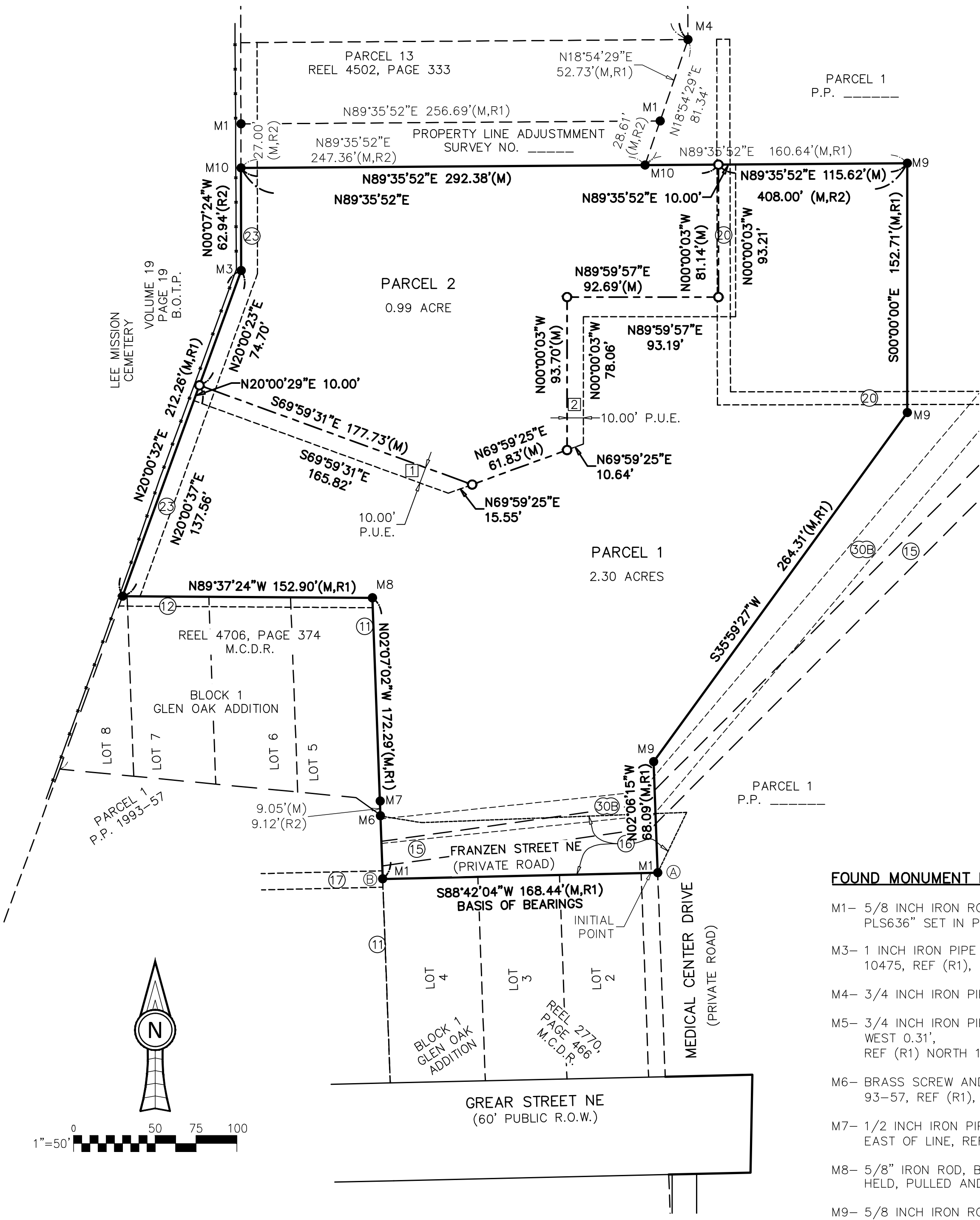


PARTITION PLAT NO. _____

BEING A REPLAT OF PARCEL____, PARTITION PLAT NO. _____,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND
THE NORTHWEST QUARTER OF SECTION 25, T. 7S., R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

JULY 29, 2024
SHEET 1 OF 2



EXISTING EASEMENTS:

- (11) VOLUME: 391 PAGE: 61
PGE EASEMENT -UNDEFINED WIDTH
- (12) VOLUME: 392 PAGE: 277
MODIFIED BY REEL: 1114, PAGE: 689
6' UTILITY EASEMENT
- (15) BOOK: 430 PAGE: 427
15' STORM WATER EASEMENT
- (16) VOLUME: 491 PAGE: 426
ACCESS EASEMENT FOR PROPERTIES
TO THE WEST
- (17) VOLUME: 492 PAGE: 784
10' ELECTRIC EASEMENT
- (20) VOLUME: 529 PAGE: 136
8' STORM SEWER EASEMENT
APPROXIMATE LOCATION SHOWN
HEREON
- (23) VOLUME: 758 PAGE: 316
10' GAS PIPELINE EASEMENT
- (30) PARTITION PLAT NO. 2009-003
EASEMENTS AS SHOWN ON SAID
PARTITION PLAT
(A) RIGHT-OF-WAY DEDICATION
(B) 15' STORM DRAIN EASEMENT

LEGEND:

- 5/8" X 30" IR WITH YPC STAMPED
"ASC SURVEYING LS 96569"
SET ON _____, 2024
- FOUND MONUMENT AS NOTED
- (R0) RECORD DATA REFERENCE
- (M) MEASURED DATA
- M.C.S.R. MARION COUNTY SURVEY RECORDS
- M.C.D.R. MARION COUNTY DEED RECORDS
- M.C.P.R. MARION COUNTY PLAT RECORDS
- B.O.T.P. MARION COUNTY BOOK OF TOWN PLAT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.P. PARTITION PLAT NO.
- M# FOUND MONUMENT PER LIST
- (A) FOUND AND CALCULATED POINTS
REFERENCED IN NARRATIVE
- (11) EXISTING EASEMENT -SEE LIST SHEET 2
- [1] PLAT EASEMENTS PER LIST

FOUND MONUMENT LIST:

- M1- 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BARKER
PLS636" SET IN P.P. 2009-3, HELD
- M3- 1 INCH IRON PIPE WITH PINCHED TOP 0.3 FEET BGL SET IN M.C.S.R.
10475, REF (R1), HELD
- M4- 3/4 INCH IRON PIPE SET IN M.C.S.R. 16614, REF (R1), HELD
- M5- 3/4 INCH IRON PIPE SET IN M.C.S.R. 19514 BEARS NORTH 22°19'56"
WEST 0.31',
REF (R1) NORTH 13°14'13" WEST 0.25 FEET
- M6- BRASS SCREW AND WASHER IN CURB STAMPED "PLS 1362" SET IN P.P.
93-57, REF (R1), HELD FOR LINE
- M7- 1/2 INCH IRON PIPE, 0.4 FEET BGL SET IN M.C.S.R. 14783, 0.18 FEET
EAST OF LINE, REF (R1)
- M8- 5/8" IRON ROD, BENT, NO CAP, SET IN M.C.S.R. 32471, REF (R1),
HELD, PULLED AND RESET
- M9- 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC
SURVEYING LS 96569" SET IN P.P. 2024-_____, HELD
- M10- 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC
SURVEYING LS 96569" SET IN M.C.S.R. (property line adjustment), HELD

REFERENCE DATA:

- R1 P.P. 2024-_____, M.C.P.R.
- R2 PROPERTY LINE ADJUSTMENT, M.C.S.R.

PLAT EASEMENTS:

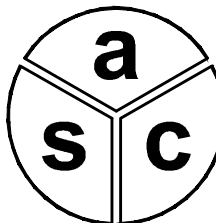
- [1] 10-FOOT EASEMENT
- [2] 10-FOOT EASEMENT

SHEET INDEX

- SHEET 1- SOUTH PORTION OF PLAT, LEGEND, REFERENCE
DATA, AND FOUND MONUMENT LIST
- SHEET 2- NARRATIVE, SURVEYOR'S CERTIFICATE, APPROVALS,
DECLARATION, NOTES AND ACKNOWLEDGEMENT

FOR REVIEW ONLY

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JULY 13, 2021
RICHARD H. KENNEDY
96569
RENEWS: 6/30/25



ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION THAT PARCEL OF LAND SHOWN AS PARCEL 2, PARTITION PLAT NO. _____, M.C.P.R., INTO TWO PARCELS AS SHOWN HEREON, AS APPROVED BY THE CITY OF SALEM PARTITION CASE NO. 23-123424-PLN.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF PARCEL 2, PARTITION PLAT _____, THE BEARING OF SAID LINE BEING SOUTH 00°18'24" WEST BETWEEN POINTS (A) AND (B).

SURVEYOR’S CERTIFICATE:

I, RICHARD H. KENNEDY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. ----- BEING A 5/8” IRON ROD WITH YPC STAMPED "BARKER PLS636", SAID POINT ALSO BEING ON THE WEST LINE OF PARCEL 1, PARTITION PLAT NO. ----, M.C.P.R. AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND GRANTED TO MEDICAL CENTER EYE CLINIC BUILDING LLC BY DEED RECORDED JANUARY 30, 2007 IN REEL 2770, PAGE 466, M.C.D.R.; THENCE FROM SAID INITIAL POINT ALONG THE NORTH LINE OF SAID MEDICAL CENTER PARCEL, SOUTH 88°42'04" WEST A DISTANCE OF 168.44 FEET TO A FOUND 5/8” IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT ON THE EAST LINE OF PARCEL 1, PARTITION PLAT NO. 1993-57, M.C.P.R.; THENCE ALONG THE EAST LINE OF SAID PARCEL 1 NORTH 02°07'02" WEST A DISTANCE OF 172.29 FEET TO A SET 5/8” IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 96569" AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND GRANTED TO SALEM HEALTH HOSPITALS & CLINICS BY DEED RECORDED MAY 9, 2023 IN REEL 4706, PAGE 374, M.C.D.R.; THENCE ALONG THE NORTH LINE OF SAID SALEM HEALTH PARCEL NORTH 89°37'24" WEST A DISTANCE OF 152.90 FEET TO A SET 5/8” IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 965469" ON THE EAST LINE OF LEE MISSION CEMETERY AS SHOWN ON THAT LEE MISSION CEMETERY ADDITION AND RESUBDIVISION PLAT RECORDED IN VOLUME 19, PAGE 19, B.O.T.P.; THENCE ALONG THE EAST LINE OF SAID LEE MISSION PLAT NORTH 20°00'32" EAST A DISTANCE OF 212.26 FEET TO A FOUND 1-INCH IRON PIPE PINCHED AT THE TOP; THENCE NORTH 00°07'24" WEST A DISTANCE OF 62.94 FEET TO A FOUND 5/8” IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 96569" AT THE SOUTHWEST CORNER OF PARCEL 13 GRANTED TO SALEM HEALTH HOSPITALS AND CLINICS BY DEED RECORDED JUNE 16, 2021 IN REEL 4502, PAGE 333, M.C.D.R.; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 13 NORTH 89°35'52" EAST A DISTANCE OF 408.00 FEET TO A FOUND 5/8” IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 96569" AT THE NORTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO -----; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 SOUTH 00°00'00" EAST A DISTANCE OF 152.71 FEET TO A FOUND 5/8” IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 96569"; THENCE CONTINUING ALONG SAID EAST LINE OF PARCEL 2 SOUTH 35°59'27" WEST A DISTANCE OF 264.31 FEET TO A FOUND 5/8” IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 96569"; THENCE CONTINUING ALONG SAID EAST LINE OF PARCEL 2 SOUTH 02°06'05" EAST A DISTANCE OF 68.09 FEET TO THE INITIAL POINT.

CONTAINING 3.29 ACRES, MORE OR LESS.

NOTES:

- 1. THIS PLAT IS SUBJECT TO CITY OF SALEM LAND CASE NUMBER 23-123424-PLN.
- 2. CONDITIONS OF APPROVAL FOR THIS PLAT ARE RECORDED IN INST. NO. _____, MARION COUNTY DEED RECORDS.

REFERENCE DATA:

- R1 P.P. 2024-----, M.C.P.R.
- R2 PROPERTY LINE ADJUSTMENT, M.C.S.R.

PARTITION PLAT NO. _____

BEING A REPLAT OF PARCEL____, PARTITION PLAT NO. _____, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25, T. 7S., R. 3W., W.M. CITY OF SALEM, MARION COUNTY, OREGON

JULY 29, 2024
SHEET 2 OF 2

DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT SALEM HEALTH HOSPITALS & CLINICS ARE THE TITLE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR’S CERTIFICATE HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUES, AND HEREBY DEDICATE THE RIGHT-OF-WAY AND GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON. WE DO HEREBY ACKNOWLEDGE THE PLAT NOTES HEREON.

TO BE DETERMINED
SALEM HEALTH HOSPITALS & CLINICS
MANAGING GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF OREGON _____ S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____, SALEM HEALTH HOSPITALS & CLINICS, MANAGING GENERAL PARTNER.

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED NAME

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

APPROVALS:

CITY PLANNING ADMINISTRATOR
PARTITION CASE NO. 23-123424-PLN

MARION COUNTY COMMISSIONER

CITY OF SALEM SURVEYOR

MARION COUNTY ASSESSOR

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY, AS PROVIDED BY ORS 92.095, HAVE BEEN PAID IN FULL THROUGH _____.

STATE OF OREGON _____ S.S.
COUNTY OF MARION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO. _____ WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 20____ AT _____ O’CLOCK __.M. AND RECORDED IN THE BOOK OF PARTITION PLATS. IT IS FURTHER RECORDED IN MARION COUNTY DEED RECORDS AS INSTRUMENT NO. _____.

