

PROJECT SITE

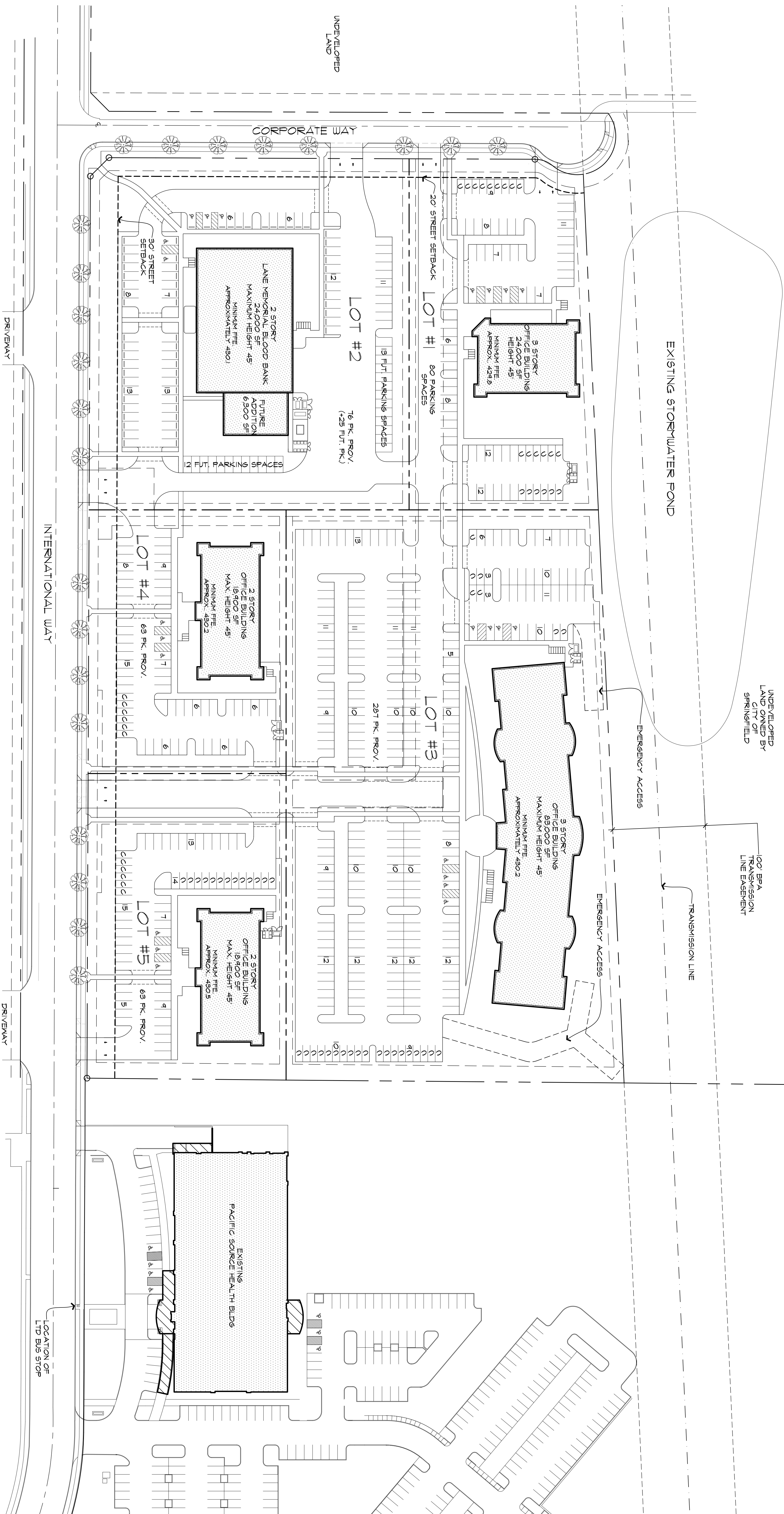
- NOTES:**
1. SEE SITE ASSESSMENT OF EXISTING CONDITIONS PLAN (SHEET 2) FOR EXISTING PUBLIC IMPROVEMENTS UTILITIES TOPOGRAPHIC INFORMATION FLOOD ELEVATIONS AND OTHER EXISTING CONDITIONS FOR THE DEVELOPMENT SITE.
 2. SEE LOT PLAN (SHEET 4) FOR LOT DIMENSIONS AND PROPOSED EASIMENTS.
 3. SEE PUBLIC UTILITIES/UTILITIES PLAN (SHEET 5) FOR INFORMATION ABOUT PROPOSED PUBLIC IMPROVEMENTS AND UTILITIES.
 4. BUILDING FOOTPRINTS AND AREAS ARE ILLUSTRATIVE AND APPROXIMATE.
 5. PER SQ. FT. (SQ. FT.) A MINIMUM OF 28% OF EACH LOT'S TOTAL AREA SHALL BE LANDSCAPE AREAS. SEE TABLE 1 FOR REQUIRED AND PROPOSED LANDSCAPE AREAS.
 6. SEE TABLE 2 FOR AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS.
- FOR LOTS # 2 AND 3, THE AREAS AND PARKING QUANTITIES SHOWN REPRESENT AN OPTION THAT WILL BUILD OUT.
ALL DRIVEWAYS AND PARKING LOT DRIVE AISLES ARE DESIGNED FOR TWO-WAY TRAFFIC.

