REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NO: CPC-ZC-PUD-SUB-ADJ19-08

AMANDA APPLICATION NO.: 18-124473-ZO / 18-124474-ZO / 18-124468-LD / 18-124472-LD / 19-118029-ZO

ADDRESS: 255 Cordon Rd NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Rd NE

ZIPCODE: 97301

HEARD BY: Planning Commission

CASE MANAGER: Aaron Panko

SUMMARY: An application for a Planned Unit Development and Subdivision for 659 single family units and a 36-unit multi-family residential use, for a total of 695 units, for property approximately 122 acres in size.

REQUEST: An application for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RM-II (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class 2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit). For property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential), CR (Retail Commercial), and IP (Industrial Park), and located at 255 Cordon Road NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessor's Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300, and 00400, 072W29C / 00100, 00101, 00199, 00200, 00300, and 00400).

Attached is a copy of the proposal and any related maps. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request. A staff report for this proposal will be prepared by the planning staff from information available to staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by 5:00 P.M., September 6, 2019, will be considered in the staff report. Comments received after this date will be provided to the review body. ***Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail or hand deliver your comments to the Case Manager listed below.***

SEND QUESTIONS ORCOMMENTS TO: Aaron Panko, Planner III City of Salem,
Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356;
Fax: 503-588-6005; E-Mail: APanko@cityofsalem.net; http://www.cityofsalem.net/planning

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

____ 1. We have reviewed the proposal and have no comments.

____ 2. We have reviewed the proposal and have the following comments:

_____

____ 3. Other:_____

Name:_____
Address:_____
Agency:_____
Phone No.:_____
Date:_____

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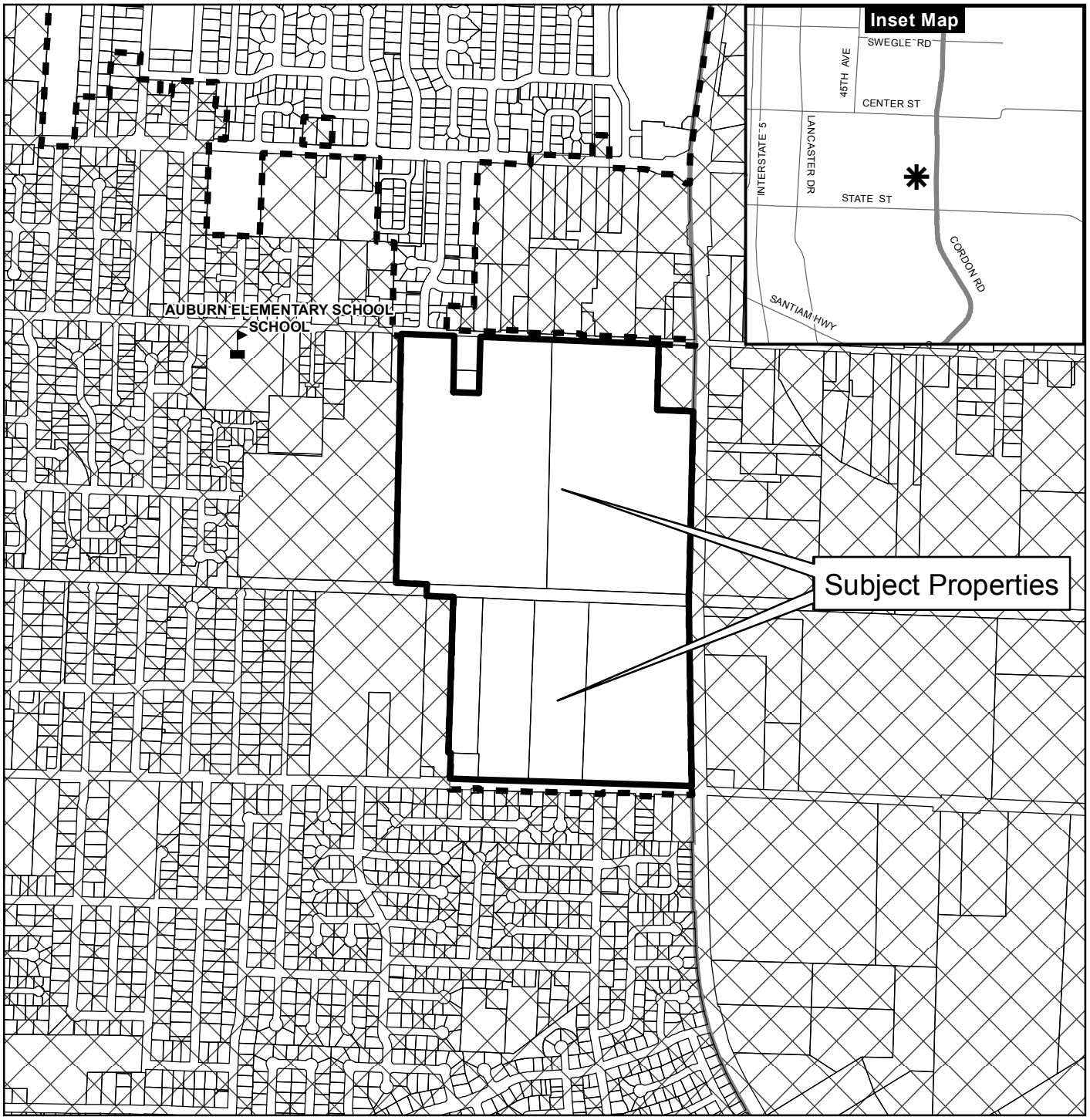
555 LIBERTY ST SE
SALEM OR 97301-9907