BILL BURGESS, MARION COUNTY CLERK

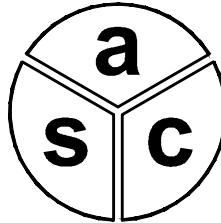
BY: _____
DEPUTY COUNTY CLERK

FOR REVIEW ONLY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569

RENEWS: 6/30/25



ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471

PROJECT TEAM

OWNER / DEVELOPER

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PORTLAND, OR 97232
CELL : 503.528.6129
GREENLIGHTHOUSING.COM

HOME FIRST DEVELOPMENT
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360.530.9914
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ARBORIST

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503.327.8679
POLYPHON.COM

CIVIL

KRISTIAN MCCOMBS, PE
HUMBER DESIGN GROUP, INC.
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HDGPDX.COM

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CCB# 213796

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PORTLAND, OR 97232
971.371.0404
SUCCEED-ENV.COM

GEOTECH

JULIO C. VELA, PHD, PE, GE
GEOENGINEERS, INC.
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SALEM, OR 97301
971.304.3078

LANDSCAPE

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SILVERTON, OR 97381
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LAURA@LAURUSDESIGNS.COM

LAND USE CONSULTANT

STEVE KAY
CASCADIA PLANNING + DEVELOPMENT SERVICES
503.804.1069
STEVE@CASCADIAPD.COM
CASCADIAPD.COM

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BEAVERTON, OR 97008
503.486.5387
MGROUPENGINEERING.COM


SURVEY

RICHARD H. KENNEDY
ASC SURVEYING, LLC.
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971.224.5471



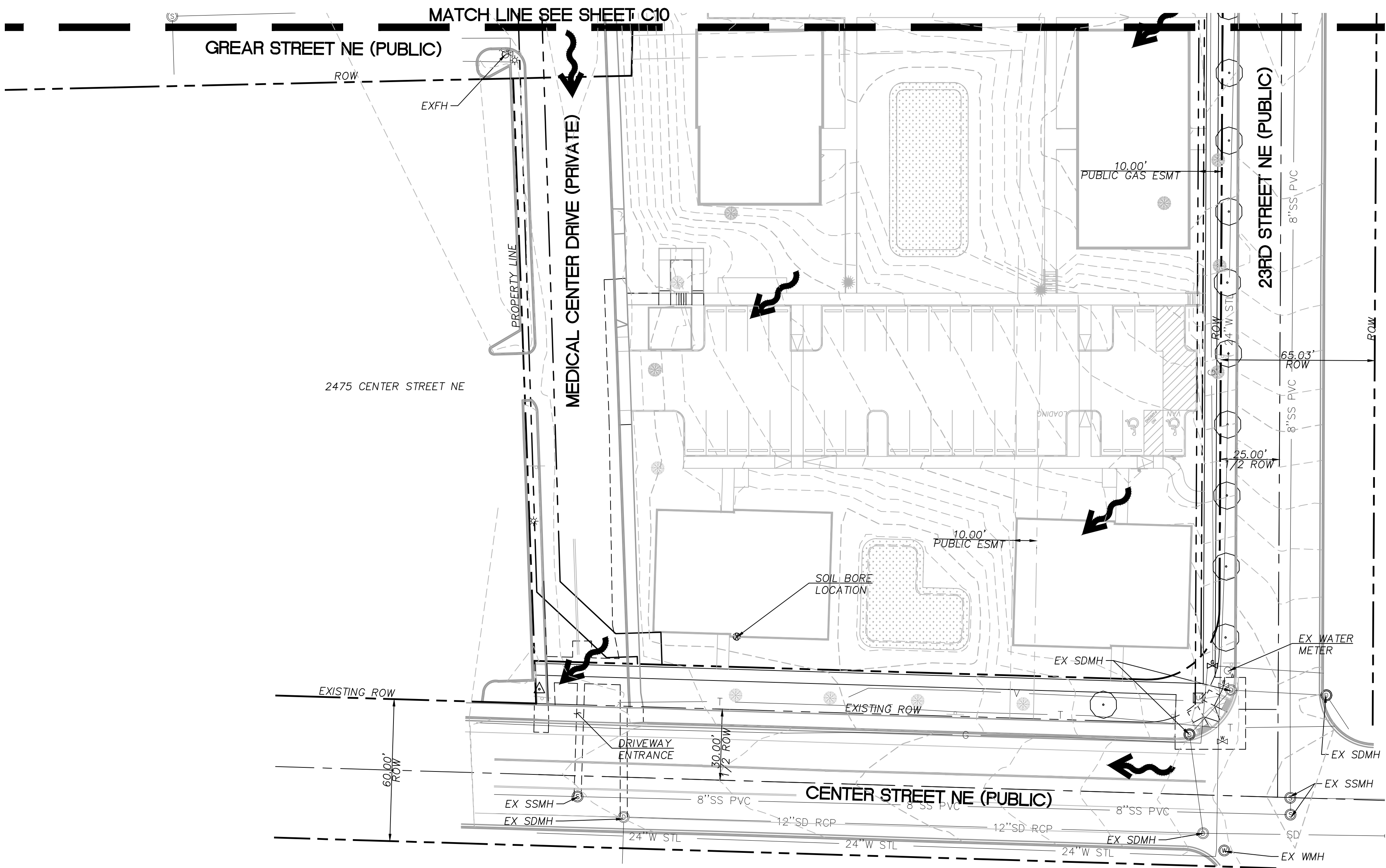
GUSSIE BELLE COMMONS: PHASE 2

LAND USE REVIEW SET
08/12/24

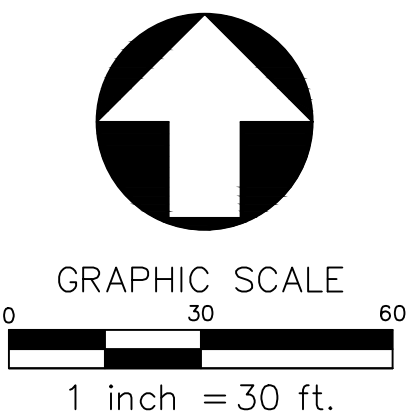
SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
---	201---	EXISTING CONTOUR
	DRAINAGE FLOW DIRECTION	

SHEET NOTES

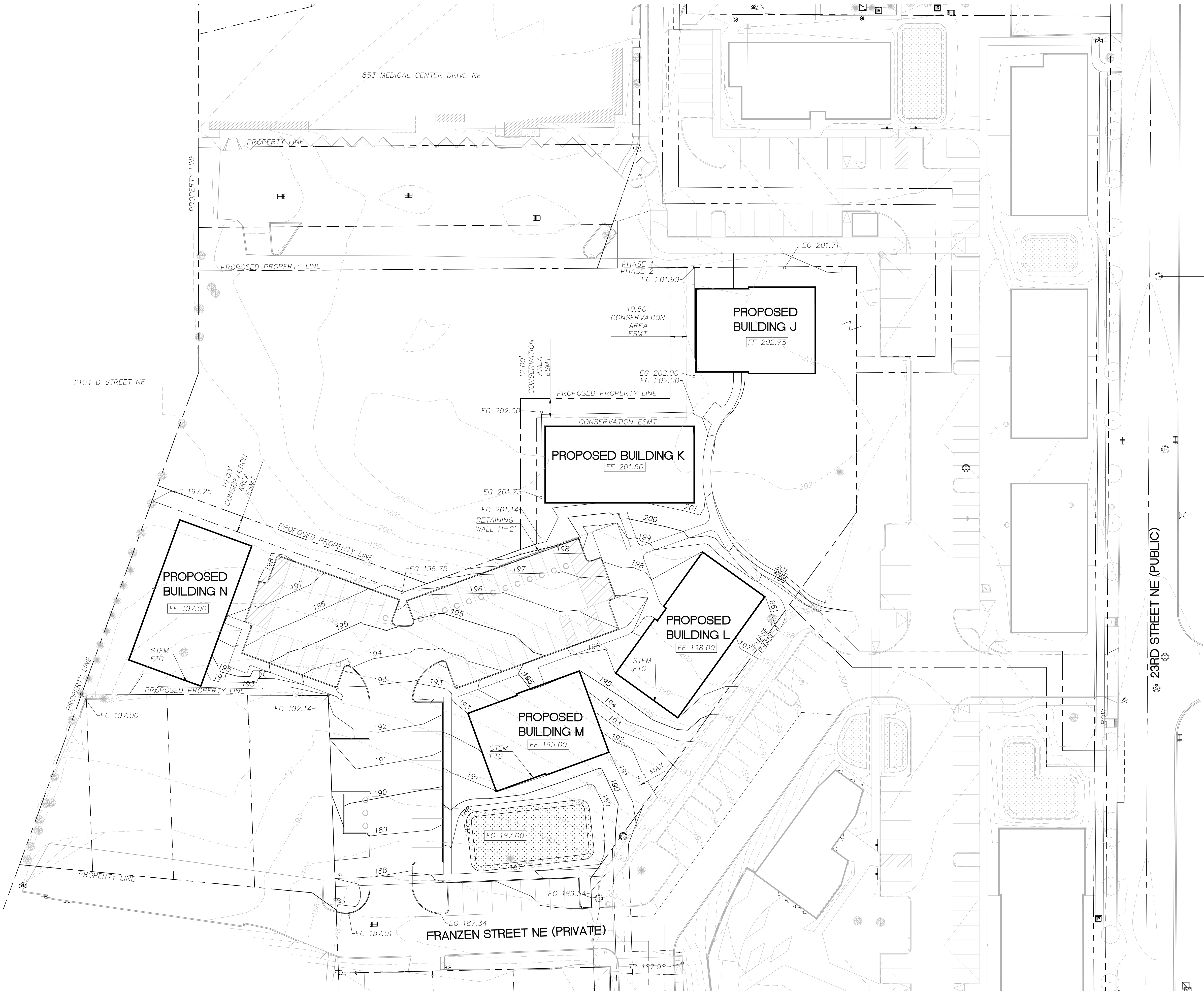
- EXISTING SITE AREA= 462,385 SF
- SITE IS NOT WITHIN 100-YEAR FLOOD BOUNDARY.



EXISTING CONDITIONS PLAN
SCALE: 1"=30'

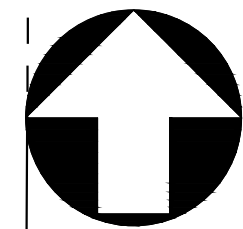


NOT FOR
CONSTRUCTION



GRADING PLAN
SCALE: 1"=30'

SHEET LEGEND		
	201	EXISTING CONTOUR
	201	PROPOSED CONTOUR
BS XXX.XX	GRADE AT BOTTOM OF STAIRS	
G XXX.XX	GRADE AT GUTTER	
TC XXX.XX	GRADE AT TOP OF CURB	
TP XXX.XX	GRADE AT TOP OF PAVEMENT	
TS XXX.XX	GRADE AT TOP OF STAIRS	
TF XXX.XX	GRADE AT TOP OF FOOTING	
FF XX.XX	FINISH FLOOR ELEVATION	
FG XXX.XX	FINISHED GRADE	
TW XXX.XX	GRADE AT TOP OF WALL	
EG XXX.XX	EXISTING GRADE	
(E)	EXISTING	
X.XX%	SLOPE ARROW	
GB	GRADE BREAK	



GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

**NOT FOR
CONSTRUCTION**

GUSSIE BELLE COMMONS: PHASE II

SALEM, OREGON

DRAWINGS FOR:

GREEN LIGHT HOME FIRST
DEVELOPMENT PARTNERS
CONTACT: TIM LAWLER
503 . 528 . 6129

LANDSCAPE ARCHITECT:

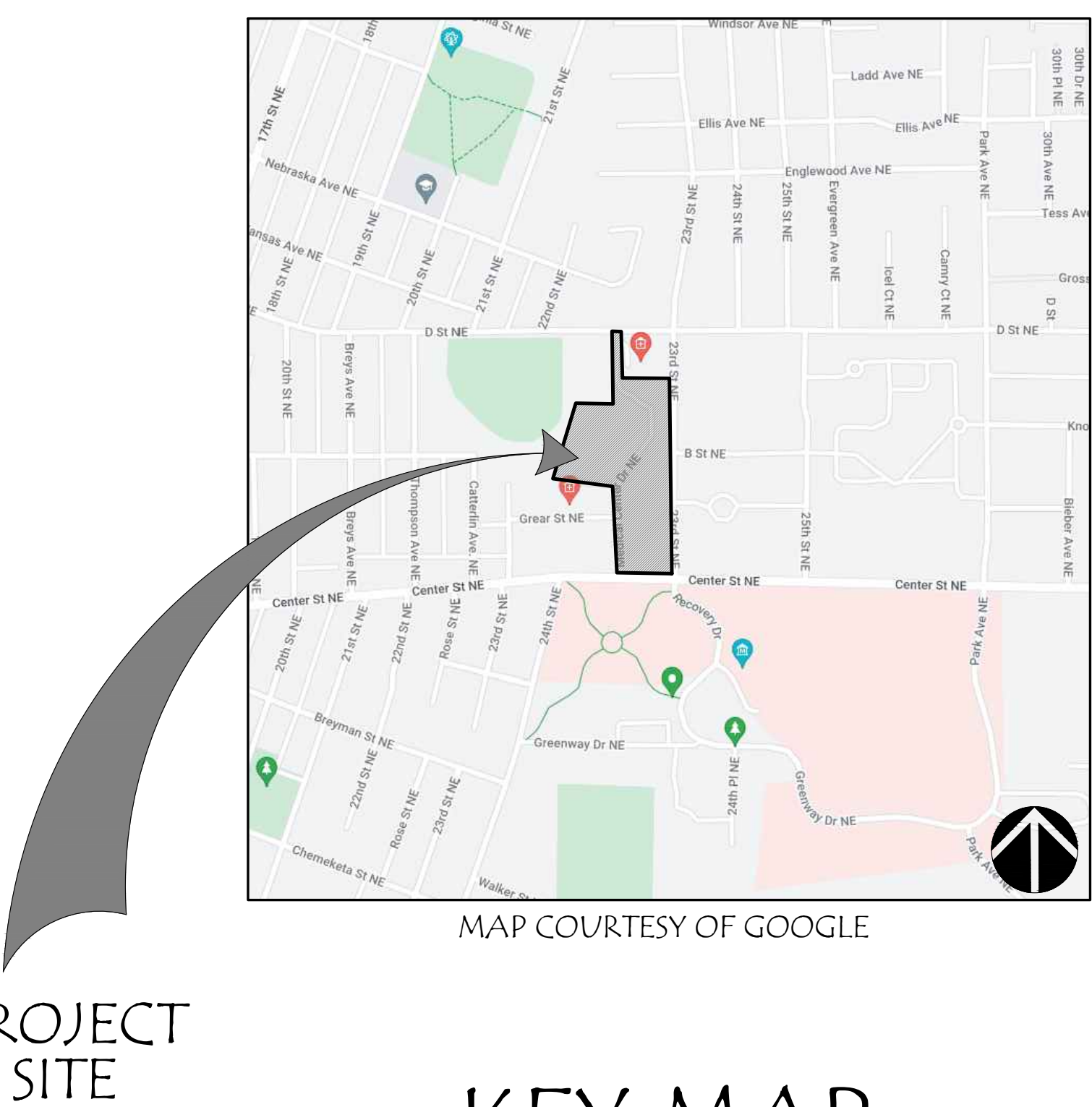
LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