TABLE 1 - LANDSCAPING REQUIREMENTS

LOT #	LOT SIZE (SQ' AREA)	REQUIRED LANDSCAPE AREA (SQ' AREA)	REQUIRED LANDSCAPE PERCENTAGE	PROPOSED LANDSCAPE PERCENTAGE
1	13,853	25,181	35	35
2	126,678	48,131	46.134	35
3	216,533	77,820	35.954	25
4	6,0684	1,748	2.88	25
5	10,109	2,418	23.91	36

TABLE 2 - PARKING REQUIREMENTS

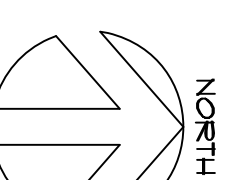
LOT #	LOT SIZE (SQ' AREA)	BUILDING SIZE (SQ' AREA)	REQUIRED AUTOMOBILE PARKING	REQUIRED AUTOMOBILE PARKING SHOWN	REQUIRED BICYCLE PARKING	REQUIRED BICYCLE PARKING SHOWN
1	13,853	34,000	10	10	1	1
2	126,678	30,200	10	10	1	1
3	216,533	89,450	211	281	28	28
4	6,0684	18,500	6.3	6.3	1	1
5	10,109	18,500	6.3	6.3	1	1



PLACE HEALTH RIVER BEND ANNEX

MASTER PLAN DIAGRAM

0' 25' 50' 100'



SITE DATA:
 SE 1/4 SEC 15, T11S, R34W, M4
 ASSessor MAP NO. 11 09 15 4
 TAX LOT NO. 300
 OVERALL PROPERTY SIZE = 552,223 SF (12.68 AC)
 VETRO PLAN DESIGNATION: CAMPUS INDUSTRIAL (CI)
 ZONE: CAMPUS INDUSTRIAL (CI)

	1416 Pearl Street Eugene, Oregon 97401 541 686-2014 541 686-2017 fax		
	LIBERTY PROFESSIONAL CENTER BUSINESS PARK DEVELOPMENT INTERNATIONAL WAY SPRINGFIELD, OREGON	3/20/06 OREGON	3/20/06 OREGON
PROJECT NUMBER 0804800	DATE 05-17-2007	REVISED	REVISED
MASTER PLAN DIAGRAM	PROJECT NUMBER 0804800	DATE 05-17-2007	DATE 05-17-2007
3	3	3	3