Vicinity Map
255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

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Community Development Dept.

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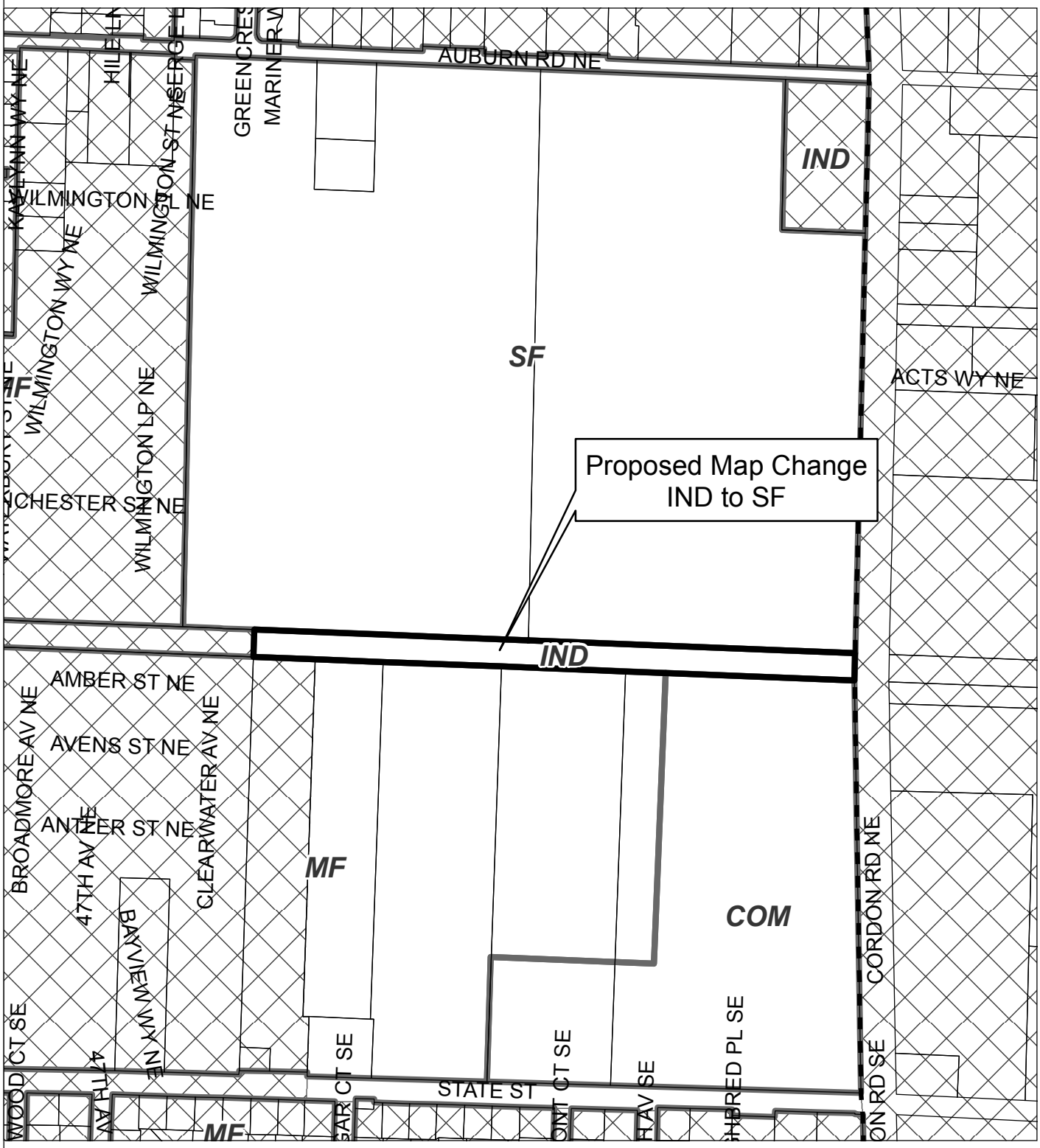
G:\CD\PLANNING\Aaron\2019\Planned Unit Development\East Park\VicinityMap.mxd - 8/15/2019 @ 8:07:02 AM

