



VICINITY MAP - NTS

CLAXTER SUBDIVISION

2282 CLAXTER ROAD NE, SALEM OR. 97301

IN THE SW 1/4 OF SECTION 01, TOWNSHIP 07 SOUTH, RAGE 03 WEST, WILLAMETTE MERIDIAN

TAX LOT: 7S3W01C-3400

LOT SIZE: 4.08 ACRES

JURISDICTION: CITY OF SALEM

VESTEE:
 MSC 2282 CLAXTER, LLC
 24371/2 UNIVERSITY BV
 HOUSTON, TX 77005

ENGINEER:
 ED CHRISTENSEN PE

SURVEYOR:
 DAN SPORER PLS

WELKIN ENGINEERING
 25260 SW PARKWAY AVE., SUITE G
 WILSONVILLE, OR 97070
 TEL: (503) 598-1866
 FAX: (503) 598-1868
 ekc@WelkinPC.com
 www.WelkinPC.com

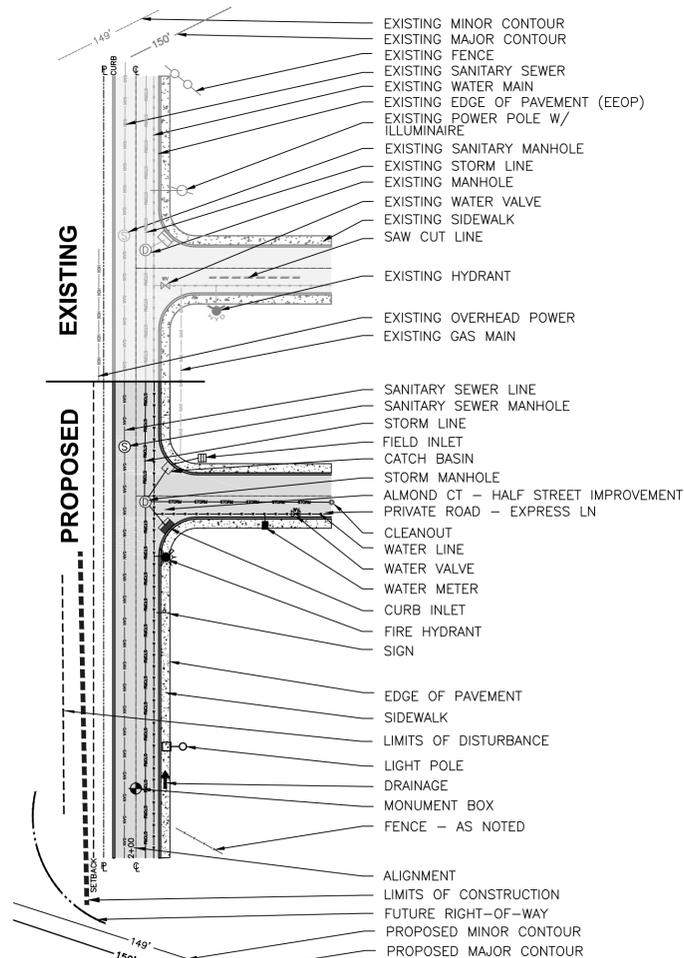
SITE CONCEPT:
 106 STANDARD PARKING SPACES
 5 HANDICAP PARKING SPACES
 PARKING RATIO: 1.68/1,000 SF

BUILDING EXISTING: 22,032 SF
 BUILDINGS PROPOSED: 40,961 SF

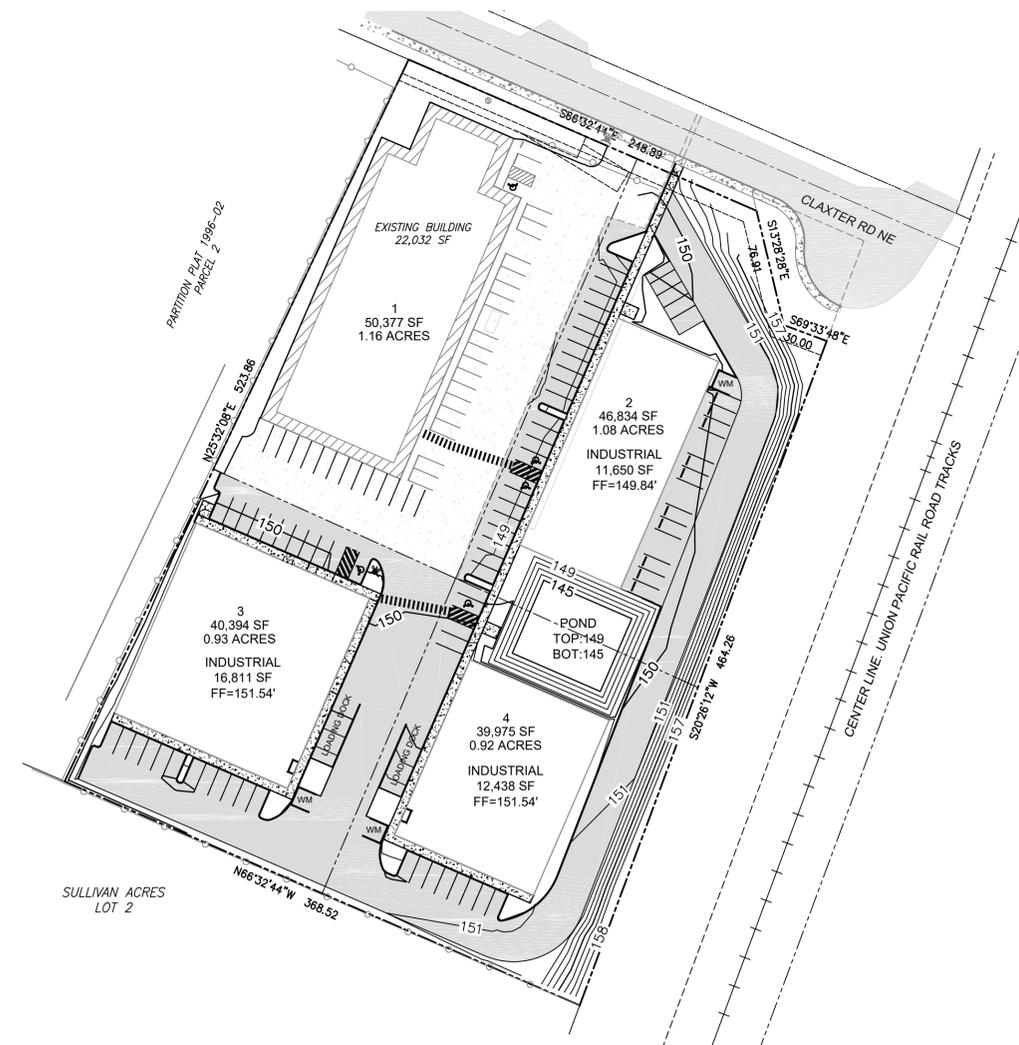
SITE DEVELOPMENT: 2.64 AC
 NEW IMPERVIOUS: 1.80 AC

