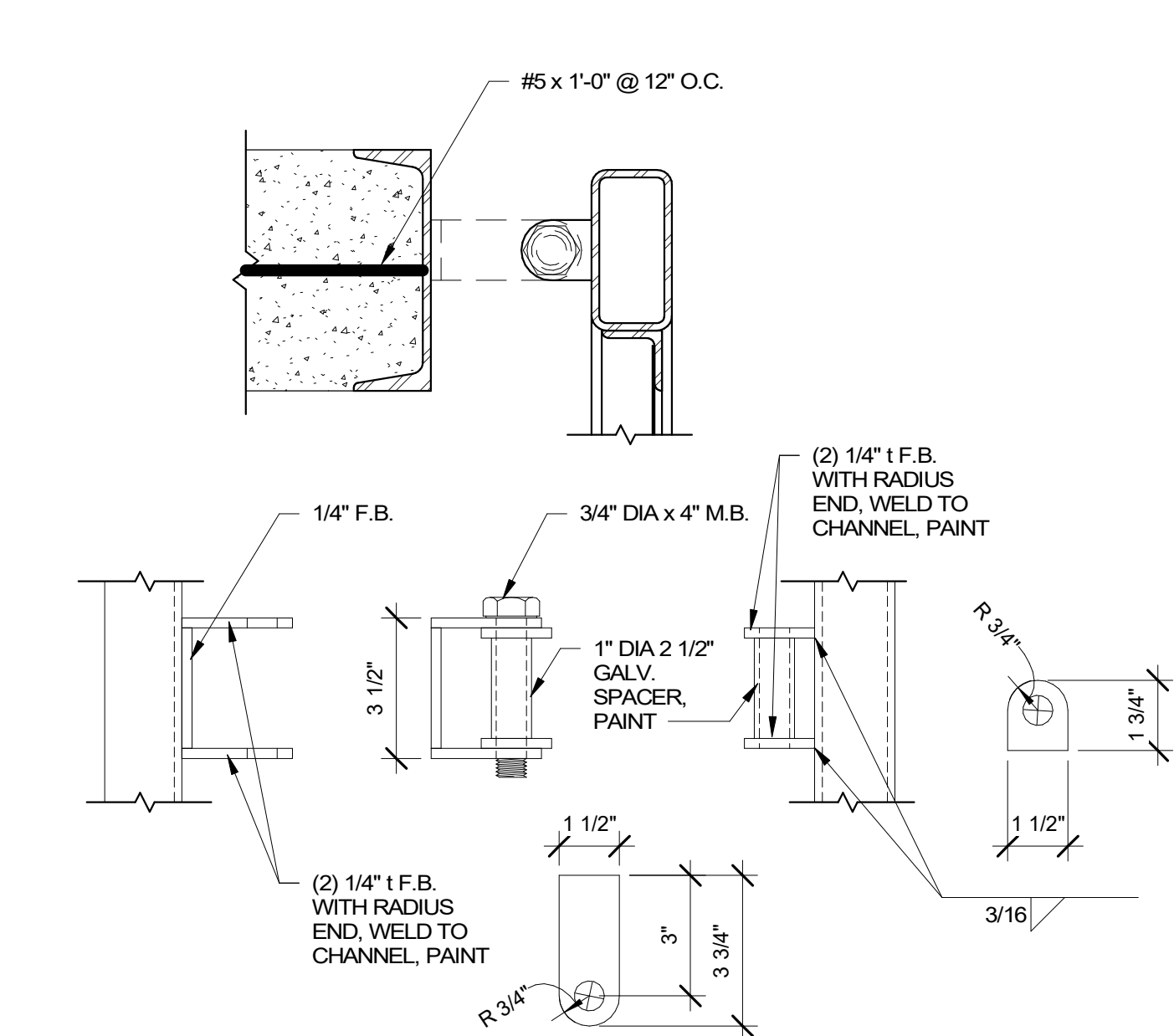
1 TRASH ENCLOSURE
1/4" = 1'-0"



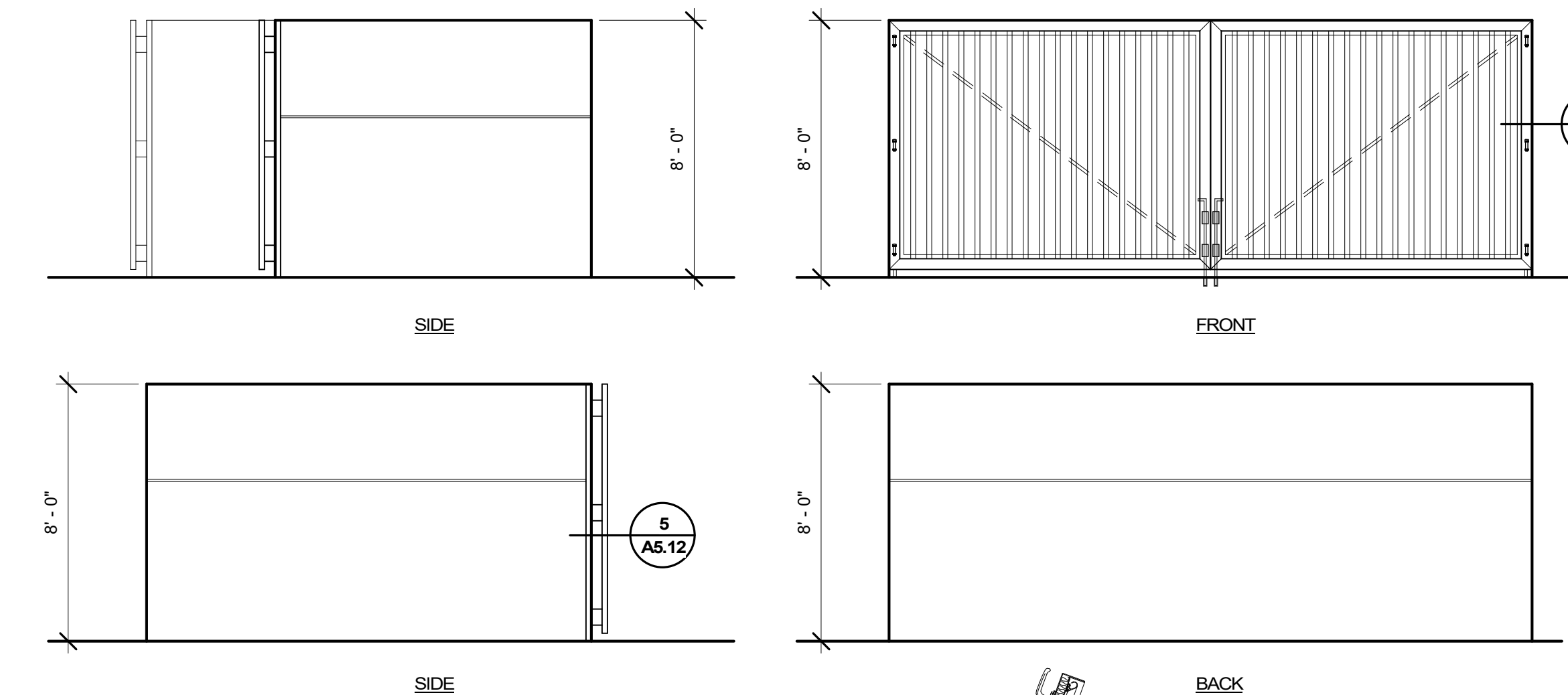
3 TRASH ENCLOSURE WALL
1/2" = 1'-0"