Comprehensive Plan Map - East Park Estates



Legend

- SF — Comprehensive Plan
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

0 50 100 200 Feet

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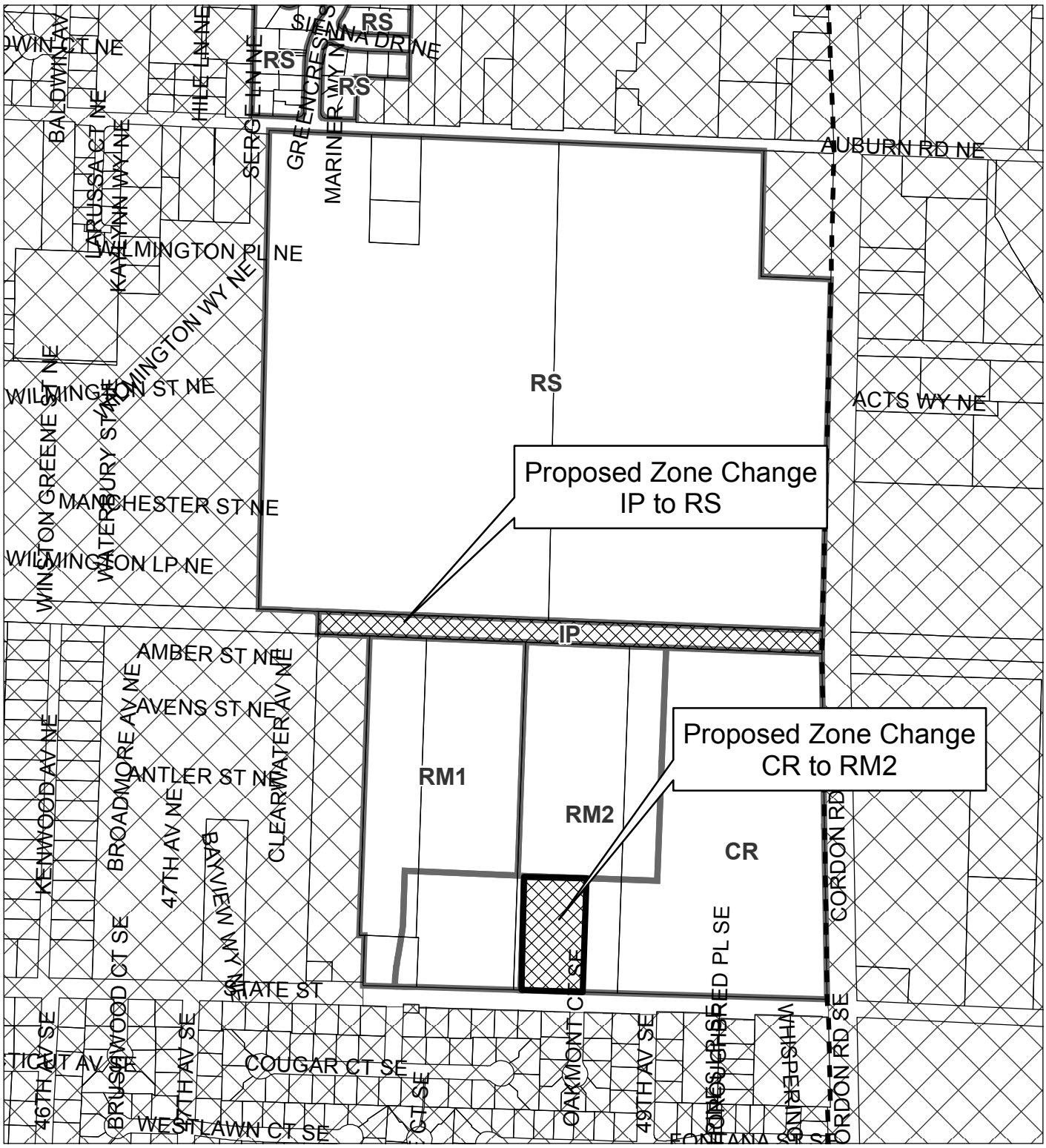
Vicinity Zoning - East Park Estates