SHEET INDEX

- CS COVER SHEET
- C1 EXISTING CONDITIONS
- C2 EASEMENTS
- C3 PRELIMINARY PLAT
- C4 SITE PLAN
- C5 UTILITY PLAN
- C6 GRADING PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS



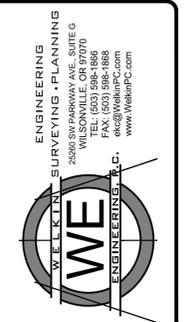
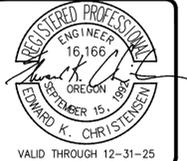
LEGEND



SITE PLAN

SCALE: 1" = 60'

NO.	DATE	REVISION



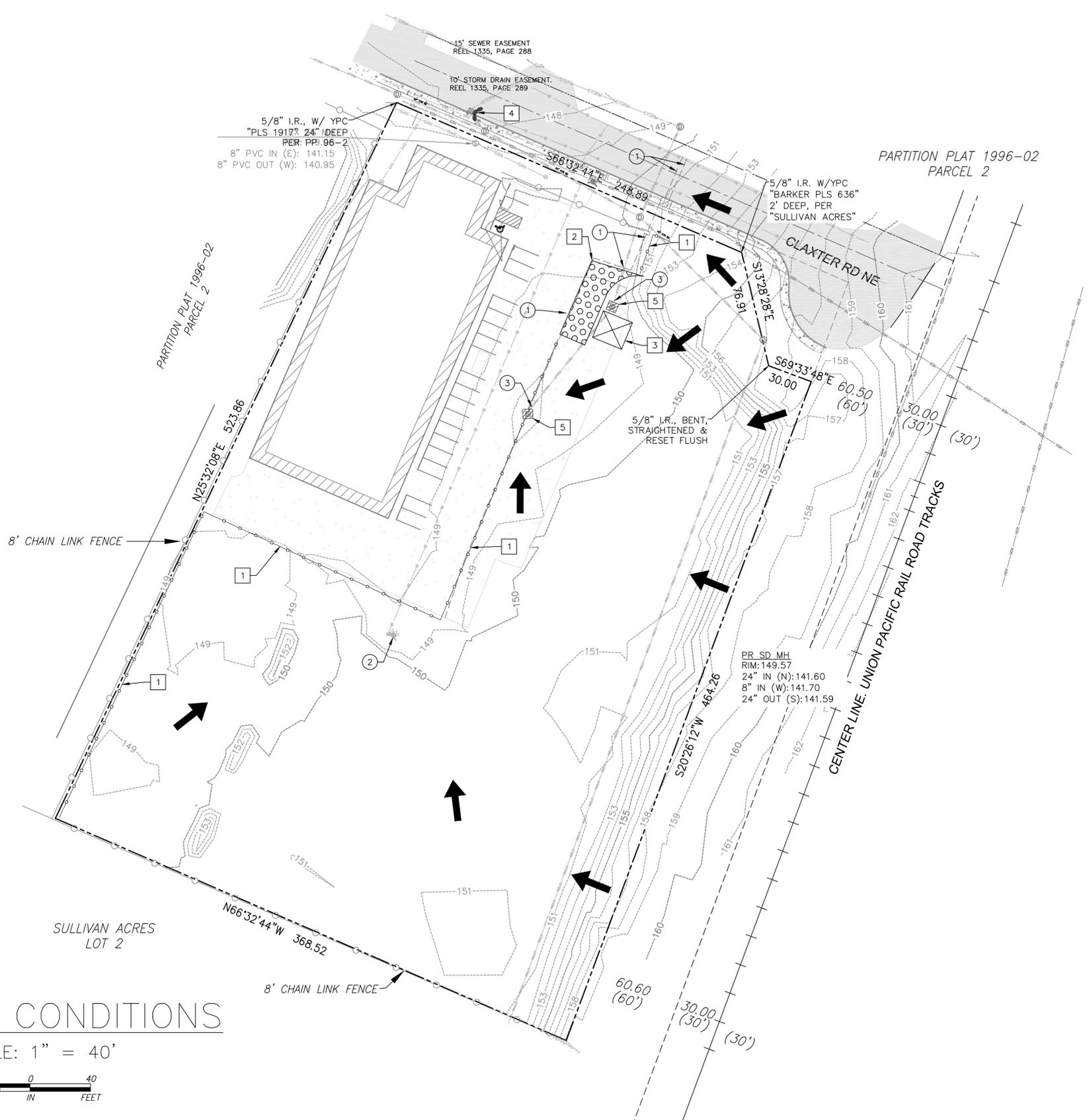
COVER SHEET

Claxter Subdivision
 2282 CLAXTER ROAD NE
 SALEM, OR 97301

DESIGNED BY:	EKC
DRAWN BY:	ARR
CHECKED BY:	EKC
DATE:	11/7/25
SCALE:	1"=60'
	HORIZONTAL
	N.A.
	VERTICAL
PROJECT NO:	25-133.01
SHEET	CS

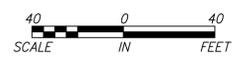
DATE PLOTTED: Nov 07, 2025 - 9:20am
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DATE PLOTTED: Nov 07, 2025 - 9:20am
 WPC: DRAWING FILE: P:\Project Data\25-133.01\Claxter_Subdivision\DWG\Civil\Sheets\Claxter_Civil.dwg



EXISTING CONDITIONS

SCALE: 1" = 40'



EXISTING KEYNOTES

- 1 SAWCUT EXISTING ASPHALT PARKING LOT ALONG PROPOSED EXPANSION LINE
- 2 RELOCATE EXISTING HYDRANT AND CORRESPONDING WATER VALVE TO PROPOSED LOCATION, SHOWN ON SHEET C5
- 3 REMOVE EXISTING STORM LATERAL AND PLUG CB. ADD NEW STORM LATERAL, SEE SHEET C5 FOR DETAILS