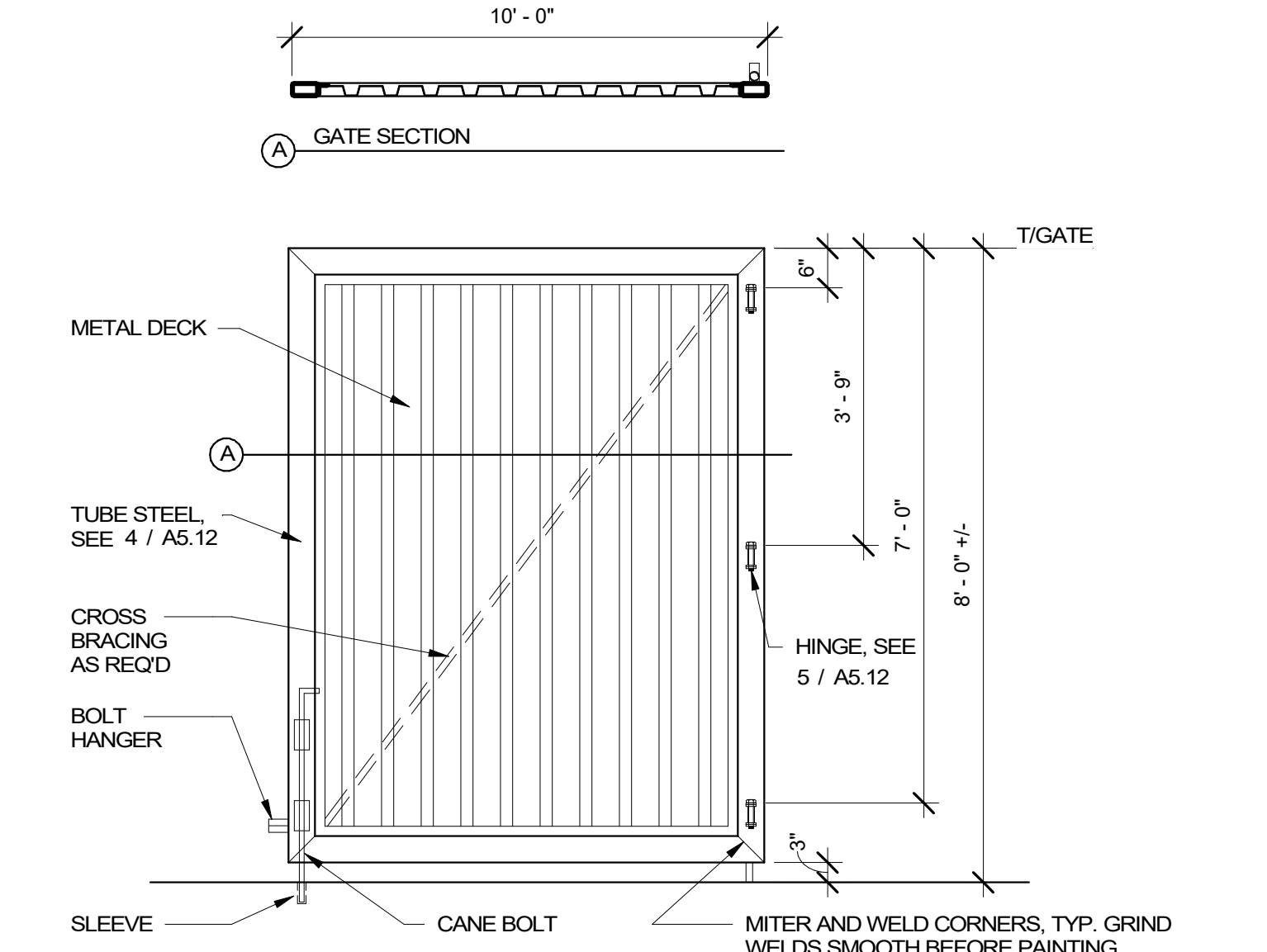
4 GATE DETAIL
3" = 1'-0"