CALL BEFORE YOU DIG:
1.800.332.2344
www.callbeforeyoudig.org

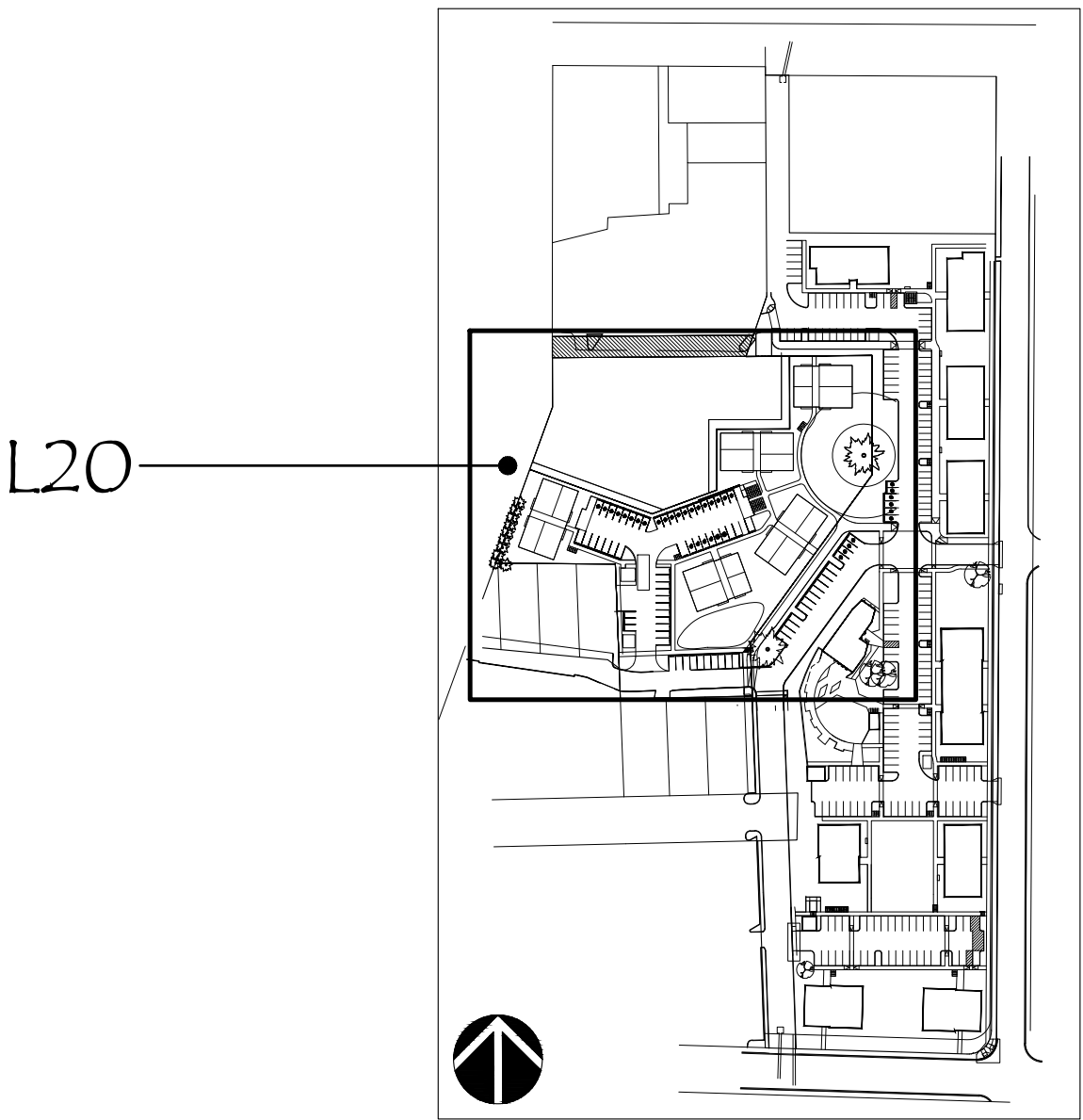
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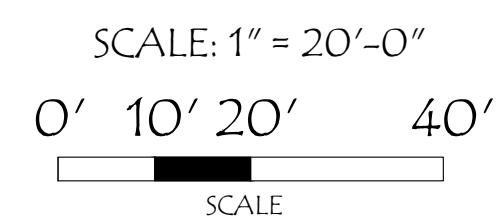
- L10 COVER SHEET
- L20 PRELIMINARY PLANTING PLAN
- L21 PRELIMINARY PLANT SCHEDULE

VICINITY MAP:

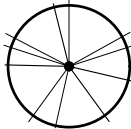
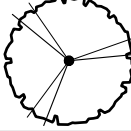


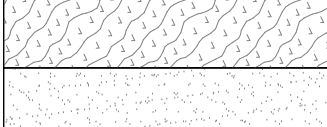


KEY MAP:





Preliminary Plant Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	10	Stormwater Tree to be Determined	1 1/2" Cal., B&B Stormwater Tree
	12	Abies alba "Pyramidalis" / Narrow Silver Fir	6'-8' Ht., B&B
	2	Calocedrus decurrens / Incense Cedar	6'-8' Ht., B&B
	6	Cercidiphyllum japonicum / Katsura Tree	1 1/2" Cal., B&B
	8	Chamaecyparis nootkatensis "Glauca Pendula" / Weeping Nootka False Cypress	6'-8' Ht., B&B
	3	Cladrastis lutea / American Yellowwood	1 1/2" Cal., B&B
	12	Ginkgo biloba "Golden Colonnade" / Golden Colonnade Maidenhair Tree	1 1/2" Cal., B&B
	12	Nyssa sylvatica "Wildfire" / Black Gum	1 1/2" Cal., B&B
	2	Quercus rubra / Northern Red Oak	1 1/2" Cal., B&B
	9	Zelkova serrata "Green Vase" / Sawleaf Zelkova	1 1/2" Cal., B&B
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	51	Abelia x grandiflora "Sherwoodii" / Sherwood Glossy Abelia	2 Gal.
	20	Berberis thunbergii "Atropurpurea Nana" / Dwarf Redleaf Japanes Barberry	2 Gal.
	19	Cornus sericea "Kelseyi" / Kelseyi Dogwood	2 Gal.
	4	Ilex crenata "Sky Pencil" / Sky Pencil Japanese Holly	24"-36" Ht.
	104	Ilex crenata "Soft Touch" / Soft Touch Japanese Holly	2 Gal.
	46	Leucothoe fontanesiana "Zehlid" / Scarletta' Drooping Leucothoe	2 Gal.
	22	Ligustrum japonicum "Texanum" / Texas Japanese Privet	5 Gal.
	33	Lonicera pileata / Privet Honeysuckle	2 Gal.
	44	Mahonia aquifolium "Compacta" / Compact Oregon Grape	2 Gal.
	38	Nandina domestica "Fire Power" / Firepower Nandina	2 Gal.
	7	Prunus laurocerasus "Otto Luyken" / Otto Luyken English Laurel	5 Gal.
	67	Rhaphiolepis umbellata "Snow White" / Yedda Hawthorn	5 Gal.
	27	Rosa x "KO Double" / Pink Double Knockout Rose	2 Gal.
	42	Sarcococca confusa / Fragrant Sarcococca	2 Gal.
	4	Weigela florida "Alexandra" TM / Wine and Rose Weigela	5 Gal.
GRASSES/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	17	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	1 Gal.
	28	Miscanthus sinensis "Yakushima" / Dwarf Maiden Grass	1 Gal.
	25	Pennisetum alopecuroides "Hameln" / Hameln Fountain Grass	1 Gal.
	47	Pennisetum alopecuroides "Burgundy Bunny" / Burgundy Bunny Dwarf Fountain Grass	1 Gal.
	7	Polystichum munitum / Western Sword Fern	1 Gal.
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE AND NOTES
	35	Prunus laurocerasus "Mount Vernon" / Mount Vernon English Laurel	1 Gal.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	150	Arctostaphylos uva-ursi "Massachusetts" / Massachusetts Kinnikinnick	1 gal.
	70	Rubus pentalobus "Emerald Carpet" / Emerald Carpet Creeping Raspberry	None
	14,816 sf	ProTime 301 Water Smarter Fescue	Seed or Sod

Stormwater Planter Planting Requirements

FACILITY NUMBER	FACILITY SF	TREATMENT SF	TREES	SMALL TREES/ LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS
TBD	TBD	TBD	TBD	TBD	TBD	TBD
Requirements per 100 SF 1 Tree –OR– 4 Large Shrubs –OR– 6 Small Shrubs Grasses, Herbs and Ground Cover for complete coverage 2" Pea Gravel Zone 1						

General Landscape Planting Requirements: Type A

REQUIRED PLANTS: 1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)		
1 MATURE TREE = 15 PU 1 SHADE TREE = 10 PU 1 EVERGREEN TREE = 5 PU 1 ORNAMENTAL TREE = 2 PU 1 LARGE SHRUB = 2 PU 1 SMALL/MEDIUM SHRUB = 1 PU LAWN/GROUND COVER = 1 PU PER 50 SF		
LANDSCAPE SQUARE FOOTAGE = 28,503 SF NUMBER OF REQUIRED PUs = 1425 PU 40% PU REQUIRED AS TREES = 570 PU		
Plants	# of Plants	Plant Units
Mature Tree	1	15
Shade Tree	45	450
Evergreen Tree	22	110
Ornamental Tree	-	-
Large Shrubs	87	174
Small / Medium Shrubs	429	429
Lawn / Groundcover	17,782 sf	356
Total Plant Units*		1534

*Includes Plants in Stormwater Facilities

Interior Parking Landscape Planting Requirements: Type A

REQUIRED PLANTS: 1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)		
1 MATURE TREE = 15 PU 1 SHADE TREE = 10 PU 1 EVERGREEN TREE = 5 PU 1 ORNAMENTAL TREE = 2 PU 1 LARGE SHRUB = 2 PU 1 SMALL/MEDIUM SHRUB = 1 PU LAWN/GROUND COVER = 1 PU PER 50 SF		
LANDSCAPE SQUARE FOOTAGE = 1,950 SF NUMBER OF REQUIRED PUs = 98 PU 40% PU REQUIRED AS TREES = 40 PU		
Plants	# of Plants	Plant Units
Shade Tree	7	70
Large Shrubs	-	-
Small / Medium Shrubs	74	74
Lawn / Groundcover	338 sf	7
Total Plant Units		151

General Notes:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN, AREA CALCULATIONS AND COMMON AREAS.
3. SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO CITY OF SALEM REQUIREMENTS FOR GENERAL PLANTING PLAN AND STORMWATER FACILITIES.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW CITY OF SALEM STORMWATER PLATING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
6. PRELIMINARY PLANTING PLAN SEE SHEET L20.
7. LANDSCAPE TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.