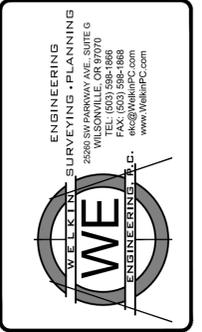
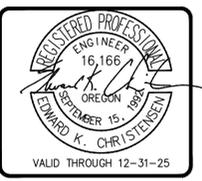
EROSION CONTROL KEYNOTES

- 1 INSTALL SEDIMENT FENCING
- 2 INSTALL CONSTRUCTION ENTRANCE
- 3 INSTALL CONCRETE WASHOUT
- 4 INSTALL BIO BAGS
- 5 INSTALL SEDIMENT SACK INSERT

LEGEND

- SEDIMENT FENCING
- BIO BAGS
- SEDIMENT SACK INSERT
- EXIST MINOR CONTOUR
- EXIST MAJOR CONTOUR
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- WATER FLOW DIRECTION

NO.	DATE	REVISION

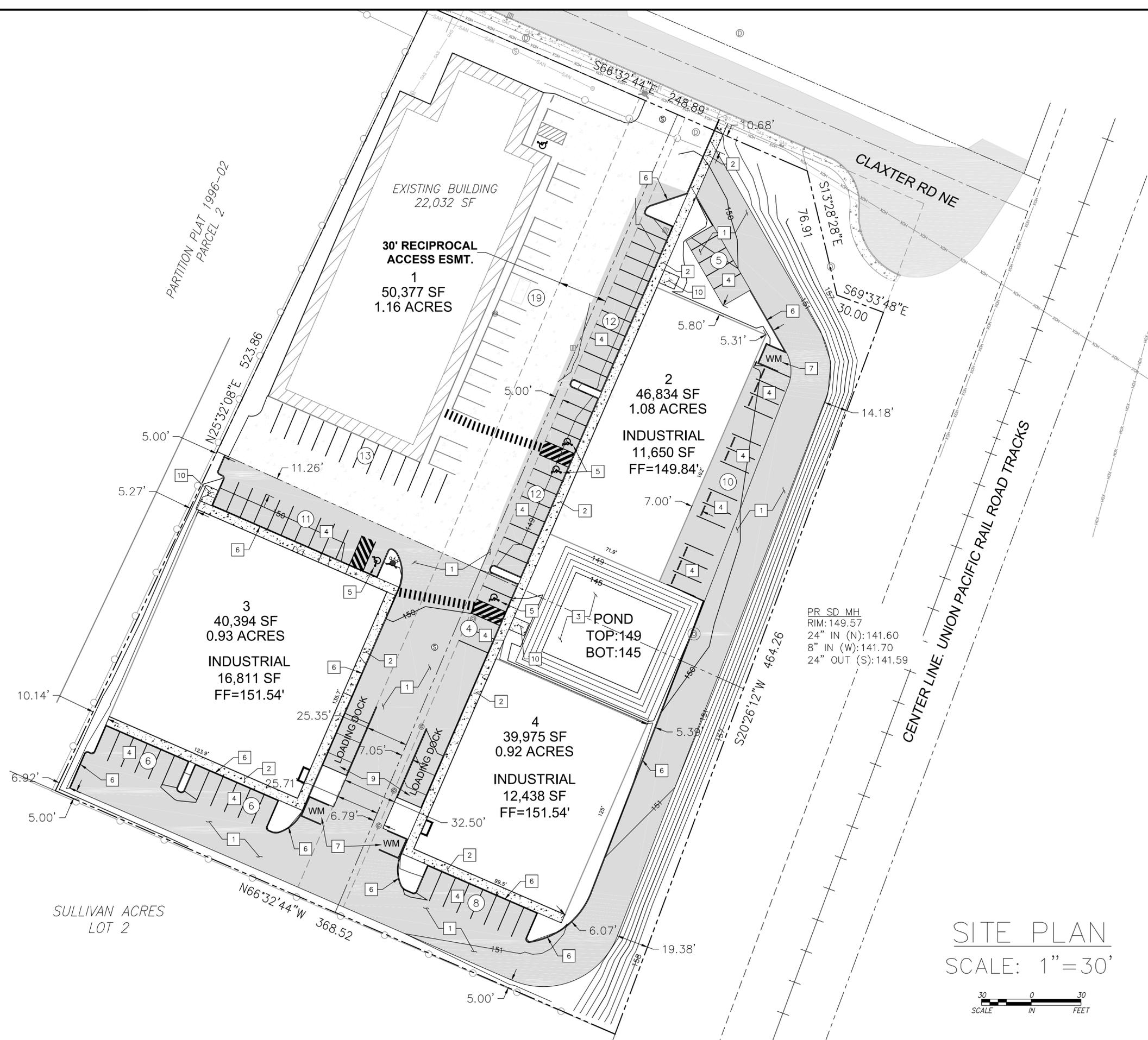


EXISTING CONDITIONS

**CLAXTER SUBDIVISION
 2282 CLAXTER ROAD NE
 SALEM, OR 97301**

DESIGNED BY:	EKC
DRAWN BY:	ARR
CHECKED BY:	EKC
DATE:	11/7/25
SCALE:	1" = 40' HORIZONTAL
	VERTICAL
PROJECT NO.:	25-133.01
SHEET	C1

DATE PLOTTED: Nov 12, 2025 - 11:08am
 WPC: DRAWING FILE: P:\Project Data\25-133.01\Claxter Subdivision\DWG\Civil\Streets\Claxter_Civil.dwg



EXISTING KEYNOTES

#	DESCRIPTION
1	AC PAVEMENT, SEE DETAIL THIS SHEET
2	INSTALL 5.5-FT AC SIDEWALK
3	STORM QUALITY AND INFILTRATION POND
4	STANDARD PARKING STALL, QUANTITY INDICATED BY CIRCLED NUMBER ON EACH PARKING BAY
5	ADA PARKING STALL
6	6" VERTICAL CURB
7	TRASH ENCLOSURE, 8-FT TALL MASONRY
8	PROPOSED BIKE RACK LOCATION
9	DROPPED LOADING DOC
10	BICYCLE PARKING, 4 SPACES PER BUILDING, 8X10 FT CONCRETE PAD