Legend

- RS Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

0 50 100 200 Feet

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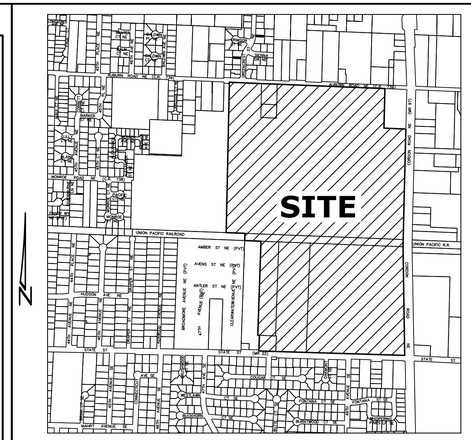

VICINITY MAP

EAST PARK ESTATES

A PLANNED UNIT DEVELOPMENT

SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

EAST PARK L.L.C.
9550 SE CLACKAMAS RD
CLACKAMAS, OREGON 97015

UTILITIES:
CABLE — COMCAST CABLE SERVICES
POWER — P.G.E.
PHONE — CENTURY LINK
GAS — N.W. NATURAL
SANITARY SEWER
STORM DRAIN &
WATER — CITY OF SALEM

EXISTING ZONE:
RS, RM-I, RM-II, CR

COMPREHENSIVE DESG.:
SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL & COMMERCIAL

AREA TABLE:

BOUNDARY:	5,344,136 S.F.	122.68 Ac.	100.00%
LOT AREA:	2,728,279 S.F.	62.63 Ac.	51.05%
TRACT AREA:	567,547 S.F.	13.03 Ac.	10.62%
CITY PARK:	327,052 S.F.	7.51 Ac.	6.12%
COMMERCIAL:	542,249 S.F.	12.45 Ac.	10.15%

PARCEL SIZE:

PHASE 1		PHASE 4	
TOTAL AREA	21.83 AC.	TOTAL AREA	13.46 AC.
DEVELOPABLE AREA	21.63 AC.	DEVELOPABLE AREA	13.30 AC.
TRACTS	0.47 AC.	TRACTS	0.71 AC.
LOTS	14.78 AC.	LOTS	9.22 AC.
NUMBER OF UNITS	147	NUMBER OF UNITS	99
DENSITY	9.94 Units/AC.	DENSITY	10.74 UNITS/AC.
LARGEST	9,264 S.F.	LARGEST	4,686 S.F.
SMALLEST	3,150 S.F.	SMALLEST	3,500 S.F.
AVERAGE	4,380 S.F.	AVERAGE	4,057 S.F.