West Setback Planting Requirements: Type C

REQUIRED PLANTS: 1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU) 6' HT. FENCE		
1 MATURE TREE = 15 PU 1 SHADE TREE = 10 PU 1 EVERGREEN TREE = 5 PU 1 ORNAMENTAL TREE = 2 PU 1 LARGE SHRUB = 2 PU 1 SMALL/MEDIUM SHRUB = 1 PU LAWN/GROUND COVER = 1 PU PER 50 SF		
LANDSCAPE SQUARE FOOTAGE = 2,479 SF NUMBER OF REQUIRED PUs = 124 PU 40% PU REQUIRED AS TREES = 50 PU		
Plants	# of Plants	Plant Units
Mature Tree	9	135
Shade Tree	-	-
Evergreen Tree	-	-
Ornamental Tree	-	-
Large Shrubs	6	12
Small / Medium Shrubs	-	-
Lawn / Groundcover	620 sf	12
Total Plant Units		159

Perimeter Parking Landscape Planting Requirements: Type A

REQUIRED PLANTS: 1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)		
1 MATURE TREE = 15 PU 1 SHADE TREE = 10 PU 1 EVERGREEN TREE = 5 PU 1 ORNAMENTAL TREE = 2 PU 1 LARGE SHRUB = 2 PU 1 SMALL/MEDIUM SHRUB = 1 PU LAWN/GROUND COVER = 1 PU PER 50 SF		
LANDSCAPE SQUARE FOOTAGE = 1,807 SF NUMBER OF REQUIRED PUs = 91 PU 40% PU REQUIRED AS TREES = 37 PU		
Plants	# of Plants	Plant Units
Shade Tree	4	40
Large Shrubs	9	18
Small / Medium Shrubs	50	50
Lawn / Groundcover	-	-
Total Plant Units		108

MU-I CODE REQUIREMENTS	PROPOSED
BUILDINGS (1) MAXIMUM 10-FT SETBACK APPLIES IF THE SETBACK IS USED FOR PED AMENITIES. B) FOR DOUBLE FRONTAGE LOTS, THE SETBACK ABUTTING A STREET SHALL ONLY APPLY TO THE STREET W/ THE HIGHEST STREET CLASSIFICATION OR WHERE BOTH HAVE THE SAME CLASSIFICATION, THE STREET DESIGNATED BY THE APPLICANT. NO MIN OR MAX IS REQ ABUTTING THE OTHER STREET	N/A
HEIGHT MAX 65' MIN 20' MAY PROVIDE A FALSE FRONT, PROMINENT ENTRY, CUPOLA, OR REVERSE SHED TO MEET THIS REQUIREMENT.	MET BLDG 1 (COMMON) >20' BLDGS 2-18 (RES) <65' ACCESS. STRUC. = EXEMPT
BUILDING FRONTAGE MIN 75% FOR CORNER LOTS, THIS STANDARD MUST BE MET ON THE FRONTAGE OF THE STREET W/ THE HIGHEST CLASSIFICATION. THE INTERSECTING STREET HAS A 40% MIN STANDARD	N/A
533-6 PED ORIENTED DESIGN GROUND FLOOR HEIGHT ON PRIMARY STREETS 14 FT MIN. (FLOOR TO CEILING) SEPARATION OF GROUND FLOOR USES FOR RES USE VERTICAL OR HORIZ SEPARATION IS REQ FROM PUBLIC ROW VERTICAL DISTANCE MIN 1.5' MAX 3' HORIZONTAL DIST MIN 5' MAX 10' SHALL TAKE THE FORM OF LANDSCAPED AREA OR PLAZA	N/A
BUILDING FACADE ARTICULATION (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP. A) BASE: GROUND FLOOR FACADES: 1. CHANGE IN MATERIALS 2. CHANGE IN COLOR 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING 1. RECESSES OF A MIN DEPTH OF 2' 2. EXTENSIONS OF A MIN DEPTH OF 2' 3. VERTICALLY-ORIENTED WINDOWS 4. PILASTERS C) TOP 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH 4. A ROOF OVERHANG A MIN OF 8" DEEP	MET 1,2, & 3 PROVIDED MET 2 & 3 PROVIDED MET 4 PROVIDED
GROUND FLOOR WINDOWS (APPLIES TO PRIMARY STREETS) MIN 65% ONLY TRANSPARENT WINDOWS COUNT	N/A
BUILDING ENTRANCES (APPLIES TO PRIMARY STREETS) 2) FOR RESIDENTIAL USES ON GROUND FLOOR, A PRIMARY BLDG ENTRANCE FOR EACH BLDG FACADE FACING A PRIMARY STREET SHALL BE LOCATED ON THE PRIMARY STREET. 3) BLDG ENTRANCES SHALL INCLUDE WEATHER PROTECTION	N/A
WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET) MIN 75% 1) AWNINGS OR CANOPIES 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.	N/A
PARKING BEHIND OR BESIDE STRUCTURES, NOT BETWEEN STRUCTURE AND STREET	N/A
MECH EQUIPMENT 1) GROUND LEVEL EQUIPMENT SHALL BE SCREENED W/ LANDSCAPING OR SITE OBSCURING FENCE OR WALL; LOCATED BEHIND OR BESIDE BLDGS 2) ROOF TOP EQUIP (OTHER THAN SOLAR) SHALL BE SET BACK OR SCREENED SO AS NOT TO BE VISIBLE TO A PERSON STANDING AT GROUND LEVEL 60' AWAY.	MET PTAC UNITS WILL BE USED THROUGHOUT THE PROJECT

PROJECT INFO:
891 23RD ST NE - PHASE II
TAX ID: 527113 (4000)
SIZE: 143,102 SF (3.3 ACRES)
ZONE: MU-I

UNIT AND PARKING SUMMARY

x30	3 BED/1.5BA
x18	2 BED/1.0BA
x12	1 BED/1.0BA

60 TOTAL UNITS

PARKING : **60** PARKING SPACES (1.03 PER UNIT)
42 STANDARD
(INCLUD. 3 ADA AND 1 LOADING SPACES)
18 COMPACT

EV PARKING

TOTAL PARKING: **60 SPACES**
EV ENABLED PARKING REQ: **24 SPACES MIN** (60x0.40=24)
EV ENABLED PARKING PROVIDED: **24 SPACES**

BIKE PARKING SUMMARY

REQUIRED RATIO:
NUMBER OF UNITS:
REQUIRED NO. OF SPACES:

TOTAL SPACES PROVIDED:
LT PARKING PROVIDED IN UNITS:

ST PARKING PROVIDED OUTSIDE BLDGS
ST PARKING IN BUILDING BREEZEWAYS:
ST COVERED BIKE PARKING CORRAL SPACES:
BIKE PARKING 4:

1 SPACE /UNIT
60
60

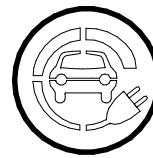
60
4 SPACES
(1 PER GROUND FLOOR 1-BED UNIT)
14
10 (ONE STAPLE PER BLDG)
32
32

PARKING LANDSCAPING

PARKING AREA: 24,170 SF (PARKING AREA FALLS BELOW 50,000 SF SO LANDSCAPING IS NOT REQUIRED)

PARKING LANDSCAPE AREA: 1933 SF (24,170 x 0.08)
(INCLUDING PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS, AND CURBED AREAS, BUT NOT INCLUDING INTERIOR DRIVEWAYS.)

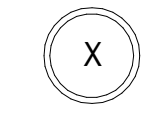
INTERIOR PARKING LANDSCAPE AREA PROVIDED: 1950 SF (>1933 SF REQ)



PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED
(VIA FLO-CORE+ DUAL PORT EV CHARGER)

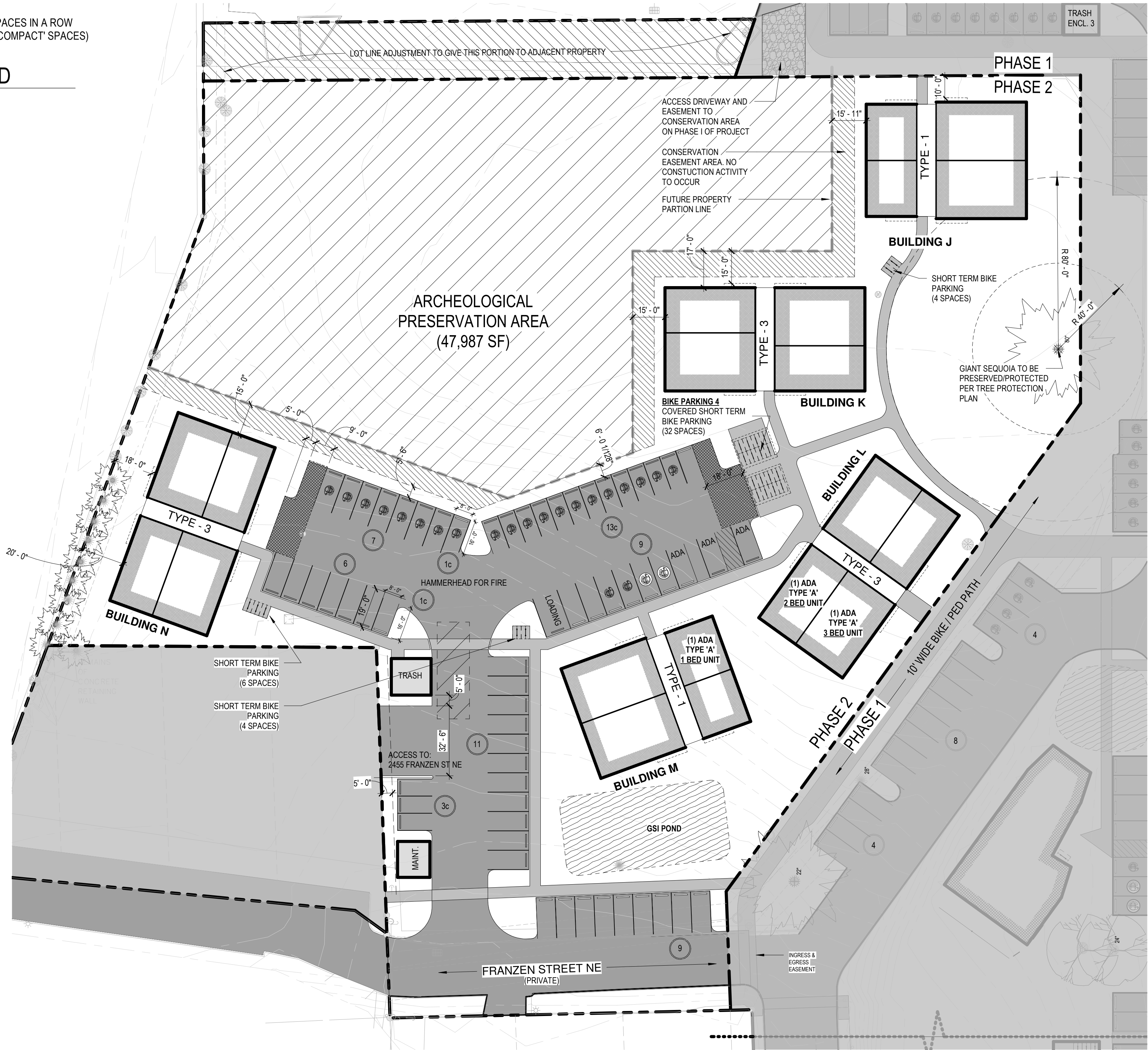


PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY



NUMBER OF PARKING SPACES IN A ROW
(A "c" SUFFIX DENOTES 'COMPACT' SPACES)

SITE PLAN LEGEND



PROPOSED SITE PLAN - PHASE II
SCALE: 1" = 30'-0"

GUSSIE BELLE COMMONS: PHASE 2

CLIENT :
GREEN LIGHT
DEVELOPMENT/
HOME FIRST
DEVELOPMENT

.A24
1 GROUND FLOOR - BUILDING TYPE 3
SCALE: 1/8" = 1'-0"

3 BEDROOM UNIT:
1.5 BATHROOMS
AREA: 1134 SF

2 BEDROOM UNIT:
1 BATHROOM
AREA: 882 SF

2 BEDROOM UNIT:
1 BATHROOM
AREA: 882 SF

3 BEDROOM UNIT (@ RISER ROOM):
1.5 BATHROOMS
AREA: 1118 SF

.A24
2 GROUND FLOOR - BLDG TYPE 1
SCALE: 1/8" = 1'-0"

3 BEDROOM UNIT (@ RISER ROOM):
1.5 BATHROOMS
AREA: 1118 SF

3 BEDROOM UNIT:
1.5 BATHROOMS
AREA: 1134 SF

1 BEDROOM UNIT:
1 BATHROOM
AREA: 600 SF

1 BEDROOM ADA UNIT:
1 ADA BATHROOM
AREA: 600 SF

BUILDING TYPE 1

QUANTITY OF TYPE 1 BUILDINGS : 2			
# OF 1 BED, 1 BATH UNITS PER BLDG : 6 (602 SF / UNIT 1ST FL; 628 SF / UNIT 2ND & 3RD FL)			
# OF 3 BED, 1.5 BATH UNITS PER BLDG : 5 (1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL)			
# OF 3 BED, 1.5 BATH UNITS @ RISER RM : 1 (1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)			
	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(3,472 SF)	(335 SF)	(3,807 SF)
SECOND FLOOR	(3,582 SF)	(335 SF)	(3,917 SF)
THIRD FLOOR	(3,582 SF)	(335 SF)	(3,917 SF)
TOTALS	10,636 SF	1,005 SF	11,641 SF

BUILDING TYPE 3

QUANTITY OF TYPE 3 BUILDINGS : 3			
# OF 2 BED, 1 BATH UNITS PER BLDG : 6 (882 SF / UNIT 1ST FL; 911 SF / UNIT 2ND & 3RD FL)			
# OF 3 BED, 1.5 BATH UNITS PER BLDG : 5 (1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL)			
# OF 3 BED, 1.5 BATH UNITS @ RISER RM : 1 (1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)			
	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(4,032 SF)	(309 SF)	(4,341 SF)
SECOND FLOOR	(4,148 SF)	(309 SF)	(4,457 SF)
THIRD FLOOR	(4,148 SF)	(309 SF)	(4,457 SF)
TOTALS	12,328 SF	927 SF	13,255 SF

BUILDING AREA CALCS - PHASE 2

SCALE: 1/2" = 1'-0"