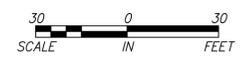
SITE CONCEPT:
 4 BUILDINGS (1 EXISTING TO REMAIN, 3 NEW)
 BUILDING 1 (EXISTING): 22,032 SF
 BUILDING 2 (PROPOSED): 11,650 SF
 BUILDING 3 (PROPOSED): 16,811 SF
 BUILDING 4 (PROPOSED): 12,438 SF
 TOTAL BUILDING AREA = 62,931 SF

BUILDING EXISTING: 22,032 SF
 BUILDINGS PROPOSED: 40,899 SF

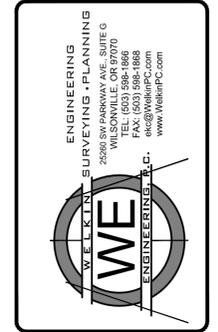
106 STANDARD PARKING SPACES
 5 HANDICAP PARKING SPACES
 PARKING RATIO: 1.68/1,000 SF

PR SD MH
 RIM: 149.57
 24" IN (N): 141.60
 8" IN (W): 141.70
 24" OUT (S): 141.59

SITE PLAN
 SCALE: 1"=30'



NO.	DATE	REVISION

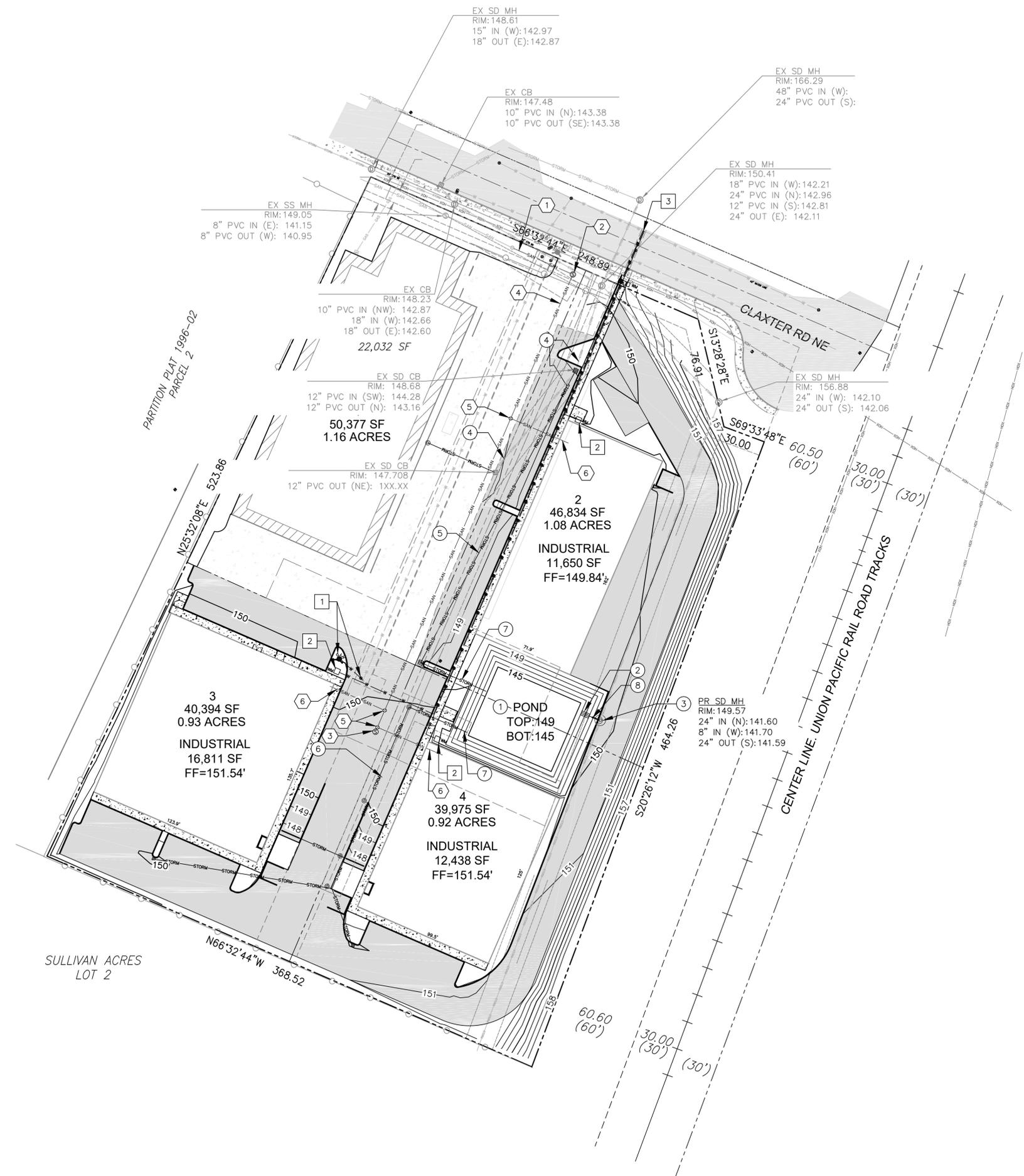


SITE PLAN

CLAXTER SUBDIVISION
2282 CLAXTER ROAD NE
 SALEM, OR 97301

DESIGNED BY:	EKC
DRAWN BY:	ARR
CHECKED BY:	EKC
DATE:	11/12/25
SCALE:	1"=30' HORIZONTAL
	VERTICAL
PROJECT NO:	25-133.01
SHEET	C4

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WATER

- 1 RELOCATED FIRE HYDRANT AND CORRESPONDING VALVE LOCATION
- 2 PROPOSED LOCATION FOR 3 NEW WATER METERS
- 3 CONNECT 3 NEW WATER LINES TO MAIN

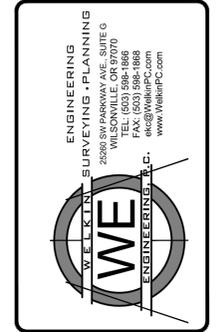
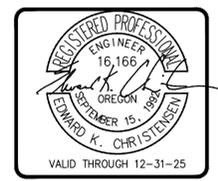
SANITARY

- 1 EXTEND EXISTING SANITARY LINE FROM CLEANOUT TO PROPOSED PUBLIC SANITARY SEWER 48" MANHOLE
- 2 PROPOSED 48" PUBLIC SANITARY SEWER MANHOLE
- 3 PROPOSED 48" PRIVATE SANITARY SEWER MANHOLE
- 4 INSTALL PRIVATE SANITARY LATERAL BETWEEN PUBLIC SS MANHOLE AND PRIVATE SS MANHOLE
- 5 INSTALL SANITARY SEWER CLEANOUT
- 6 INSTALL SANITARY SEWER LATERAL TO BUILDING

