

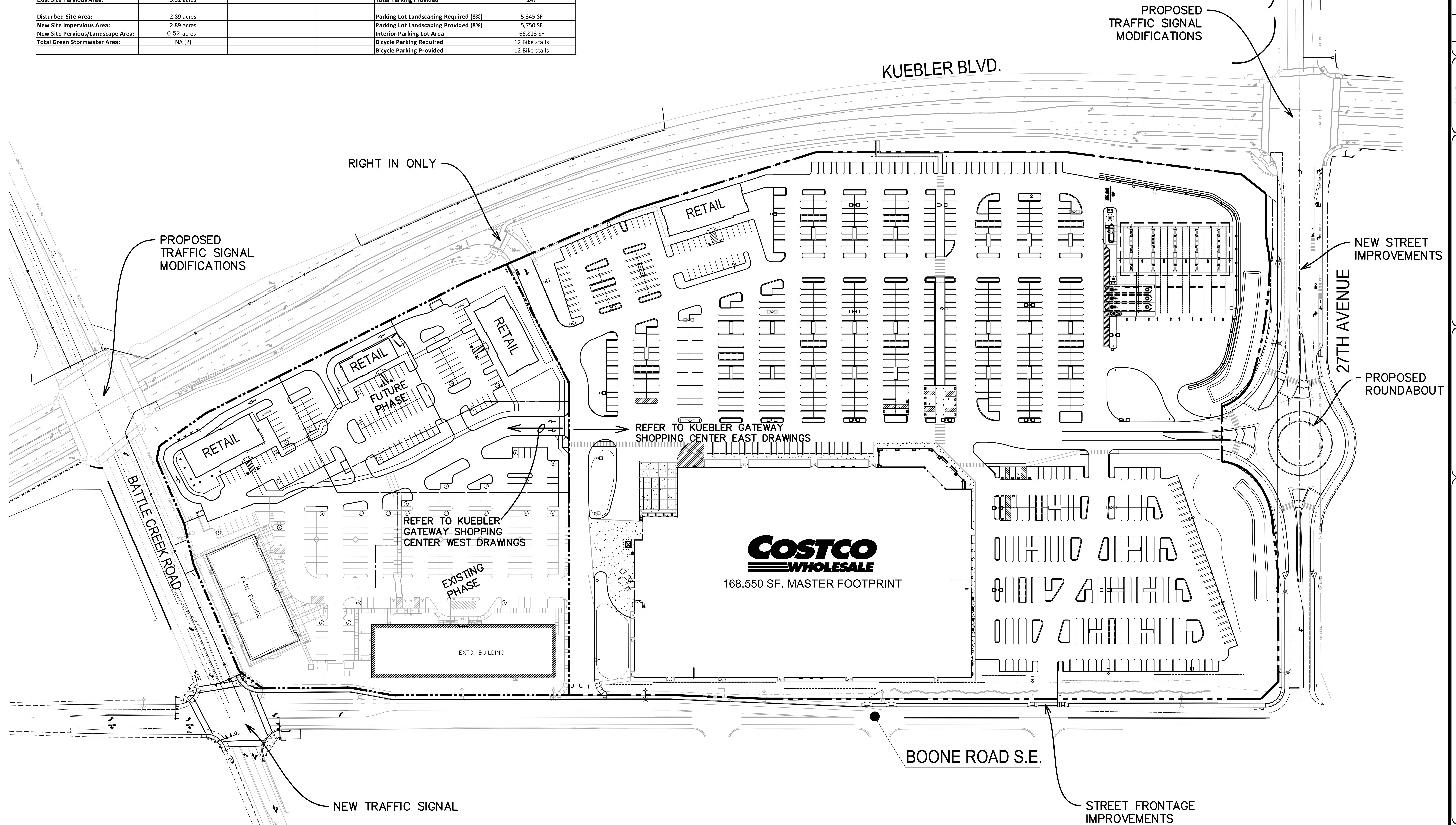
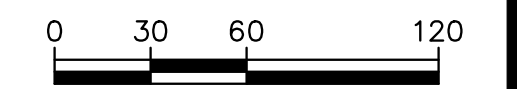
SUMMARY TABLE