PHASE 2		PHASE 5	
TOTAL AREA	12.40 AC.	TOTAL AREA	13.41 AC.
DEVELOPABLE AREA	12.19 AC.	DEVELOPABLE AREA	13.41 AC.
TRACTS	0.27 AC.	TRACTS	0.80 AC.
LOTS	8.98 AC.	LOTS	9.45 AC.
NUMBER OF UNITS	94	NUMBER OF UNITS	101
DENSITY	10.47 UNITS/AC.	DENSITY	10.69 UNITS/AC.
LARGEST	7,202 S.F.	LARGEST	5,813 S.F.
SMALLEST	3,150 S.F.	SMALLEST	3,150 S.F.
AVERAGE	4,161 S.F.	AVERAGE	4,075 S.F.

PHASE 3		PHASE 6	
TOTAL AREA	18.79 AC.	TOTAL AREA	22.46 AC.
DEVELOPABLE AREA	18.75 AC.	DEVELOPABLE AREA	22.07 AC.
TRACTS	3.07 AC.	TRACTS	7.74 AC.
LOTS	9.61 AC.	LOTS	10.57 AC.
NUMBER OF UNITS	106	NUMBER OF UNITS	112
DENSITY	11.03 UNITS/AC.	DENSITY	10.60 UNITS/AC.
LARGEST	6,969 S.F.	LARGEST	8,633 S.F.
SMALLEST	3,150 S.F.	SMALLEST	3,150 S.F.
AVERAGE	3,948 S.F.	AVERAGE	4,101 S.F.

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

TENTATIVE PLAN COVER SHEET

EAST PARK ESTATES P.U.D.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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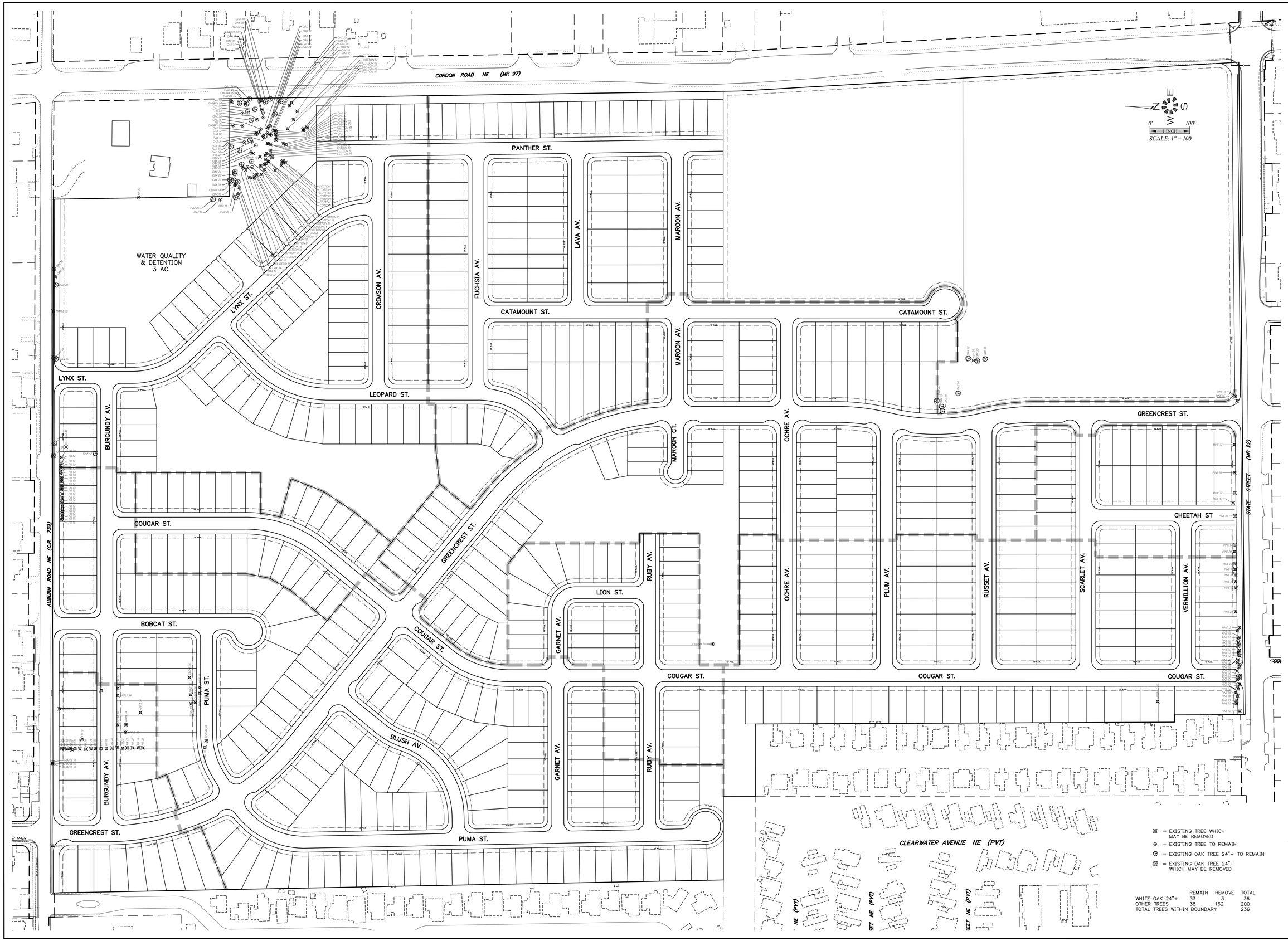
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P101