STORM

- 1 PROPOSED STORM FACILITY
- 2 PROPOSED FLOW CONTROL STRUCTURE
- 3 PROPOSED 48" STORM MANHOLE OVER EXISTING 24" STORM LINE
- 4 ABANDON AND PLUG EXISTING XX" STORM LATERAL EXITING EXISTING CB TO THE NORTH
- 5 INSTALL 6" STORM LINE TO NORTH OUTFALL IN STORM FACILITY
- 6 INSTALL 6" STORM LINE TO SOUTH OUTFALL IN STORM FACILITY
- 7 STORM FACILITY OUTFALL, WITH 4'x6' RIP RAP PAD
- 8 8" STORM LINE TO PROPOSED 48" STORM MANHOLE

NO.	DATE	REVISION



UTILITY PLAN

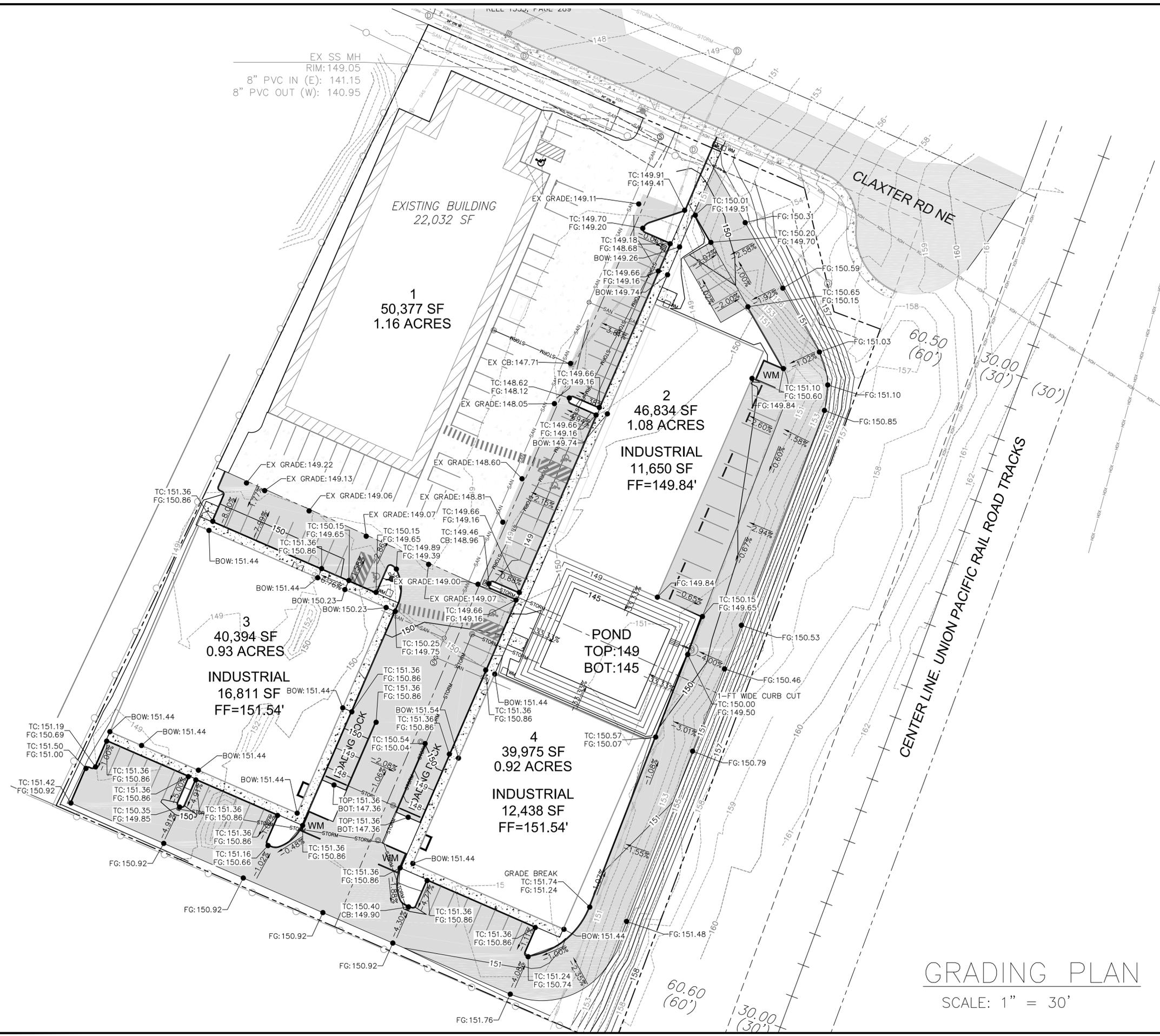
**CLAXTER SUBDIVISION
 2282 CLAXTER ROAD NE
 SALEM, OR 97301**

DESIGNED BY:	EKC
DRAWN BY:	ARR
CHECKED BY:	EKC
DATE:	11/7/25
SCALE:	1" = 40' HORIZONTAL
	VERTICAL
PROJECT NO:	25-133.01
SHEET	C5

UTILITY PLAN

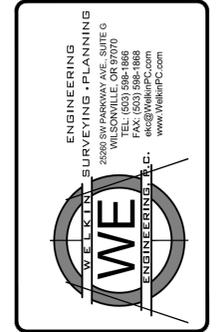
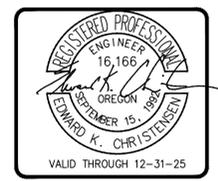
SCALE: 1" = 40'

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GRADING PLAN
 SCALE: 1" = 30'