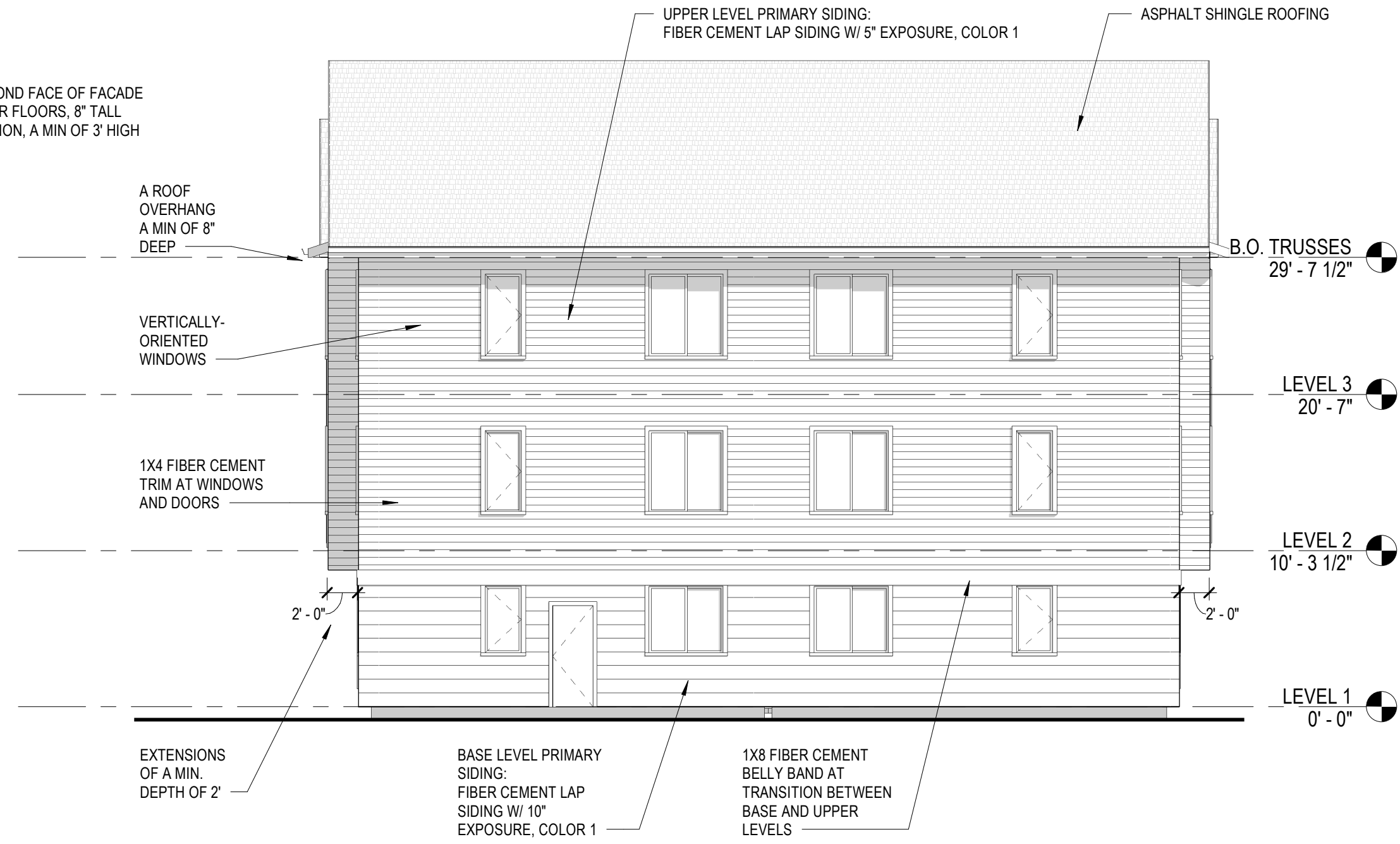
ACCESSORY STRUCTURES

BIKE PARKING STRUCTURES: BIKE PARKING 3: 518 SF	518 SF TOTAL
TRASH ENCLOSURES: TRASH ENCL. 4: 315 SF	315 SF TOTAL
MAINTENANCE BUILDINGS: MAINT. BLDG. 2: 330 SF	330 SF TOTAL

- BUILDING FACADE ARTICULATION**
(2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.
- A) BASE: GROUND FLOOR FACADES:
1. CHANGE IN MATERIALS
 2. CHANGE IN COLOR
 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE
- B) MIDDLE: INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
1. RECESSES OF A MIN DEPTH OF 2'
 2. EXTENSIONS OF A MIN DEPTH OF 2'
 3. VERTICALLY-ORIENTED WINDOWS
 4. PILASTERS
- C) TOP
1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH
 4. A ROOF OVERHANG A MIN OF 8" DEEP

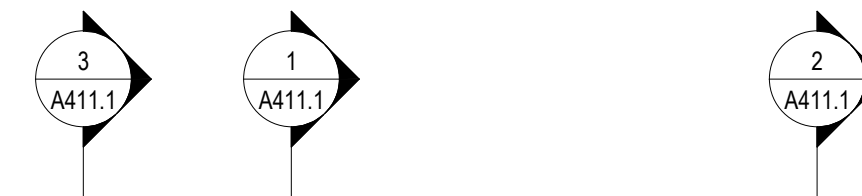


^{A31}
1 FRONT ELEVATION - TYPE 1
SCALE: 1/8" = 1'-0"



^{A31}
2 SIDE ELEVATION - TYPE 1
SCALE: 1/8" = 1'-0"

- WEATHER PROTECTION** (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
- MIN 75%
- 1) AWNINGS OR CANOPIES
 - 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.



^{A31}
3 REAR ELEVATION - TYPE 1
SCALE: 1/8" = 1'-0"



^{A31}
4 SIDE ELEVATION - TYPE 1
SCALE: 1/8" = 1'-0"

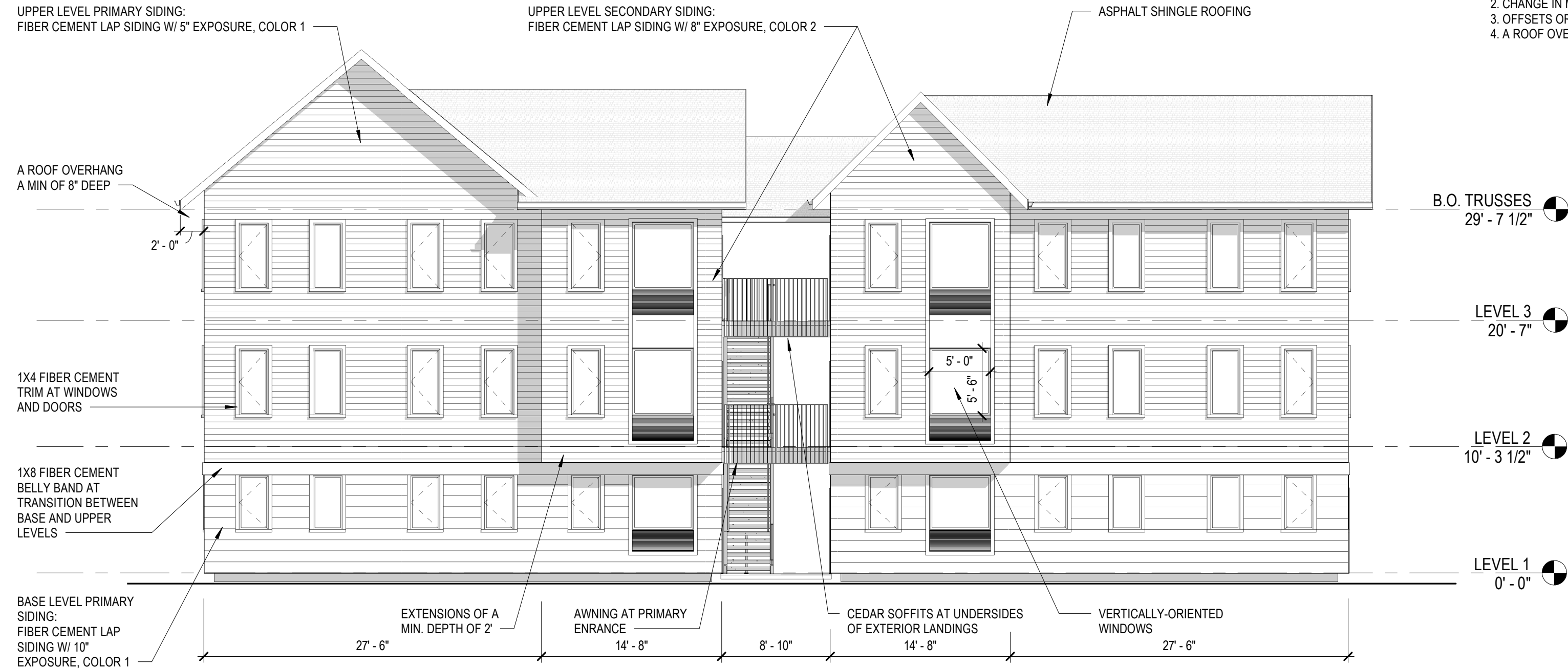
GUSSIE BELLE COMMONS: PHASE 2

CLIENT :
GREEN LIGHT
DEVELOPMENT/
HOME FIRST
DEVELOPMENT

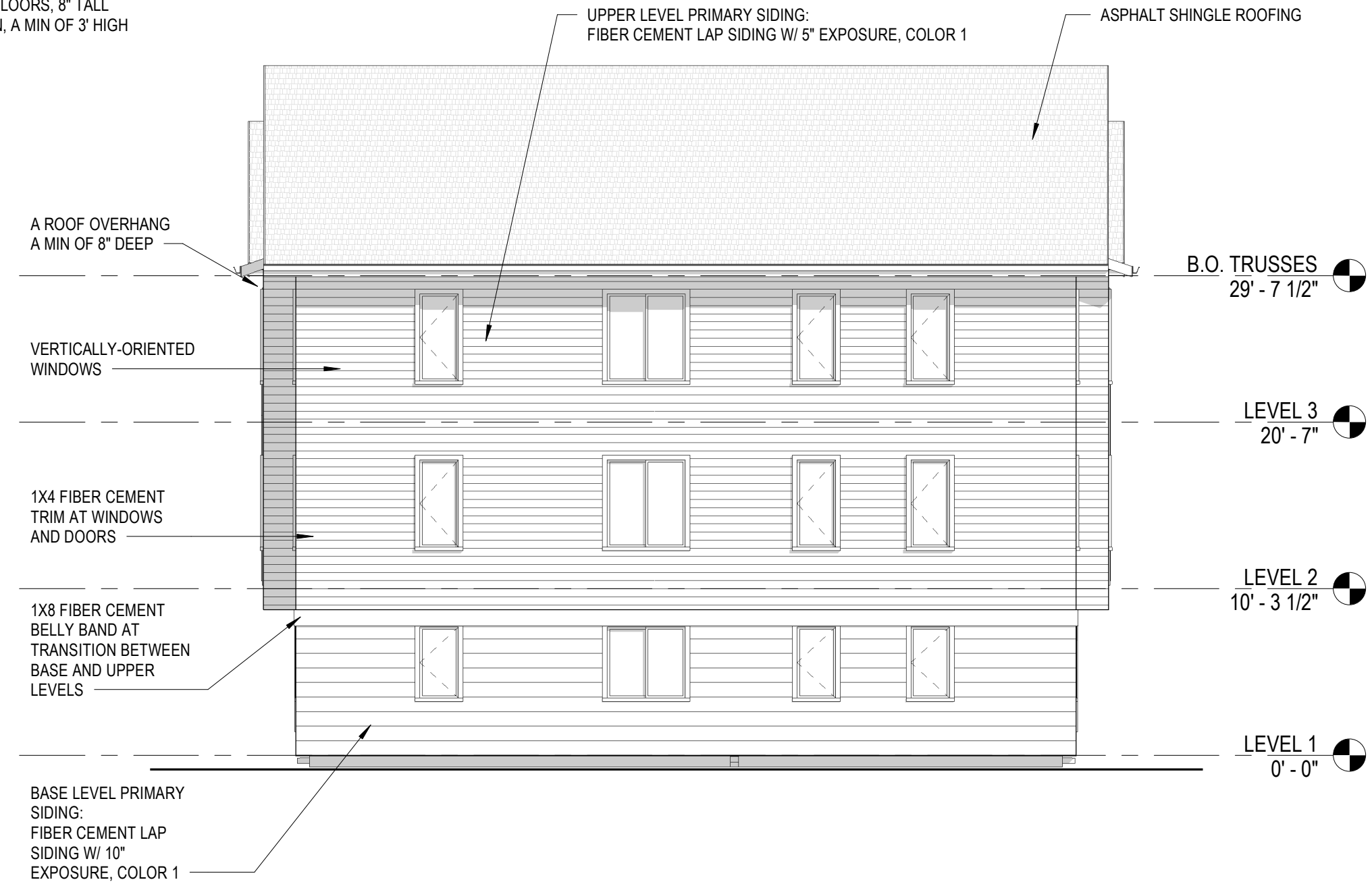
ELEVATIONS -
BLDG TYPE 3

.A33
ORIGINAL SHEET SIZE : 22"x34"

- BUILDING FACADE ARTICULATION**
(2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.
- A) BASE: GROUND FLOOR FACADES:
1. CHANGE IN MATERIALS
 2. CHANGE IN COLOR
 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE
- B) MIDDLE: INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
1. RECESSES OF A MIN DEPTH OF 2'
 2. EXTENSIONS OF A MIN DEPTH OF 2'
 3. VERTICALLY-ORIENTED WINDOWS
 4. PILASTERS
- C) TOP
1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3" HIGH
 4. A ROOF OVERHANG A MIN OF 8" DEEP



.A33
1 FRONT ELEVATION - TYPE 3
SCALE: 1/8" = 1'-0"



.A33
2 SIDE ELEVATION - TYPE 3
SCALE: 1/8" = 1'-0"