= EXISTING TREE WHICH MAY BE REMOVED

= EXISTING TREE TO REMAIN

= EXISTING OAK TREE 24"+ TO REMAIN

= EXISTING OAK TREE 24"+ WHICH MAY BE REMOVED

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"+	33	3	36
OTHER TREES	38	162	200
TOTAL TREES WITHIN BOUNDARY			236

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TENTATIVE PLAN
TREE CONSERVATION PLAN

EAST PARK ESTATES
P.U.D.

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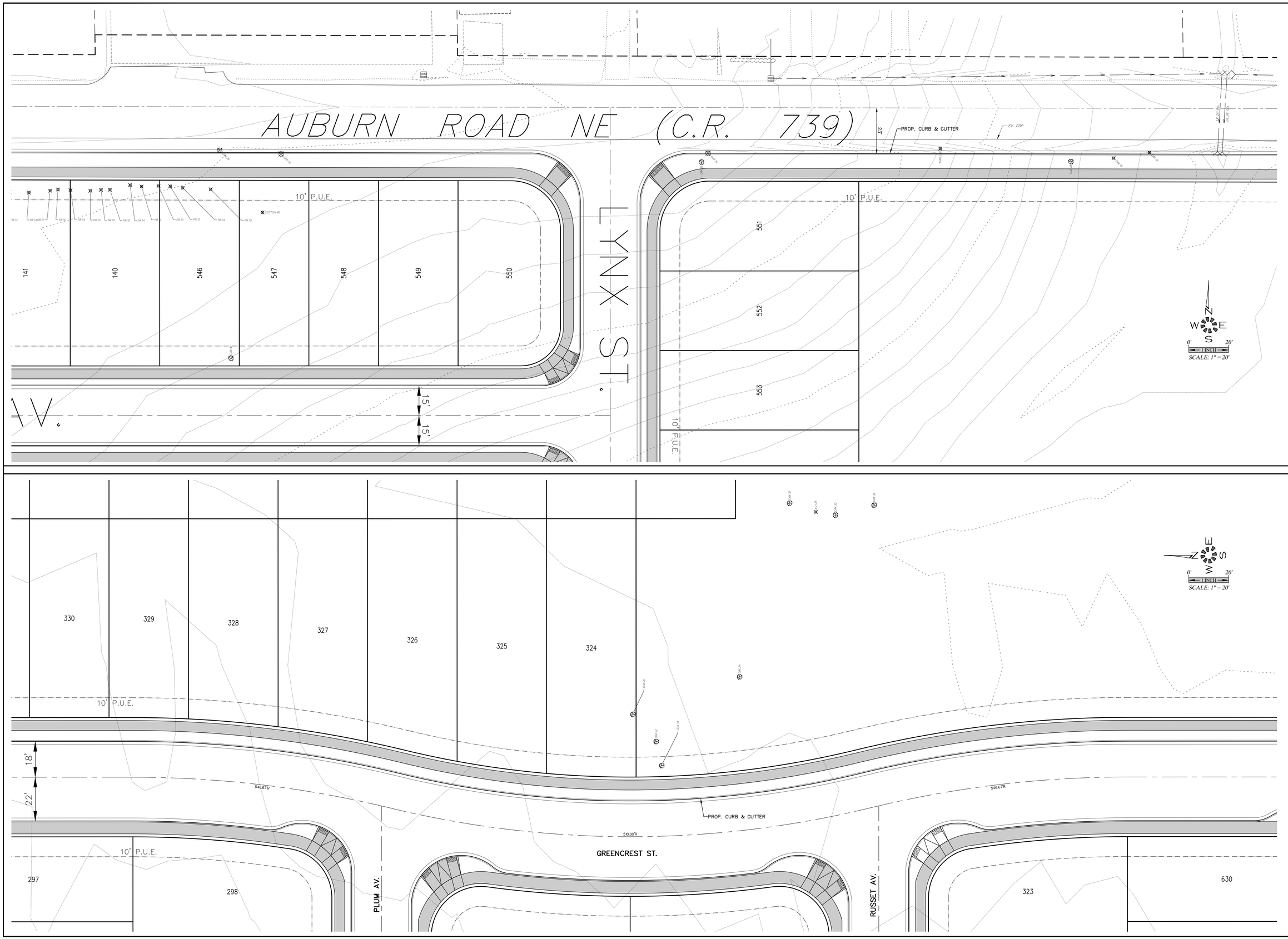
9654
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P500



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TENTATIVE PLAN
TREE CONSERVATION PLAN

EAST PARK ESTATES
P.U.D.

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6437p P501-TREE

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9654
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