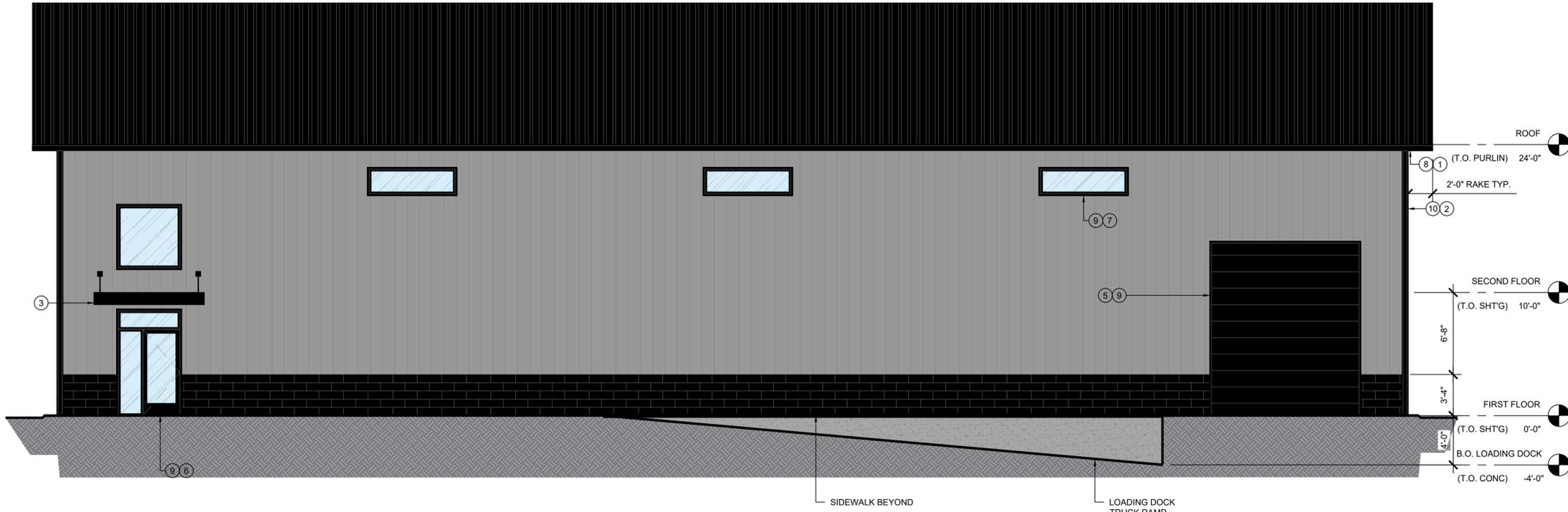
NO.	DATE	REVISION



GRADING PLAN

CLAXTER SUBDIVISION
2282 CLAXTER ROAD NE
 SALEM, OR 97301

DESIGNED BY:	EKC
DRAWN BY:	ARR
CHECKED BY:	EKC
DATE:	11/7/25
SCALE:	1" = 30' HORIZONTAL
	VERTICAL
PROJECT NO.:	25-133.01
SHEET	C6