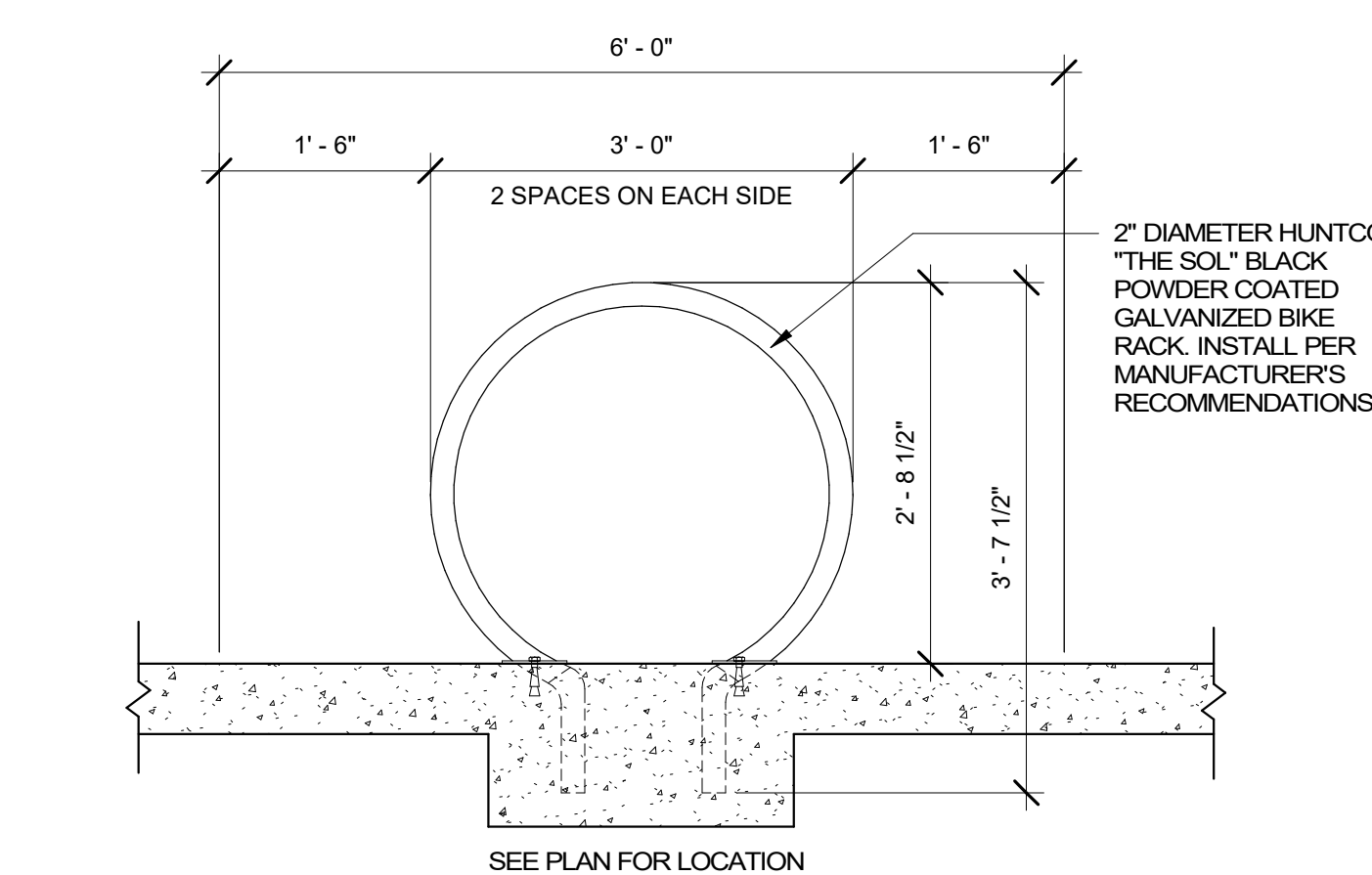
5 HINGE DETAIL
3" = 1'-0"



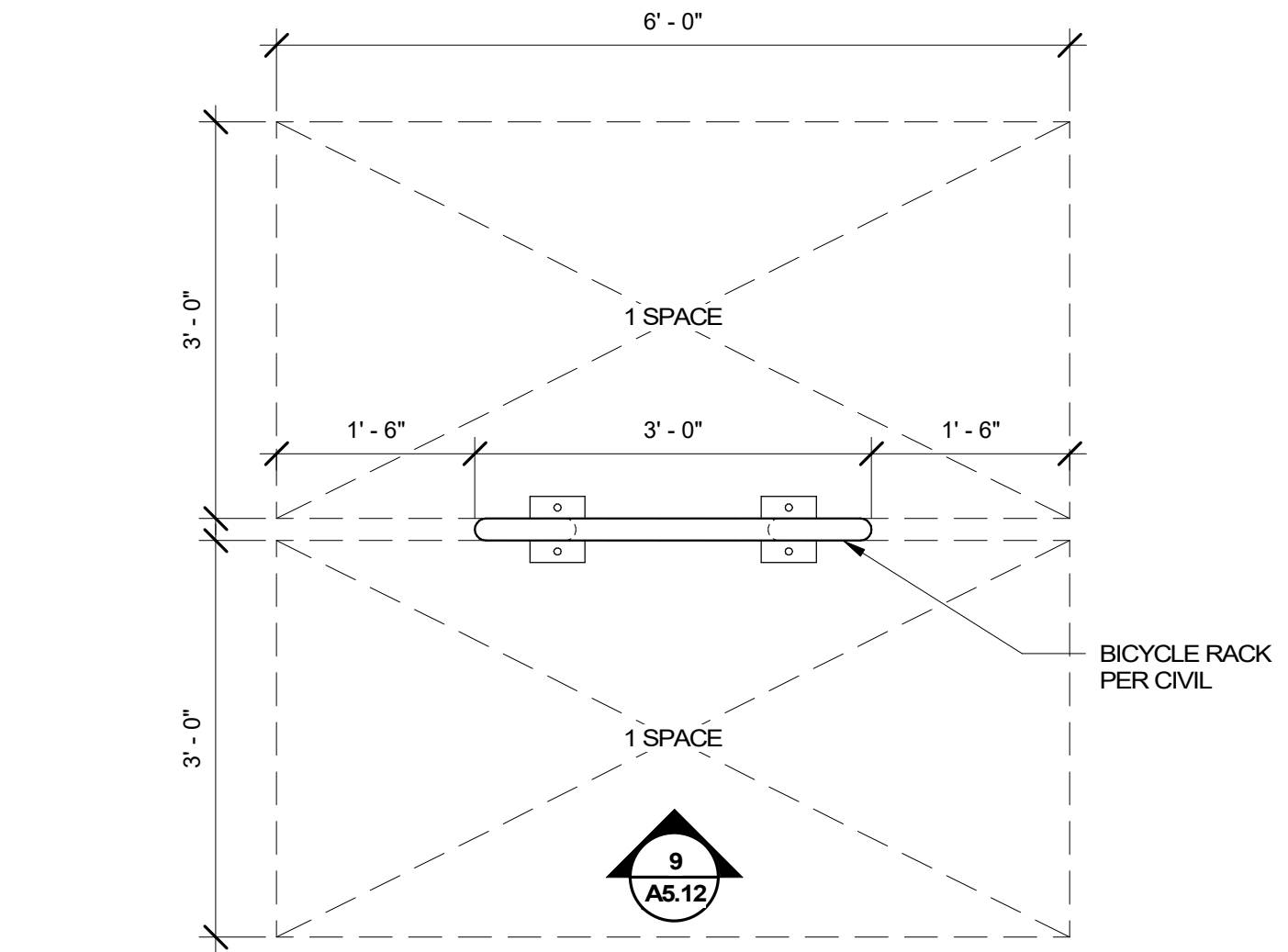
6 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"



