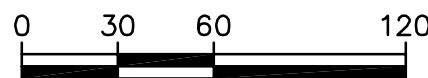
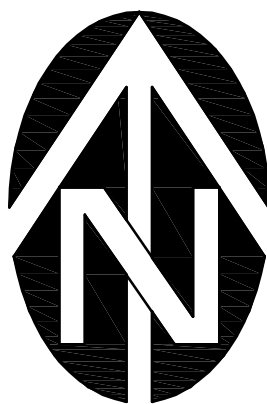
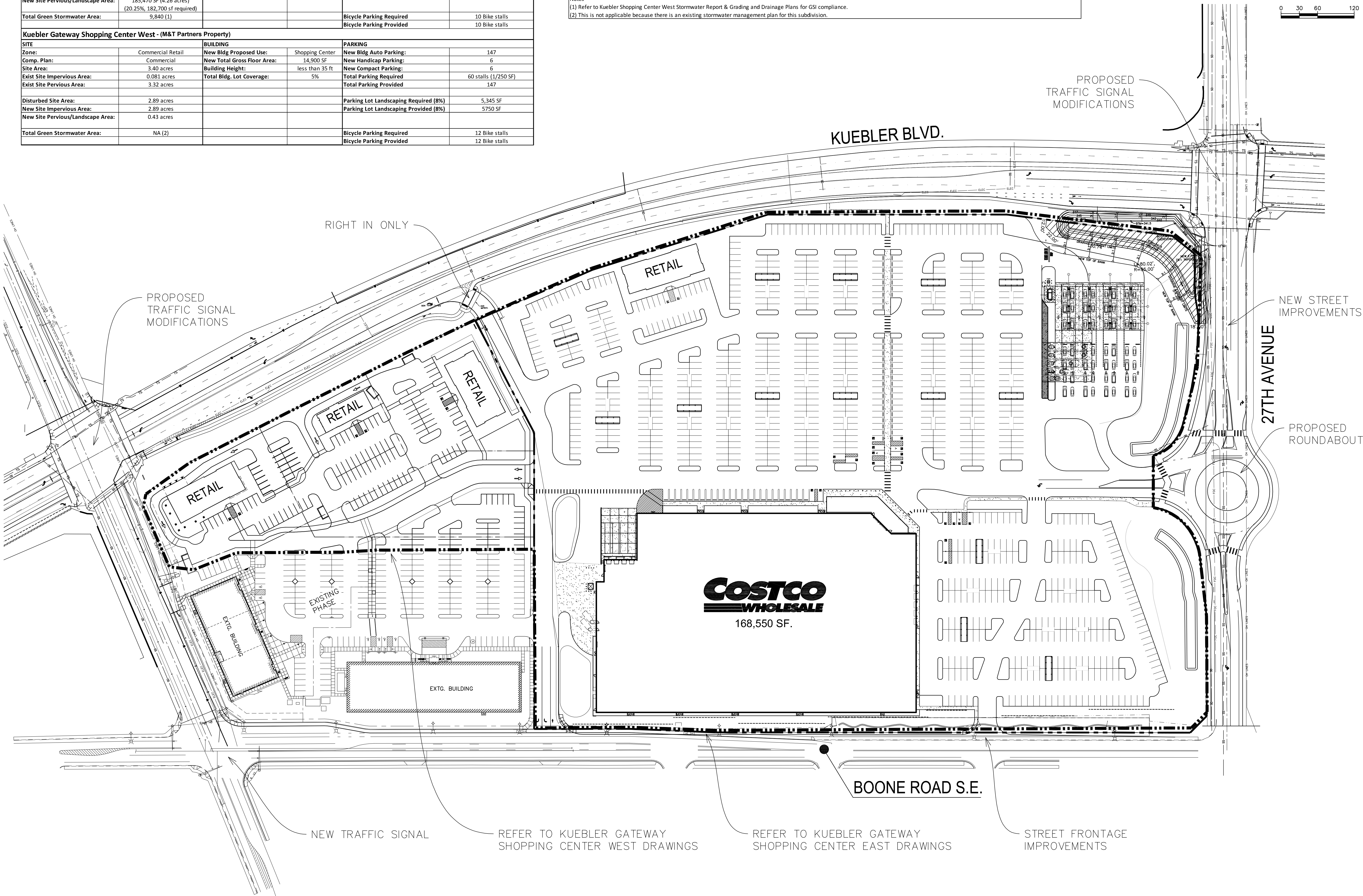


SUMMARY TABLE

Kuebler Gateway Shopping Center East - (PacTrust Property)					
SITE		BUILDING		PARKING	
Zone:	Commercial Retail	New Bldg Proposed Use:	Shopping Center	New Bldg Auto Parking:	848
Comp. Plan:	Commercial	New Total Gross Floor Area:	174,650 SF	New Handicap Parking:	18
Site Area:	20.96 acres (20.55 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:	20.55 acres			Total Parking Provided	866
Disturbed Site Area:	20.55 acres			Parking Lot Landscaping Required (8%)	31,248 SF
New Site Impervious Area:	709,700 (16.29 acres)			Parking Lot Landscaping Provided (8%)	43,670 (8.2%)
New Site Pervious/Landscape Area:	185,470 SF (4.26 acres) (20.25%, 182,700 sf required)				
Total Green Stormwater Area:	9,840 (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 35 ft	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%)	5750 SF
New Site Pervious/Landscape Area:	0.43 acres				
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:	995
Comp. Plan:	Commercial	New Total Gross Floor Area:	189,550 SF	New Handicap Parking:	24
Site Area:	24.36 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:	24.28 acres			Total Parking Provided	1013
Disturbed Site Area:	24.28 acres			Maximum Parking Allowed	1328
New Site Impervious Area:	19.18 acres			Parking Lot Landscaping Required (8%)	36,593 SF
New Site Pervious/Landscape Area:	4.69 acres (21.7%, 3.52 acre required)			Parking Lot Landscaping Provided	48,420 SF
Total Green Stormwater Area:	9840 SF (1)(2)			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.					



SCALE

HORIZ: AS SHOWN

VERT: AS SHOWN

DSN: JW

DRN: TN

CKO: JW

NO. 1

DATE: MAY 2018

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3866
E-mail: westtech@westtech-eng.com

M & T PARTNERS

KUEBLER GATEWAY SHOPPING CENTER

OVERALL PLAN

DRAWING C2.0

JOB NUMBER 2672.8001.0

DESCRIPTION

REVISIONS