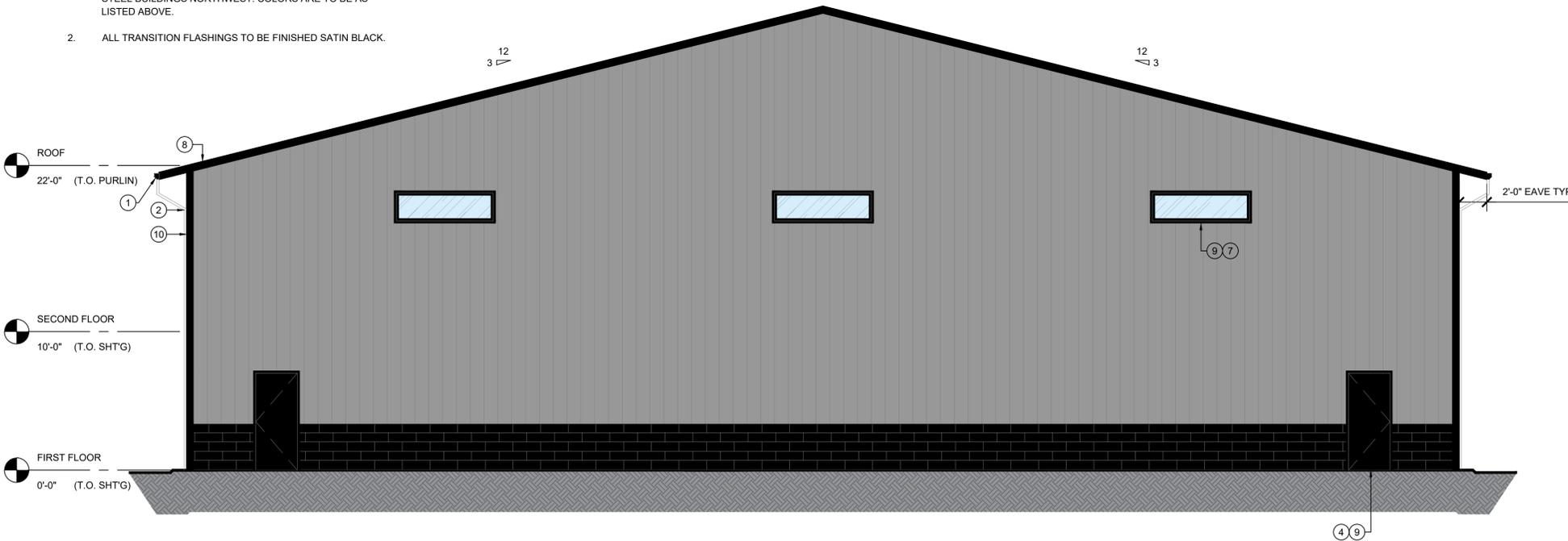


1 WEST ELEVATION - BUILDING 4
A3.0 SCALE: 3/16" = 1'-0"

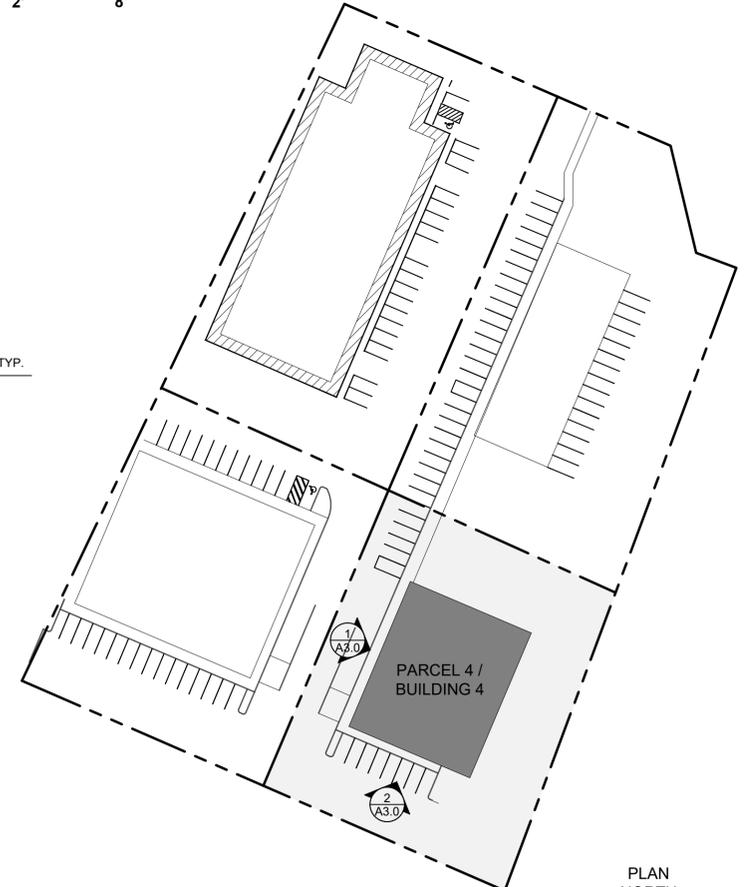


NOTES:

- ALL MATERIAL PATTERNS ARE TO BE SELECTED BY WEB STEEL BUILDINGS NORTHWEST. COLORS ARE TO BE AS LISTED ABOVE.
- ALL TRANSITION FLASHINGS TO BE FINISHED SATIN BLACK.



2 SOUTH ELEVATION - BUILDING 4
A3.0 SCALE: 3/16" = 1'-0"



3 KEY PLAN
A3.0 NTS

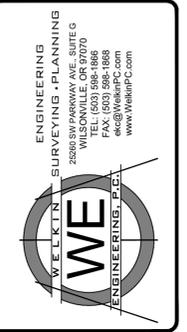
KEY NOTES:

- SATIN BLACK PRE-FORMED METAL GUTTER
- SATIN BLACK PRE-FORMED METAL DOWNSPOUT
- SATIN BLACK METAL-FRAMED ENTRY OVERHANG
- SATIN BLACK EXTERIOR MAN-DOOR
- SATIN BLACK EXTERIOR ROLL-UP DOOR
- SATIN BLACK STOREFRONT DOOR ASSEMBLY
- SATIN BLACK METAL FASCIA TRIM
- SATIN BLACK METAL DOOR / WINDOW TRIM
- SATIN BLACK METAL BUILDING TRIM

LEGEND:

- SATIN BLACK STANDING SEAM METAL ROOF (PATTERN & FINAL COLOR PER BUILDING MFR)
- SATIN DARK GREY STANDING SEAM METAL SIDING (PATTERN & FINAL COLOR PER BUILDING MFR)
- SATIN BLACK BRICK WAJNSCOTING
- GLAZING

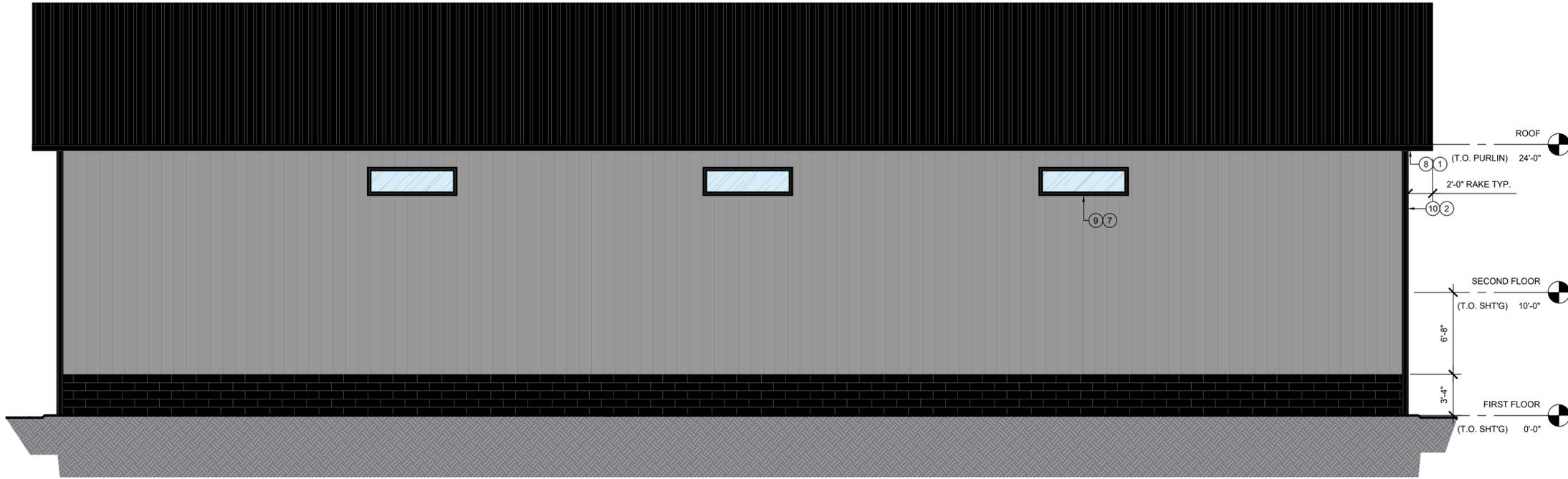
NO.	DATE	REVISION



EXTERIOR ELEVATIONS
(BUILDING 4 / PARCEL 4)

2282 CLAXTERR RD NE
SALEM, OR 97301
MARION COUNTY

DESIGNED BY:	EKC
DRAWN BY:	MCS
CHECKED BY:	
DATE:	6/19/24
SCALE:	VARIABLES HORIZONTAL VARIABLES VERTICAL
PROJECT NO.:	17-500.04
SHEET	A3.0



KEY NOTES:

1. SATIN BLACK PRE-FORMED METAL GUTTER
2. SATIN BLACK PRE-FORMED METAL DOWNSPOUT
3. SATIN BLACK METAL-FRAMED ENTRY OVERHANG
4. SATIN BLACK EXTERIOR MAN-DOOR
5. SATIN BLACK EXTERIOR ROLL-UP DOOR
6. SATIN BLACK STOREFRONT DOOR ASSEMBLY
7. SATIN BLACK METAL FASCIA TRIM
8. SATIN BLACK METAL DOOR / WINDOW TRIM
9. SATIN BLACK METAL BUILDING TRIM

LEGEND:

- SATIN BLACK STANDING SEAM METAL ROOF (PATTERN & FINAL COLOR PER BUILDING MFR)
- SATIN DARK GREY STANDING SEAM METAL SIDING (PATTERN & FINAL COLOR PER BUILDING MFR)
- SATIN BLACK BRICK WAINSCOTING
- GLAZING