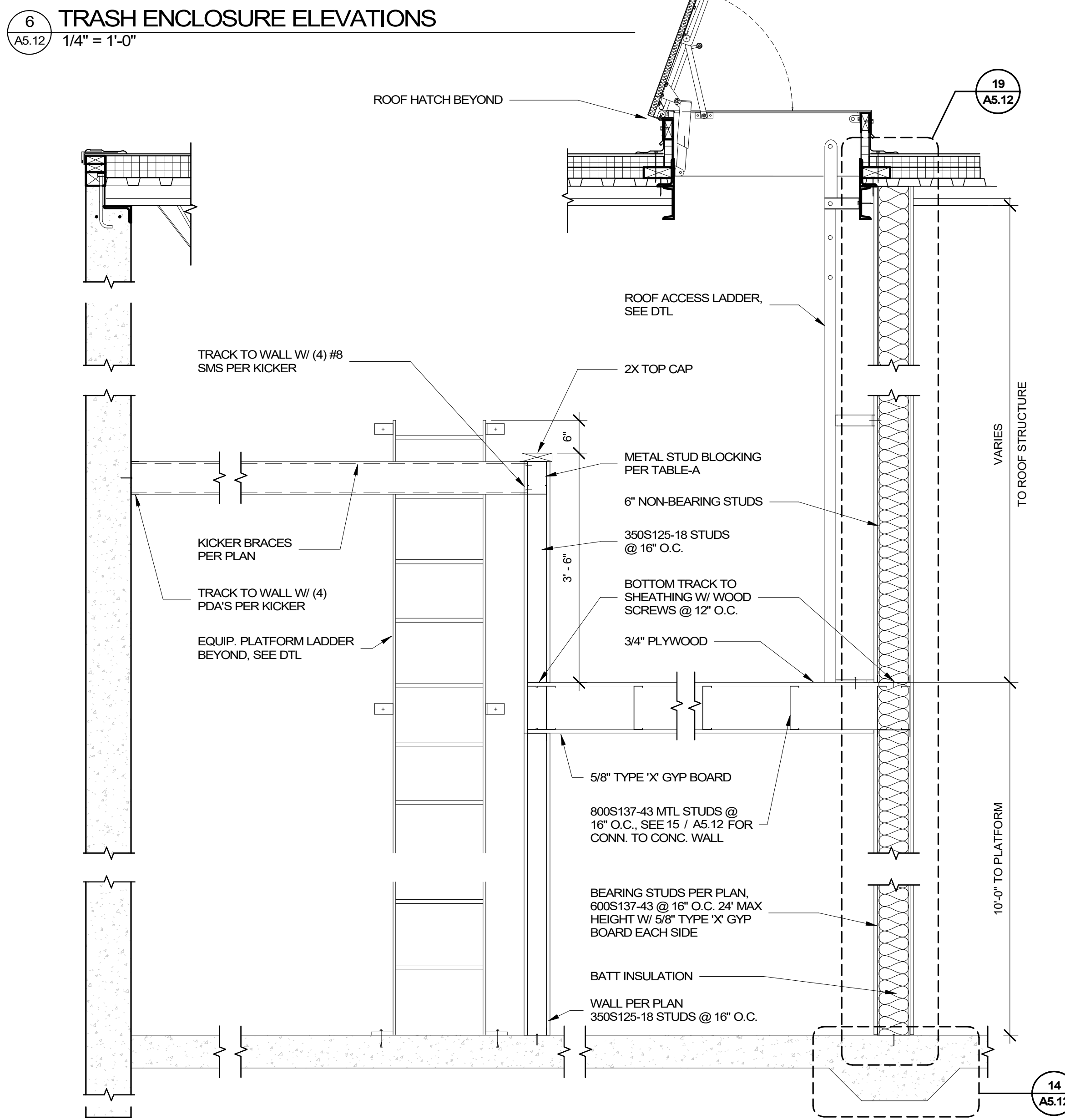
8 TYPICAL GATE ELEVATION
1/2" = 1'-0"



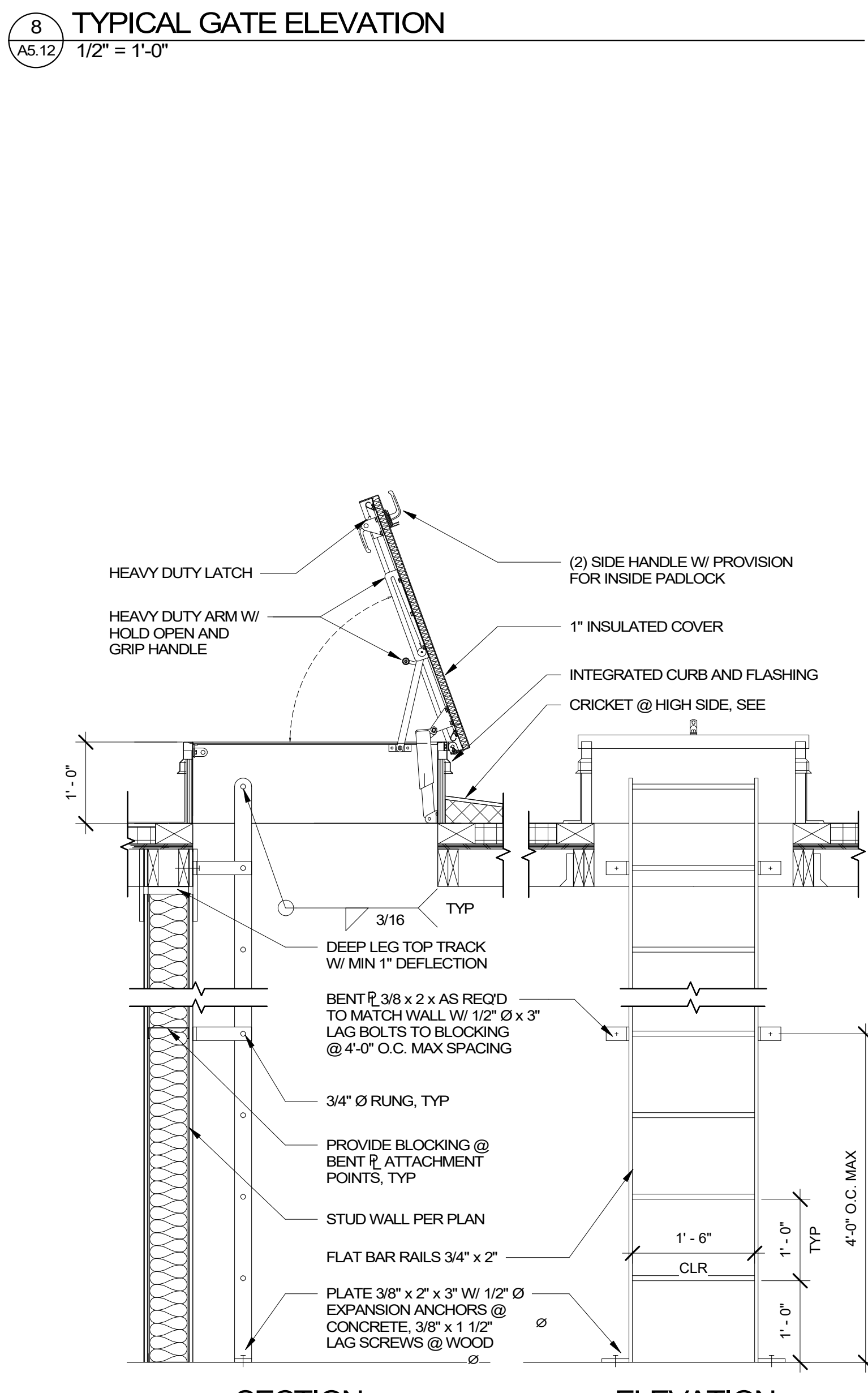
9 BICYCLE RACK SECTION
3/4" = 1'-0"