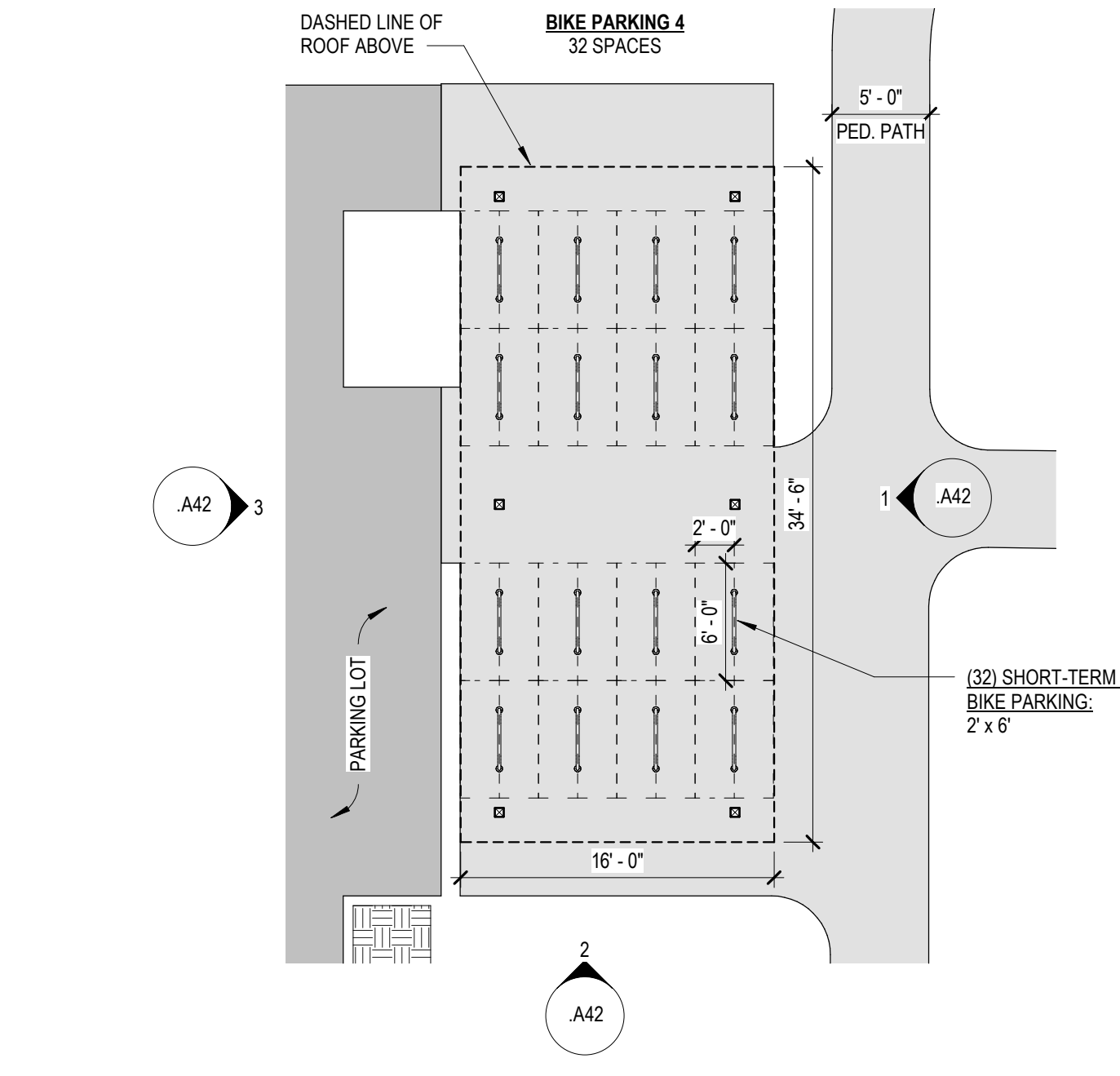
- WEATHER PROTECTION** (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
- MIN 75%
- 1) AWNINGS OR CANOPIES
 - 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.



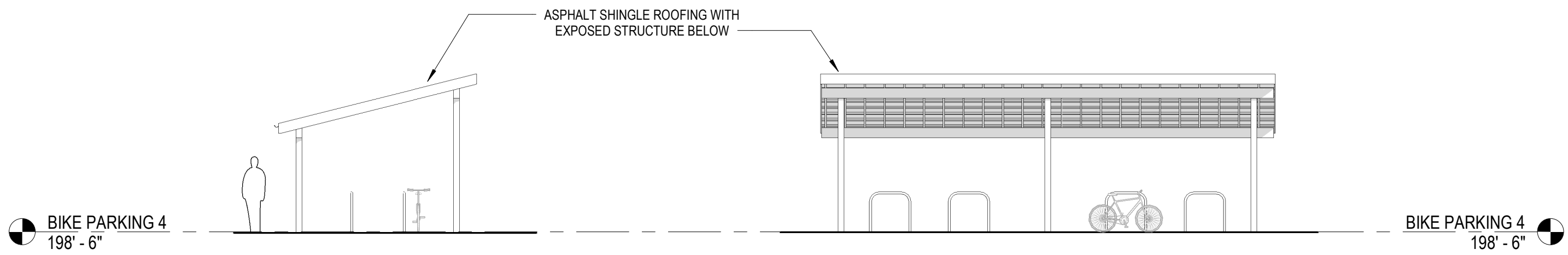
.A33
3 REAR ELEVATION - TYPE 3
SCALE: 1/8" = 1'-0"



.A33
4 SIDE ELEVATION - TYPE 3
SCALE: 1/8" = 1'-0"

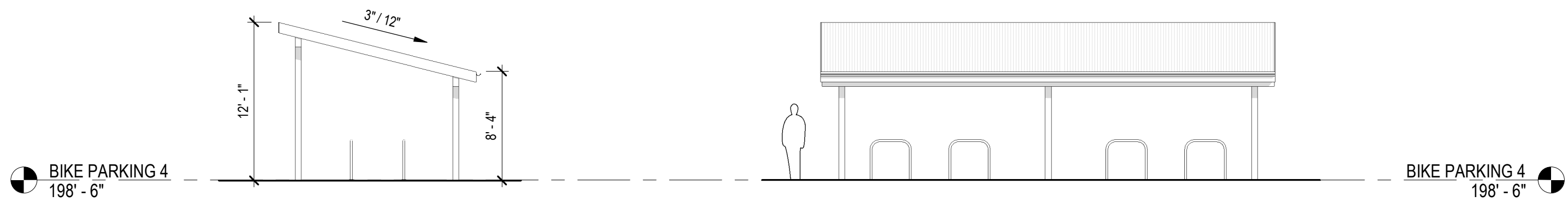


5 BIKE PARKING 4 - PLAN
SCALE: 1/8" = 1'-0"



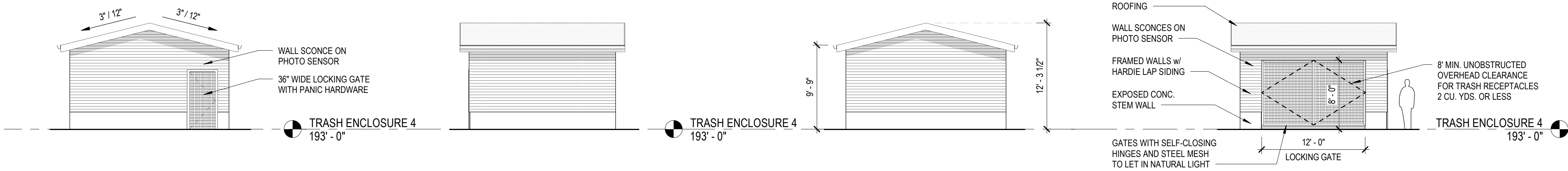
2 BIKE PARKING 4 - SOUTH
SCALE: 1/8" = 1'-0"

1 BIKE PARKING 4 - EAST
SCALE: 1/8" = 1'-0"



4 BIKE PARKING 4 - NORTH
SCALE: 1/8" = 1'-0"

3 BIKE PARKING 4 - WEST
SCALE: 1/8" = 1'-0"

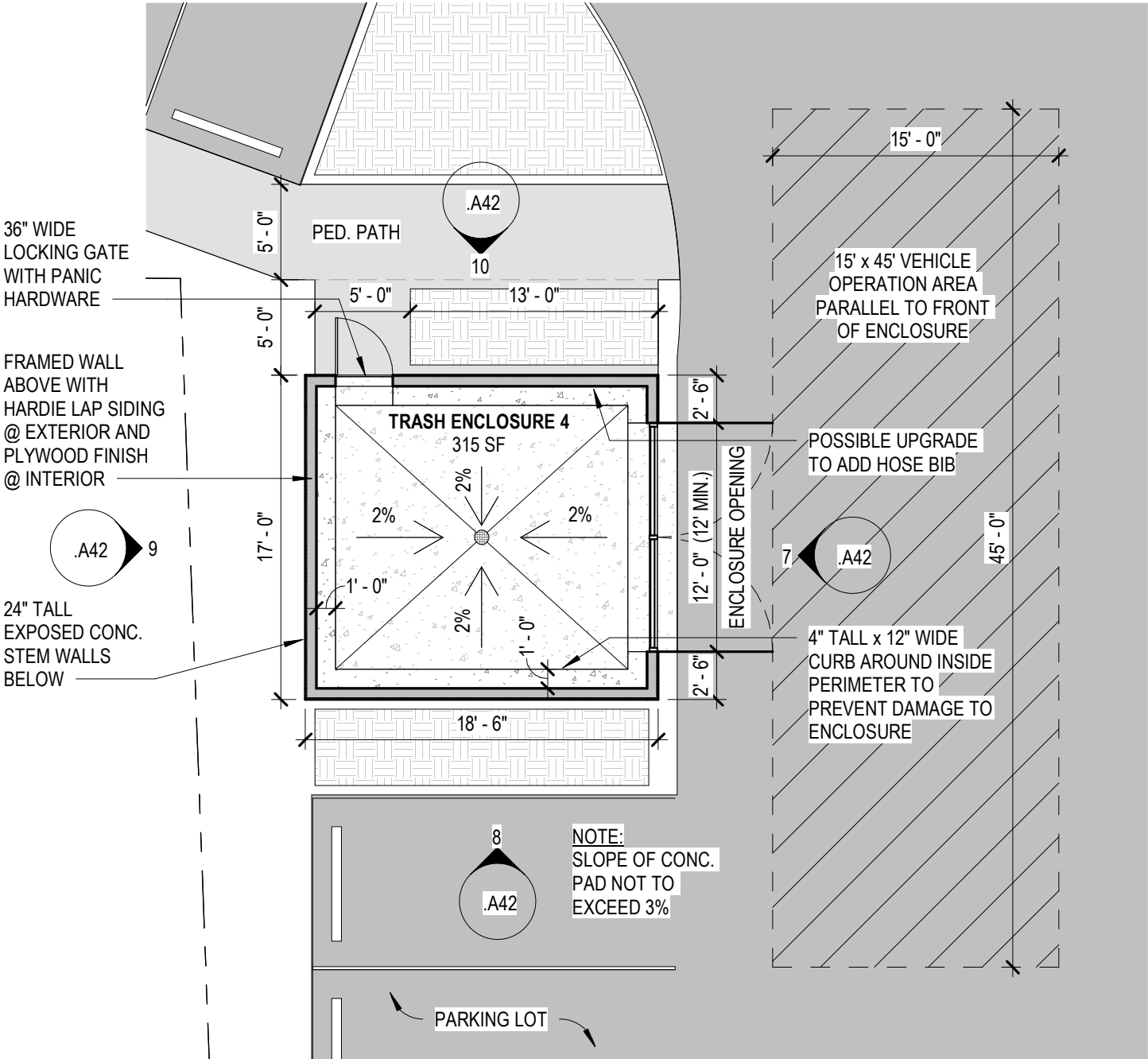


10 TRASH ENCLOSURE 4 - NORTH
SCALE: 1/8" = 1'-0"

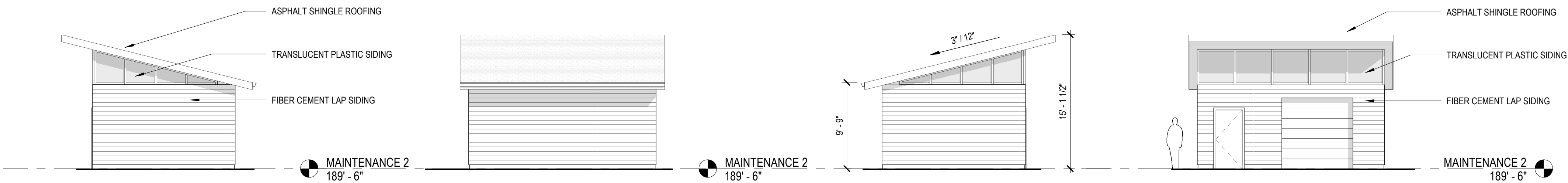
9 TRASH ENCLOSURE 4 - WEST
SCALE: 1/8" = 1'-0"