Kuebler Gateway Shopping Center East - (PacTrust Property)			
SITE	BUILDING	PARKING	
Zone: Commercial Retail	New Bldg Proposed Use: Shopping Center	New Bldg Auto Parking:	876
Comp. Plan: Commercial	New Total Gross Floor Area: 174,650 SF	New Handicap Parking:	18
Site Area: 20.96 acres (20.56 acres after ROW dedication)	Building Height: 35'	New Compact Parking:	0 stalls
Exist Site Impervious Area: 0.00 acres	Total Bldg. Lot Coverage: 19%	Total Parking Required	699 stalls (1/250 sf)
Exist Site Pervious Area: 895,393 SF (20.56 acres)		Total Parking Provided	894
Disturbed Site Area: 895,393 SF (20.56 acres)		Parking Lot Landscaping Required (8%)	31,248 SF
New Site Impervious Area: 727,828 SF (16.71 acres)		Parking Lot Landscaping Provided (8%)	41,520 SF
New Site Pervious/Landscape Area: 167,565 SF (3.84 acres, 18.7% (15% or 134,309 SF required))		Interior Parking Lot Area	390,600 SF
Total Green Stormwater Area: 9840 (1)		Bicycle Parking Required	10 Bike stalls
		Bicycle Parking Provided	10 Bike stalls

Kuebler Gateway Shopping Center West - (M&T Partners Property)			
SITE	BUILDING	PARKING	
Zone: Commercial Retail	New Bldg Proposed Use: Shopping Center	New Bldg Auto Parking:	147
Comp. Plan: Commercial	New Total Gross Floor Area: 14,900 SF	New Handicap Parking:	6
Site Area: 3.40 acres	Building Height: less than 35ft	New Compact Parking:	6
Exist Site Impervious Area: 0.081 acres	Total Bldg. Lot Coverage: 5%	Total Parking Required	60 stalls (1/250 sf)
Exist Site Pervious Area: 3.32 acres		Total Parking Provided	147
Disturbed Site Area: 2.89 acres		Parking Lot Landscaping Required (8%)	5,345 SF
New Site Impervious Area: 2.89 acres		Parking Lot Landscaping Provided (8%)	5,750 SF
New Site Pervious/Landscape Area: 0.52 acres		Interior Parking Lot Area	66,813 SF
Total Green Stormwater Area: NA (2)		Bicycle Parking Required	12 Bike stalls
		Bicycle Parking Provided	12 Bike stalls

Kuebler Gateway Shopping Center COMBINED			
SITE	BUILDING	PARKING	
Zone: Commercial Retail	New Bldg Proposed Use: Shopping Center	New Bldg Auto Parking:	1023
Comp. Plan: Commercial	New Total Gross Floor Area: 189,550 SF	New Handicap Parking:	24
Site Area: (after ROW Dedication) 23.96 acres	Building Height: 35'	New Compact Parking:	6
Exist Site Impervious Area: 0.081 acres	Total Bldg. Lot Coverage: 17%	Total Parking Required	759 stalls (1/250 sf)
Exist Site Pervious Area: 23.88 acres		Total Parking Provided	1053
Disturbed Site Area: 23.88 acres		Maximum Parking Allowed	1328
New Site Impervious Area: 19.60 acres		Parking Lot Landscaping Required (8%)	36,593 SF
New Site Pervious/Landscape Area: 4.36 acres (18.2% (15% required, or 3.58 acres))		Parking Lot Landscaping Provided (8%)	47,270 SF
Total Green Stormwater Area: 9,840 SF (1)(2)		Interior Parking Lot Area	457,413 SF
		Bicycle Parking Required	22 Bike stalls
		Bicycle Parking Provided	22 Bike stalls

Notes
 (1) Refer to Kuebler Shopping Center West Stormwater Report & Grading and Drainage Plans for GSI compliance.
 (2) This is not applicable because there is an existing stormwater management plan for this subdivision.



<p>SCALE: AS SHOWN</p> <p>HORIZ: AS SHOWN</p> <p>VERT: AS SHOWN</p> <p>DESIGN: J.W.</p> <p>DRAWN: T.N.</p> <p>CHECKED: J.W.</p> <p>DATE: MAY 2018</p>	<p>NO. 1</p> <p>DATE</p> <p>DESCRIPTION</p> <p>REVISIONS</p>
<p>REVIEW</p> <p>WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS</p> <p>3641 Peachtree Industrial Dr., S.E. Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3886 E-mail: westtech@westtech-eng.com</p>	
<p>M&T PARTNERS & PACIFIC REALTY ASSOCIATES</p> <p>KUEBLER GATEWAY SHOPPING CENTER</p> <p>OVERALL PLAN</p>	
<p>DRAWING C2.0</p> <p>JOB NUMBER 2672.8001.0</p>	

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