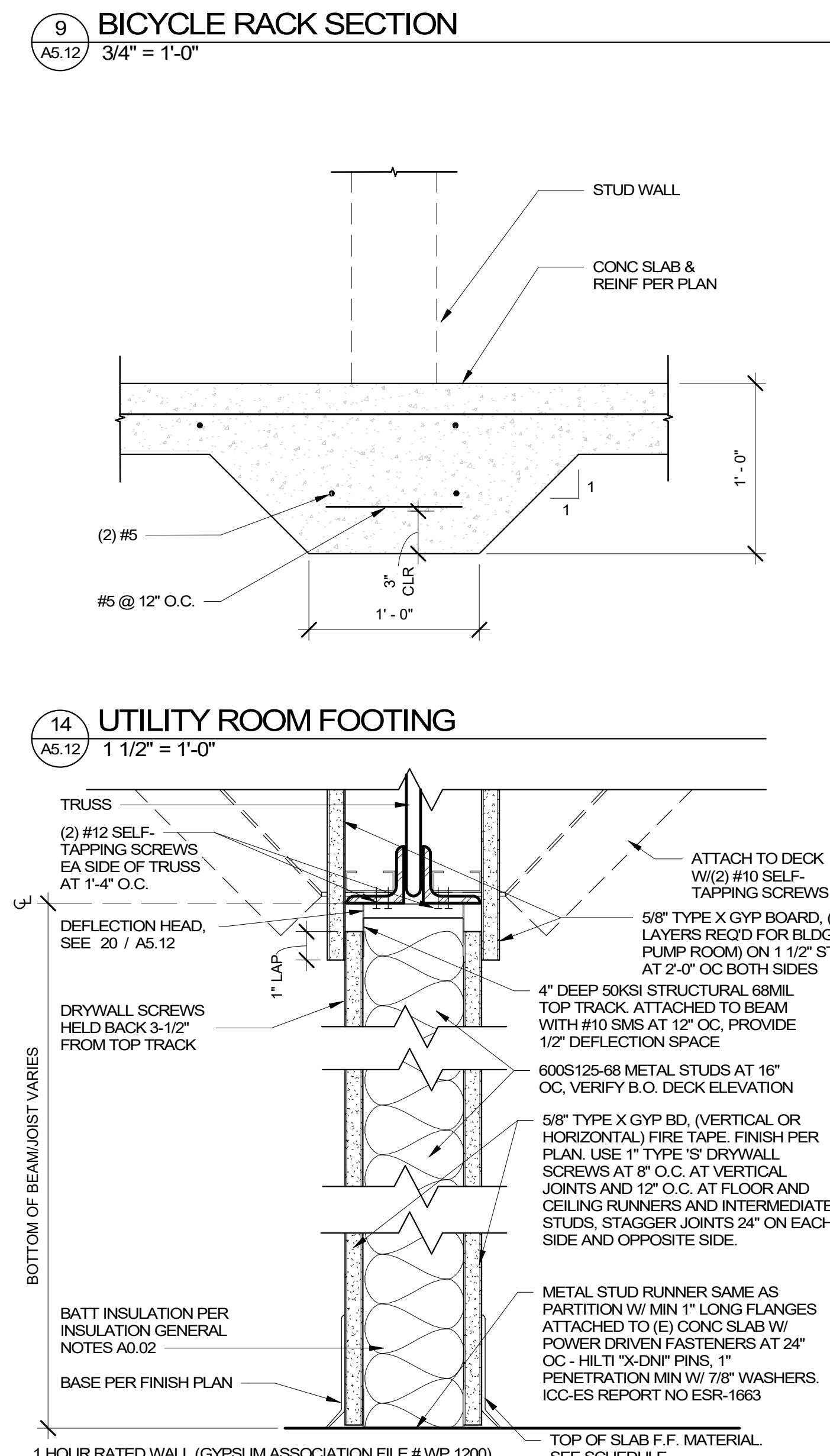
10 BICYCLE RACK PLAN
3/4" = 1'-0"