8 TRASH ENCLOSURE 4 - SOUTH
SCALE: 1/8" = 1'-0"

7 TRASH ENCLOSURE 4 - EAST
SCALE: 1/8" = 1'-0"



6 TRASH ENCLOSURE 4 - PLAN
SCALE: 1/8" = 1'-0"

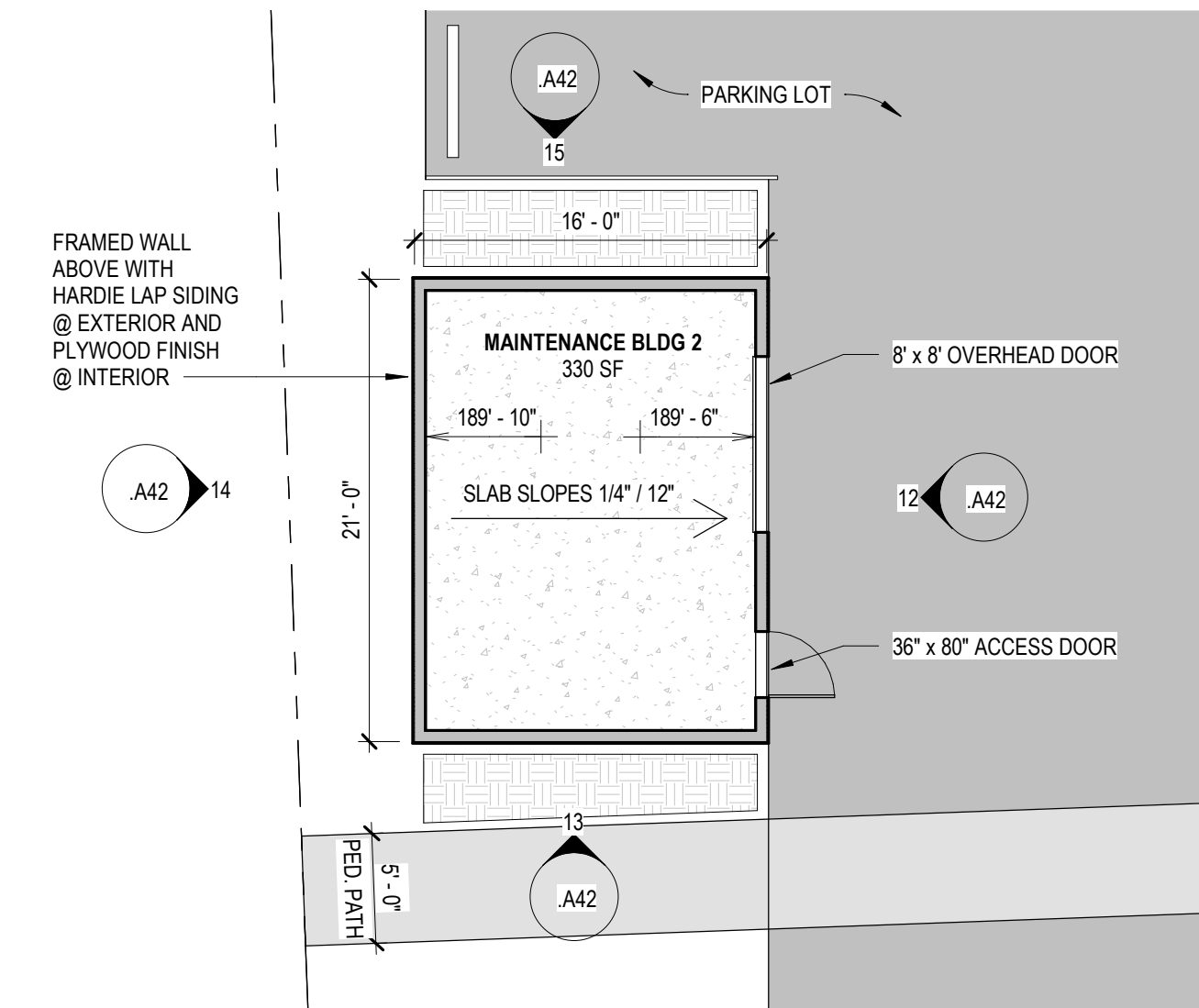


15 MAINTENANCE 2 - NORTH
SCALE: 1/8" = 1'-0"

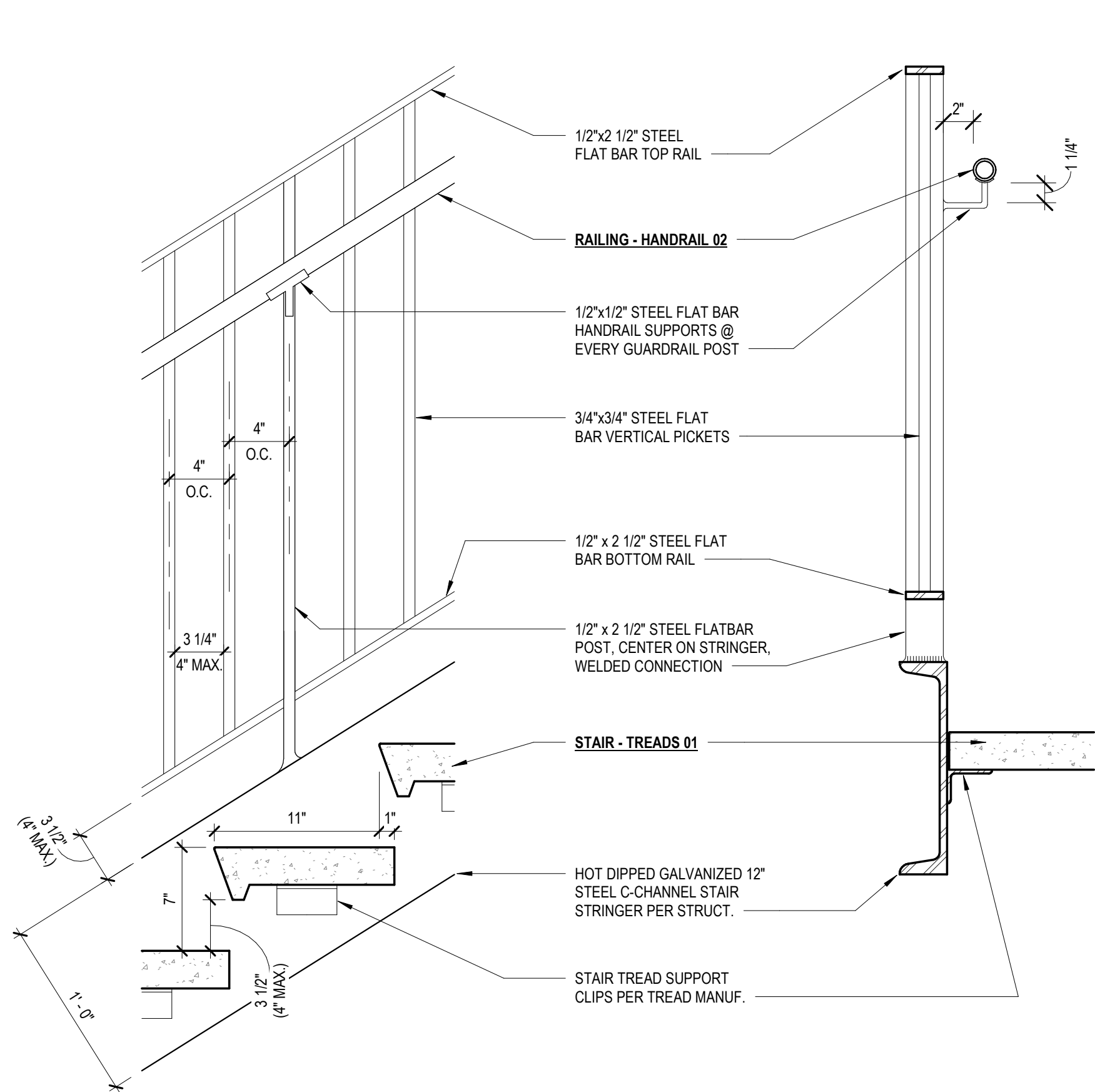
14 MAINTENANCE 2 - WEST
SCALE: 1/8" = 1'-0"

13 MAINTENANCE 2 - SOUTH
SCALE: 1/8" = 1'-0"

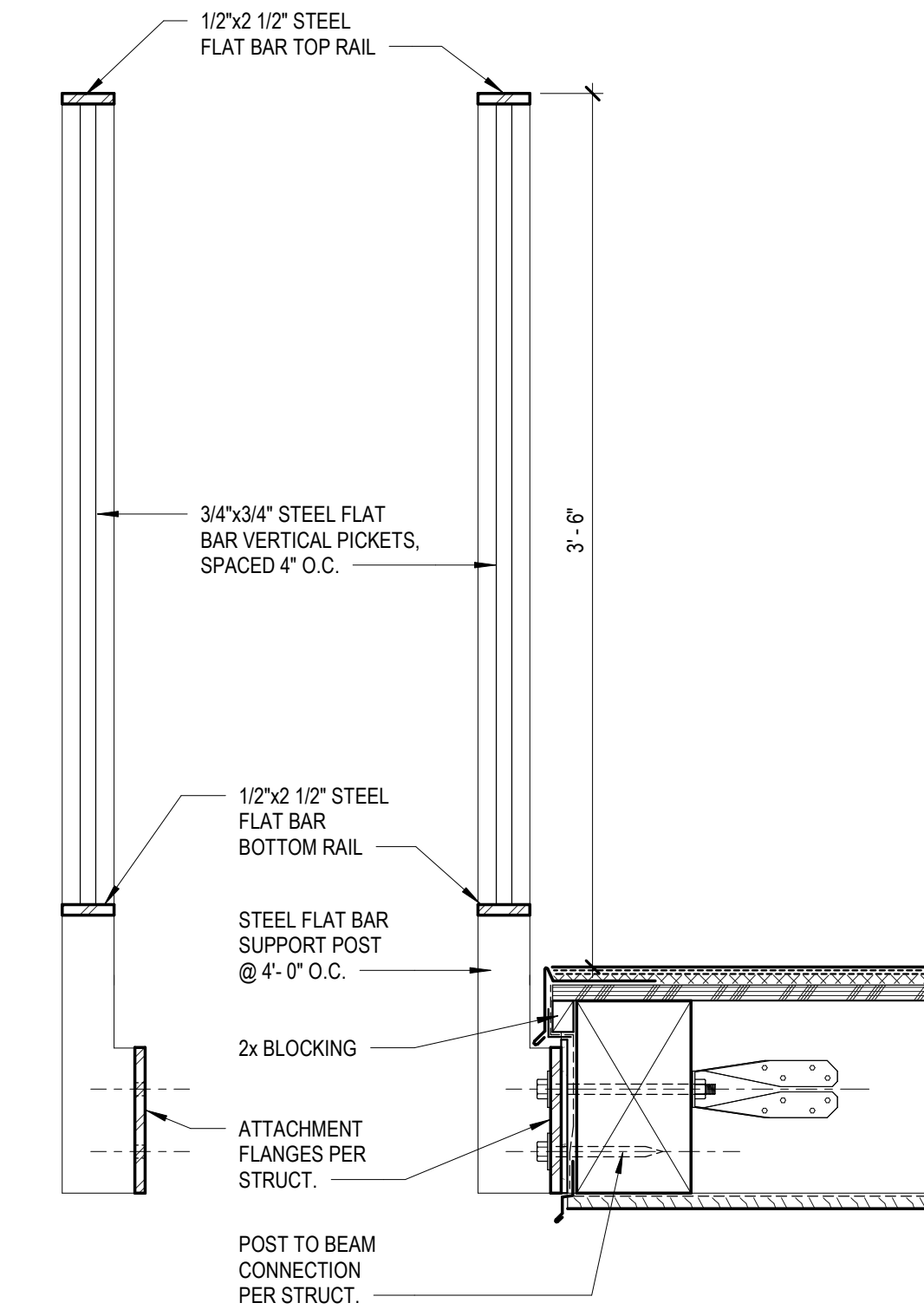
12 MAINTENANCE 2 - EAST
SCALE: 1/8" = 1'-0"



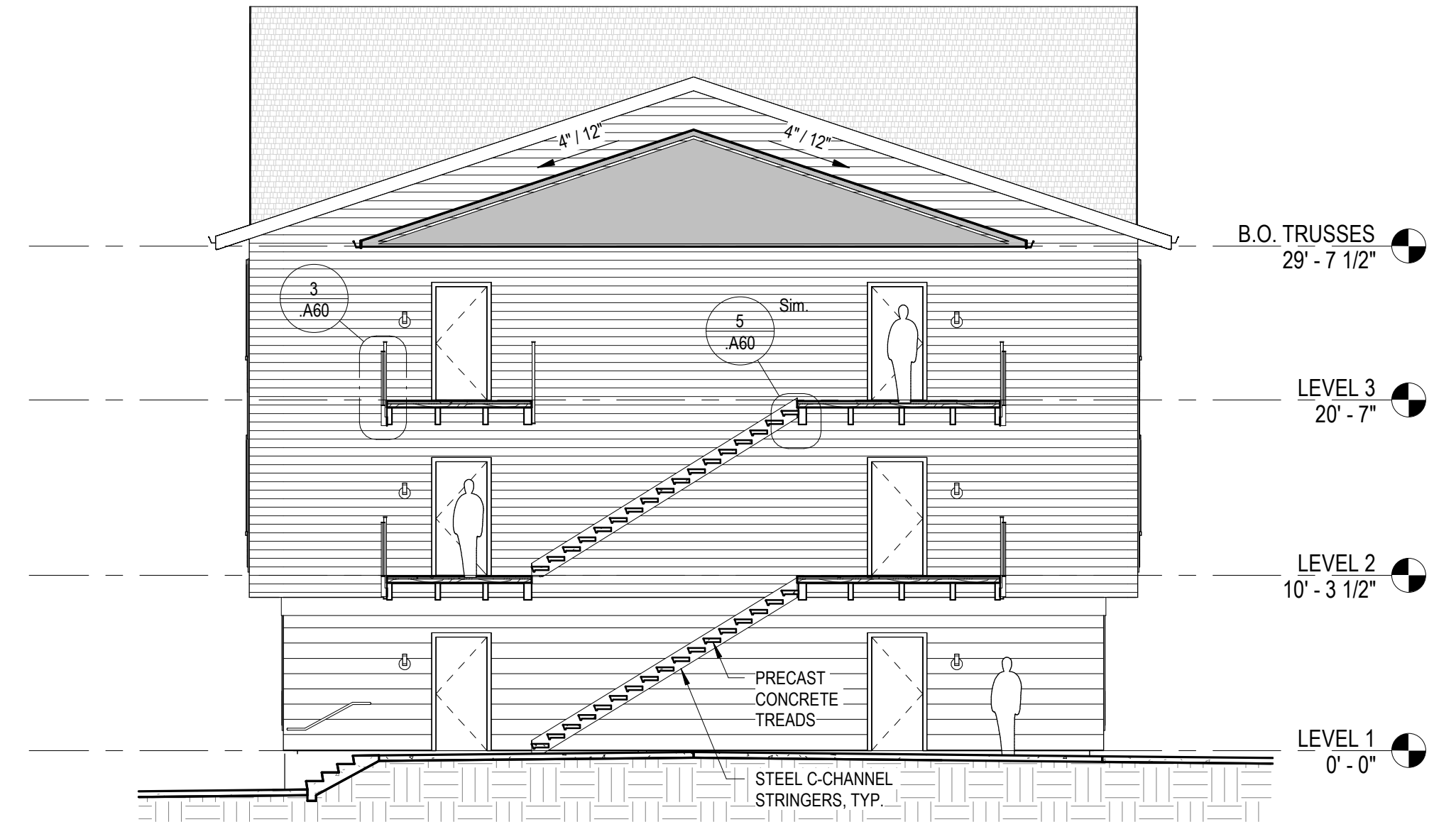
11 MAINTENANCE 2 - PLAN
SCALE: 1/8" = 1'-0"