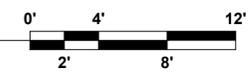
NO.	DATE	REVISION



ENGINEERING - PLANNING
SURVEYING

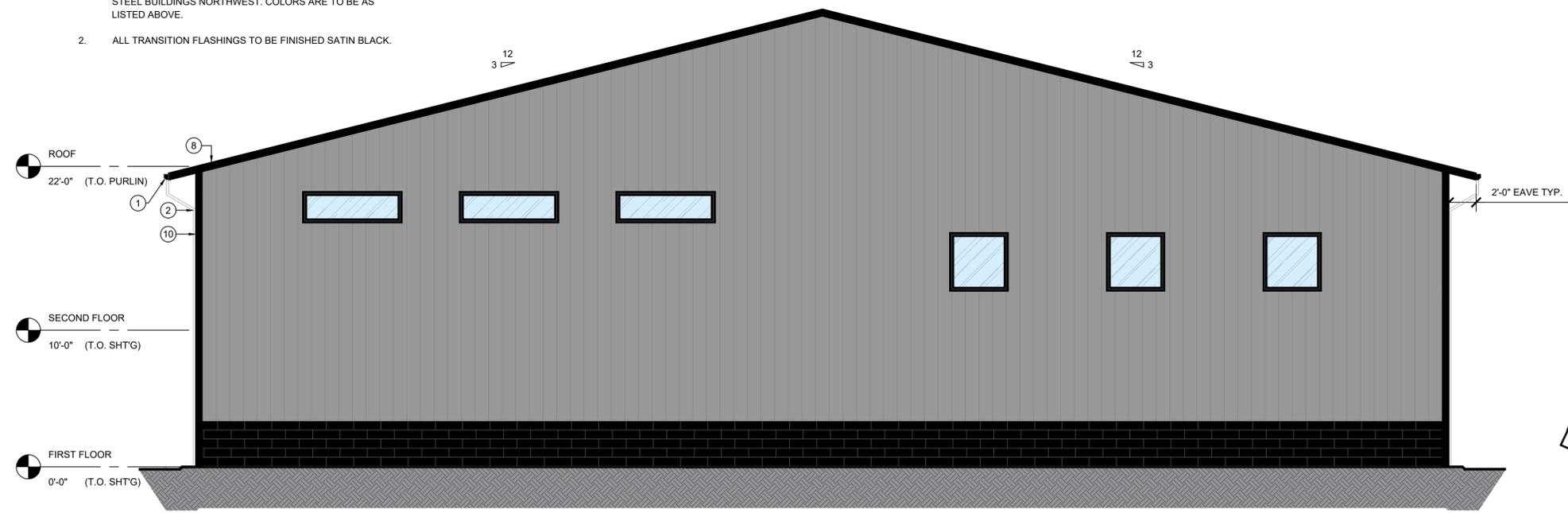
2820 SW PARKWAY AVE. SUITE G
WILSONVILLE, OR 97070
TEL: (503) 588-8886
eek@wknpc.com
www.wknpc.com

1 EAST ELEVATION - BUILDING 4
A3.1 SCALE: 3/16" = 1'-0"

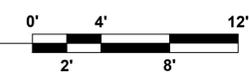


NOTES:

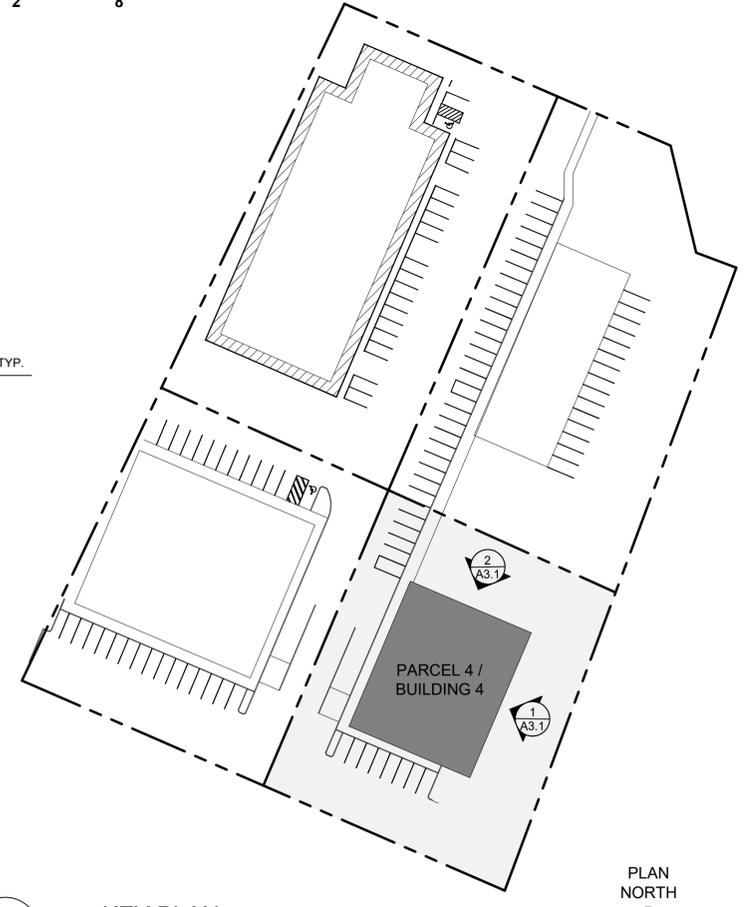
1. ALL MATERIAL PATTERNS ARE TO BE SELECTED BY WEB STEEL BUILDINGS NORTHWEST. COLORS ARE TO BE AS LISTED ABOVE.
2. ALL TRANSITION FLASHINGS TO BE FINISHED SATIN BLACK.



2 NORTH ELEVATION - BUILDING 4
A3.1 SCALE: 3/16" = 1'-0"



3 KEY PLAN
A3.1 NTS



EXTERIOR ELEVATIONS
(BUILDING 4 / PARCEL 4)

2282 CLAXTERR RD NE
SALEM, OR 97301
MARION COUNTY

DESIGNED BY:	EKC
DRAWN BY:	MCS
CHECKED BY:	
DATE:	6/19/24
SCALE:	VARIABLES HORIZONTAL VARIABLES VERTICAL
PROJECT NO.:	17-500.04
SHEET	A3.1