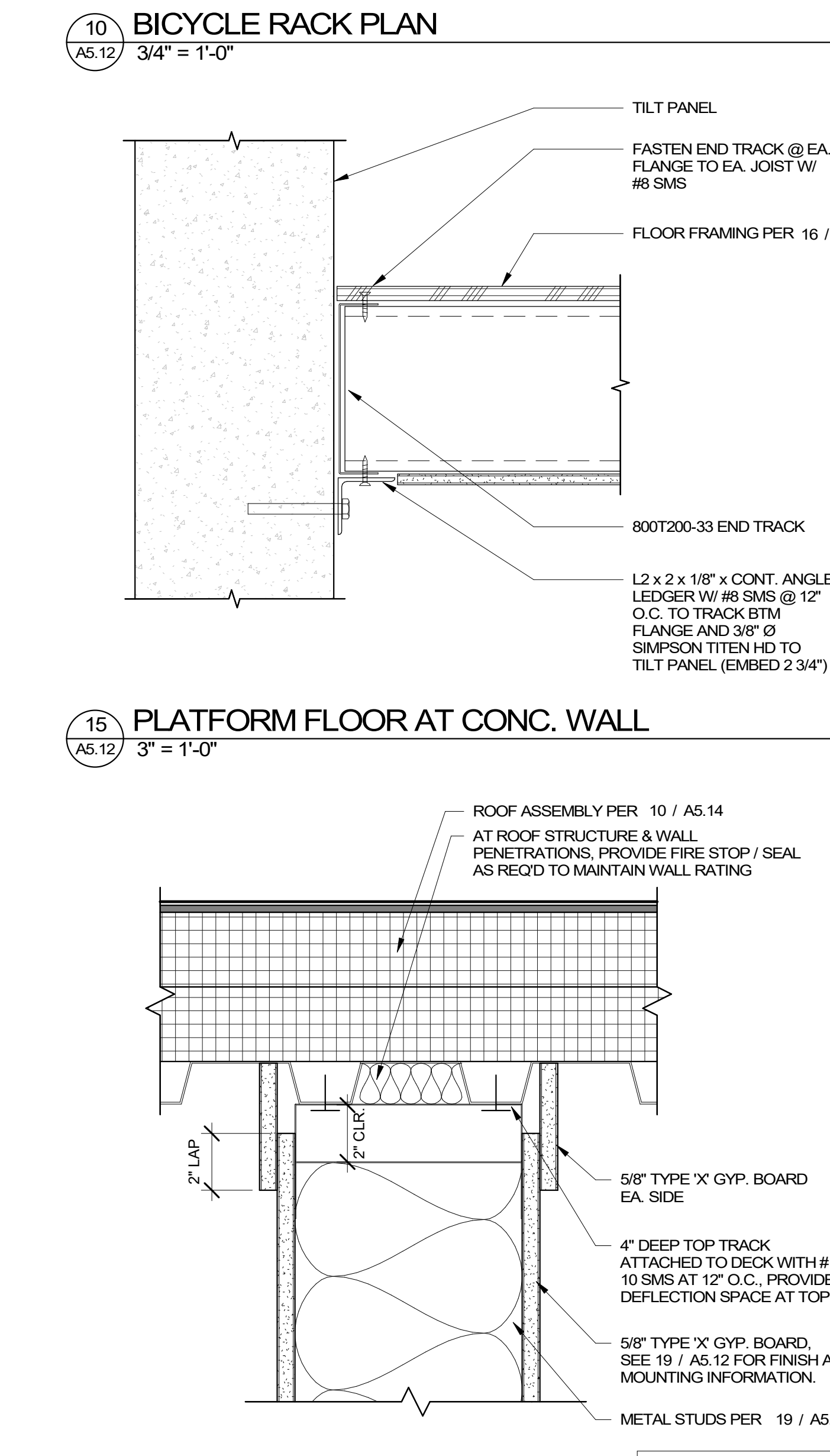
16 EQUIPMENT PLATFORM SECTION
3/4" = 1'-0"



18 ROOF ACCESS DETAIL
3/4" = 1'-0"



19 FULL HEIGHT WALL (METAL DECK)
3" = 1'-0"



20 DEFLECTION HEAD (METAL DECK)
3" = 1'-0"

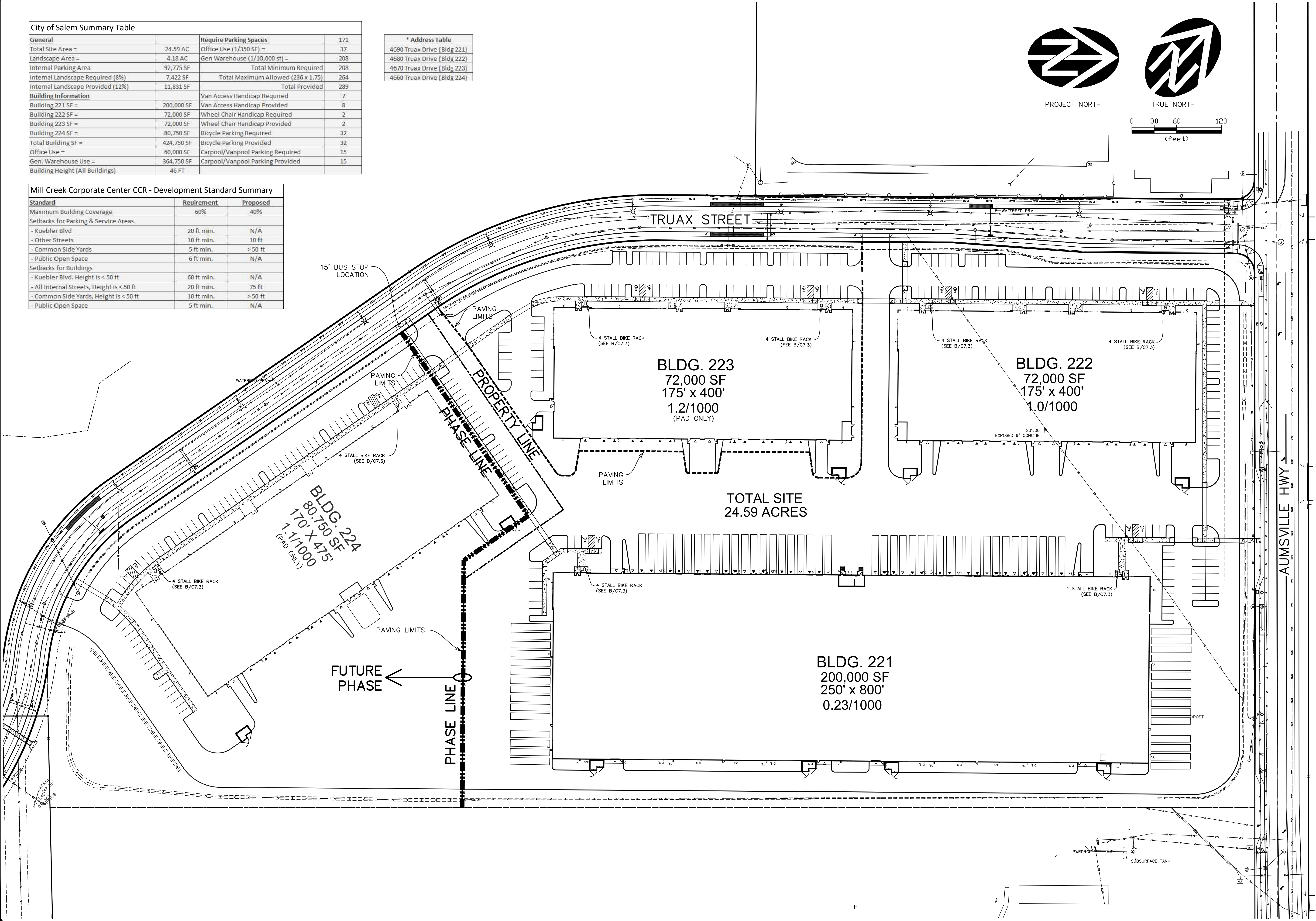
REVISION SCHEDULE		
Delta	Issued As	Issue Date