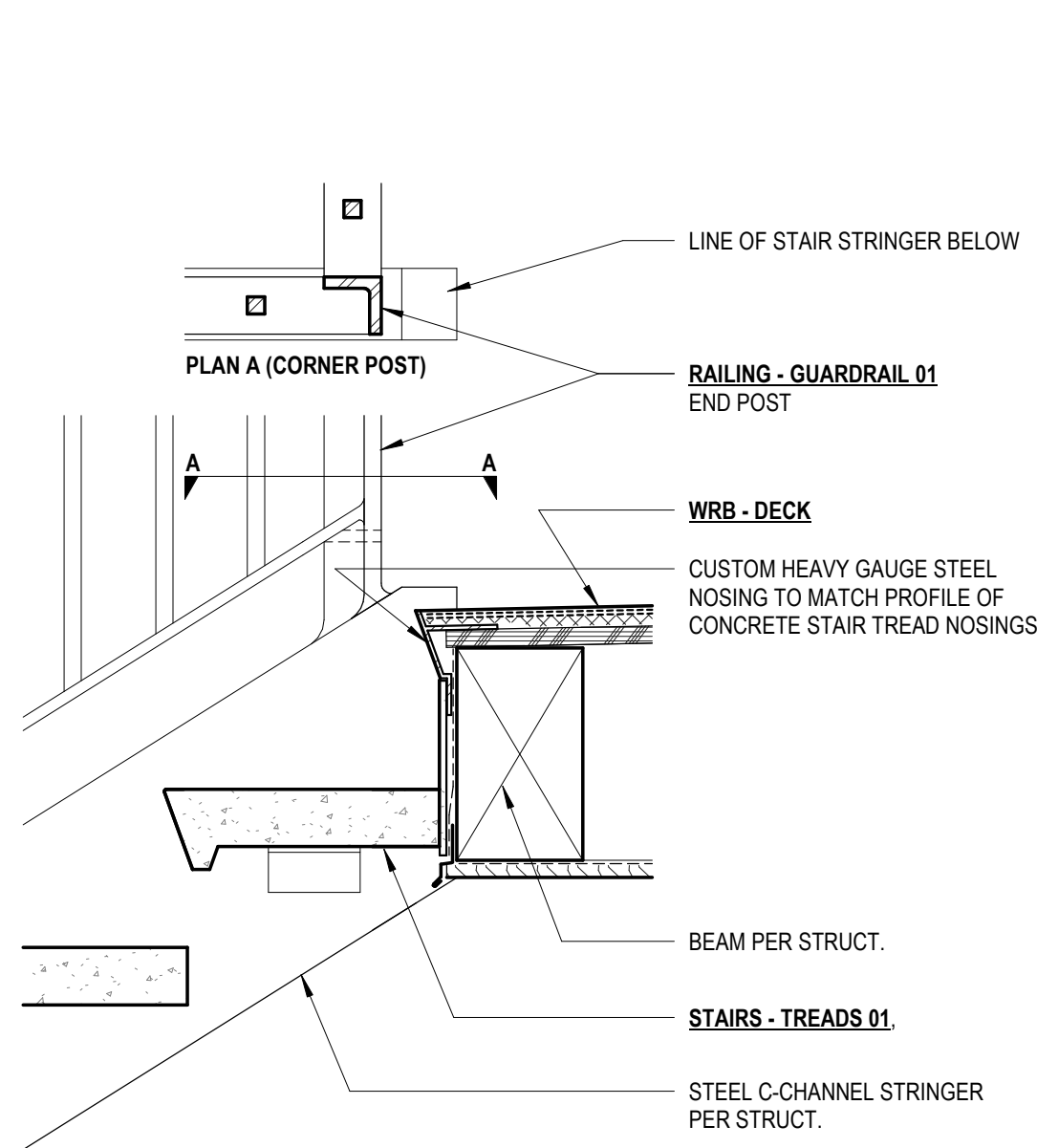
^{A60}
6 DETAIL - STAIR TREADS & RAILING ATTACHMENT
SCALE: 1 1/2" = 1'-0"



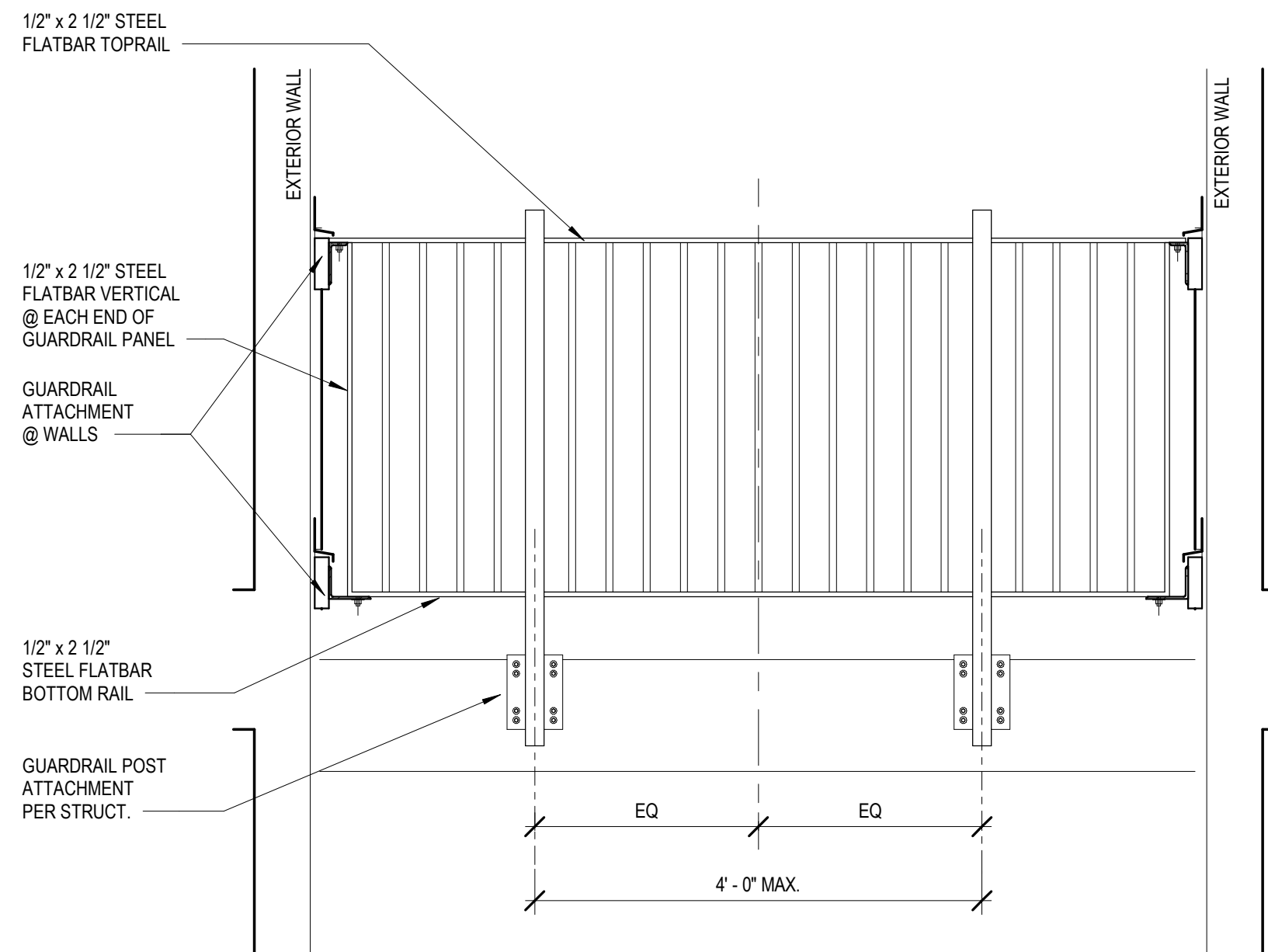
^{A60}
3 RAILING ATTACHMENT @ LANDING
SCALE: 1 1/2" = 1'-0"



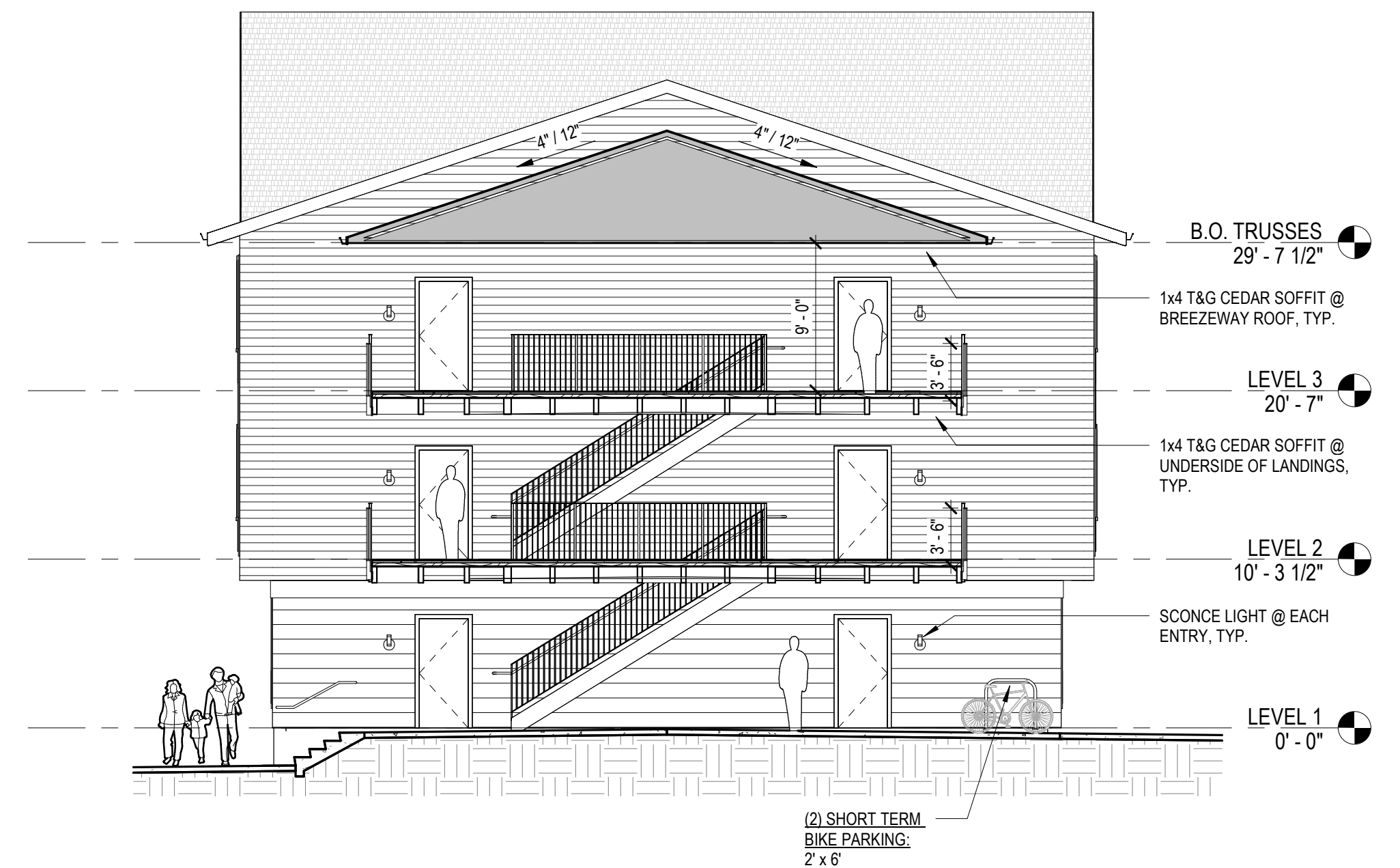
^{A60}
1 BUILDING SECTION - THROUGH BREEZEWAY @ EXTERIOR STAIRS
SCALE: 1/8" = 1'-0"



^{A60}
5 STAIR TOP TERMINATION @ LANDING
SCALE: 1 1/2" = 1'-0"



^{A60}
4 ELEVATION - RAILING ATTACHMENT @ STAIR LANDING
SCALE: 3/4" = 1'-0"



^{A60}
2 BUILDING SECTION - THROUGH BREEZEWAY @ EXTERIOR LANDINGS
SCALE: 1/8" = 1'-0"