2/21/2022 2:31:24 PM
R:\Dwg\FAC-TRUST\MCC-Property\Truax Drive-Onsite\Civil\Plots\C2.0_OA_Dev_Plan.dwg (C2.0 tab)

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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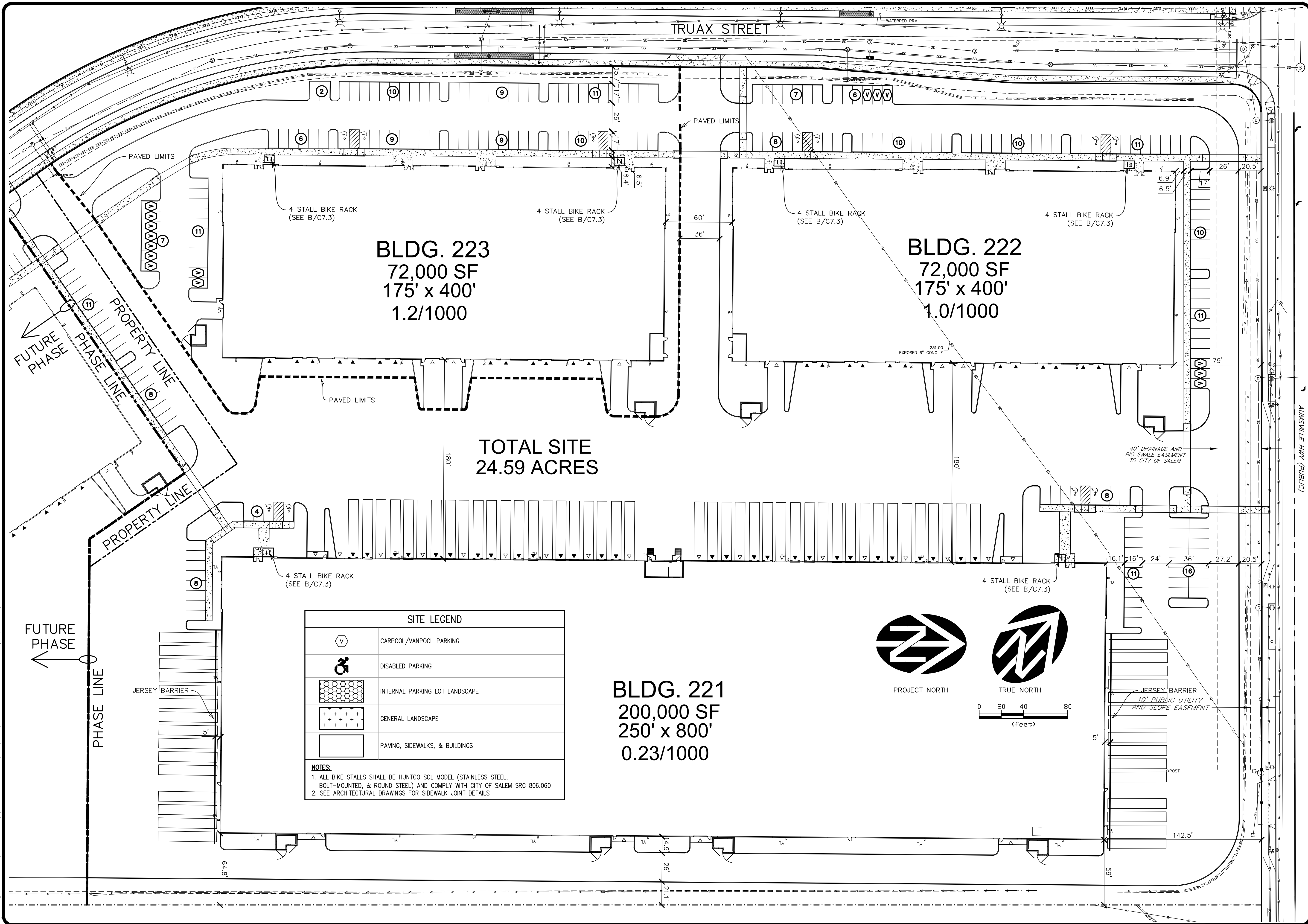
PROFESSIONAL
REGISTERED
ENGINEER
76415PE
DIGITALLY SIGNED
OREGON
MAY 12, 2023
WILLIAM J. KELLS
RENEW: 6/30/2022

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

2/21/2022 2:31:33 PM
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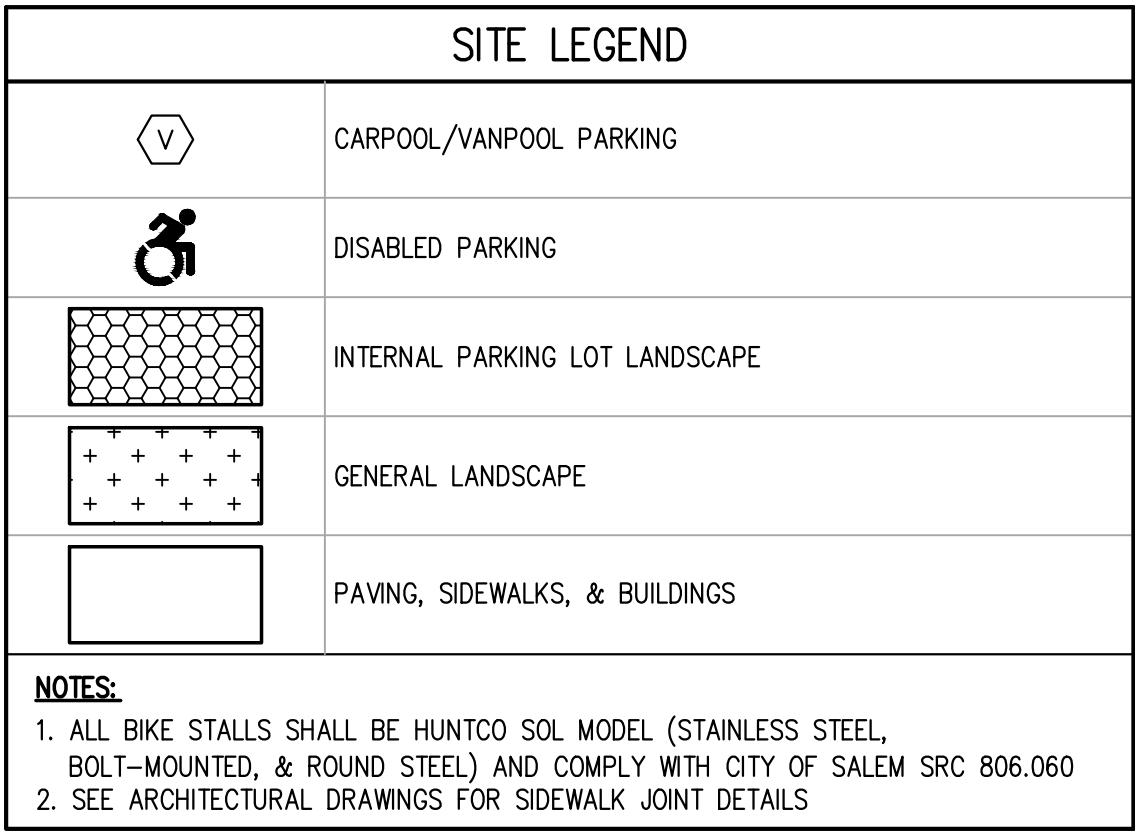
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"	
DSN. JW	DRN. TN
CKD. JW	DATE: JAN. 2022
NO. 1	DESCRIPTION
BY	REVISIONS

PROFESSIONAL ENGINEER
REGISTERED
DIGITALLY SIGNED
WILLIAM J. KELLS
OREGON
NOV 12 2018
RENEW: 6/30/2022

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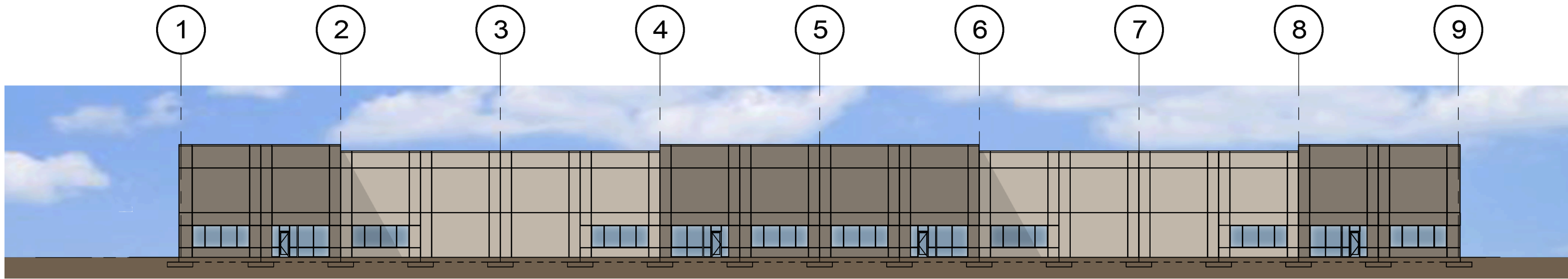
PACITRUST - MCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
SITE & DIMENSIONING PLAN

DRAWING
C2.1
JOB NUMBER
3073.0000.0

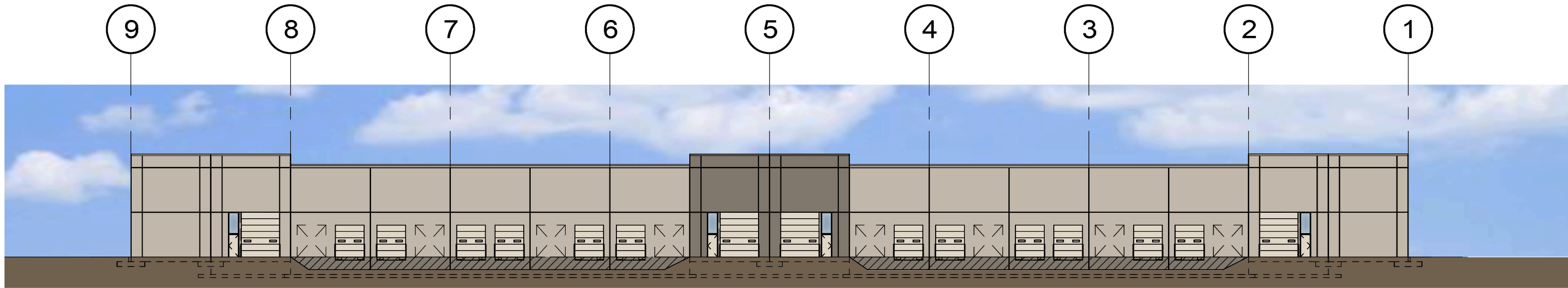


PACTRUST – MCCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
SITE & DIMENSIONING PLAN
(FUTURE PAHSE)

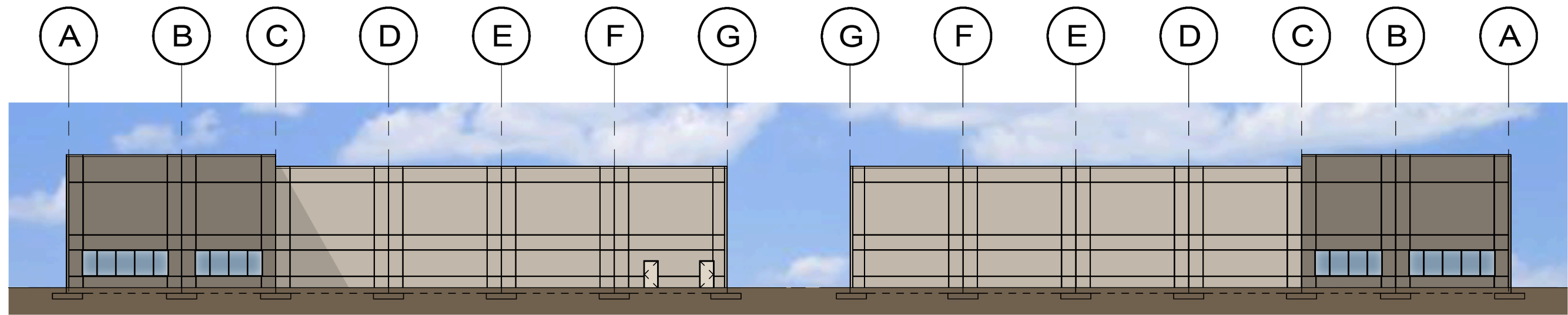
DRAWING
C2.2
JOB NUMBER
3073.0000.



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

LEGEND

VIGILANT

LIGHT LICHEN

EARTHLING