JOB # 6437

P501

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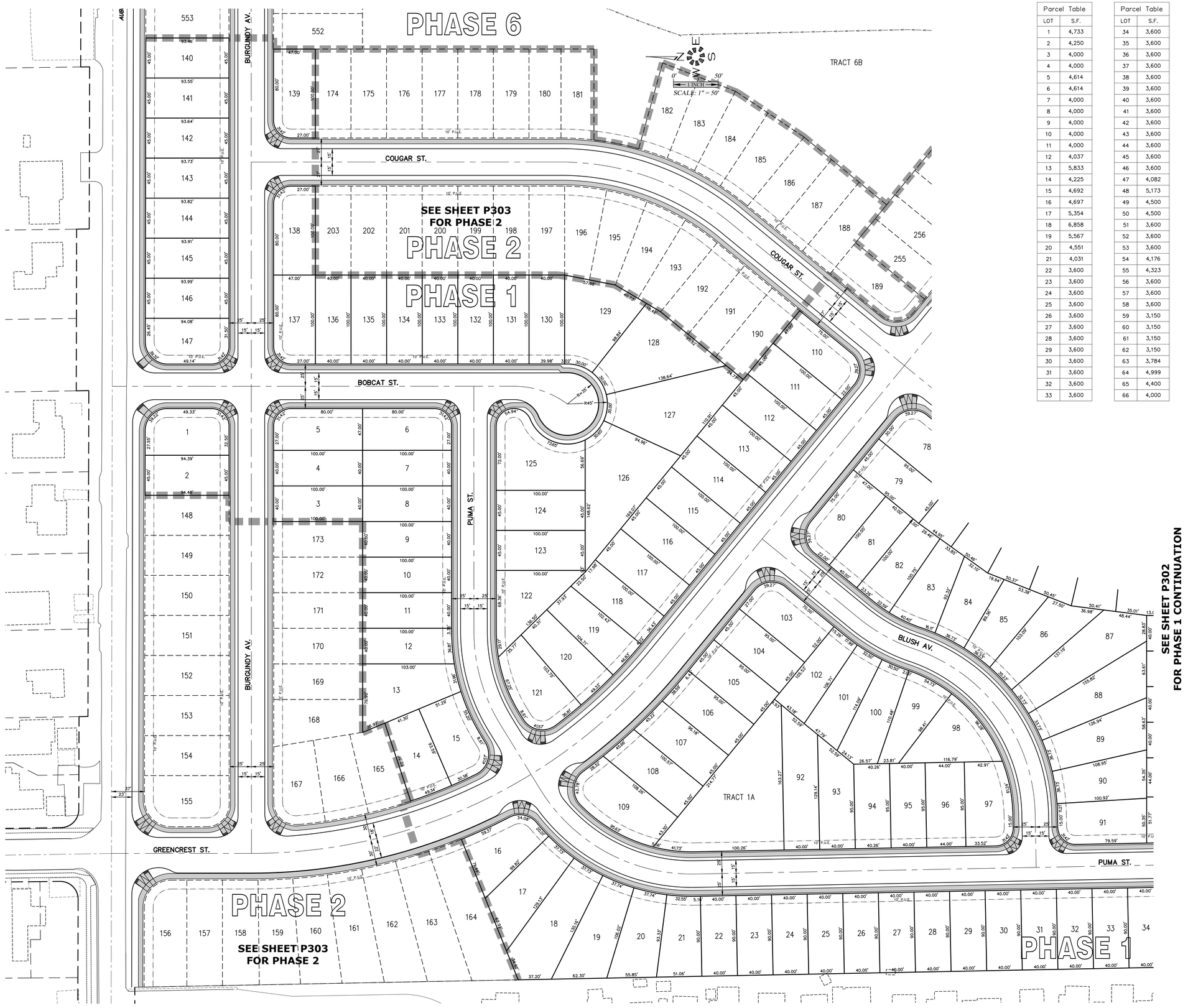

PHASE 1

Parcel Table	
LOT	S.F.
1	4,733
2	4,250
3	4,000
4	4,000
5	4,614
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7	4,000
8	4,000
9	4,000
10	4,000
11	4,000
12	4,037
13	5,833
14	4,225
15	4,692
16	4,697
17	5,354
18	6,858
19	5,567
20	4,551
21	4,031
22	3,600
23	3,600
24	3,600
25	3,600
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28	3,600
29	3,600
30	3,600
31	3,600
32	3,600
33	3,600

Parcel Table	
LOT	S.F.
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35	3,600
36	3,600
37	3,600
38	3,600
39	3,600
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66	4,000

Parcel Table	
LOT	S.F.
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68	4,000
69	4,000
70	4,614
71	4,000
72	4,249
73	4,312
74	4,285
75	4,285
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77	4,137
78	5,091
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80	4,566
81	4,000
82	4,190
83	4,360
84	3,893
85	4,202
86	5,223
87	7,193
88	6,343
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90	4,713
91	4,746
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99	3,964

Parcel Table	
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103	4,806
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105	4,275
106	4,290
107	4,415
108	4,686
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110	4,566
111	4,500
112	4,500
113	4,500
114	4,500
115	4,500
116	4,500
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129	6,419
130	3,999
131	4,000
132	4,000

Parcel Table	
LOT	S.F.
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135	4,000
136	4,000
137	4,614
138	4,614
139	4,614
140	4,208
141	4,212
142	4,216
143	4,220
144	4,224
145	4,228
146	4,232
147	4,627

Parcel Table	
TRACT	S.F.
TRACT 1A	13,433
TRACT 1B	7,031

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TENTATIVE SITE PLAN
PHASE 1

EAST PARK ESTATES
P.U.D.

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6437p P301-SITE

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Date: NOV. 2018
Scale: AS SHOWN

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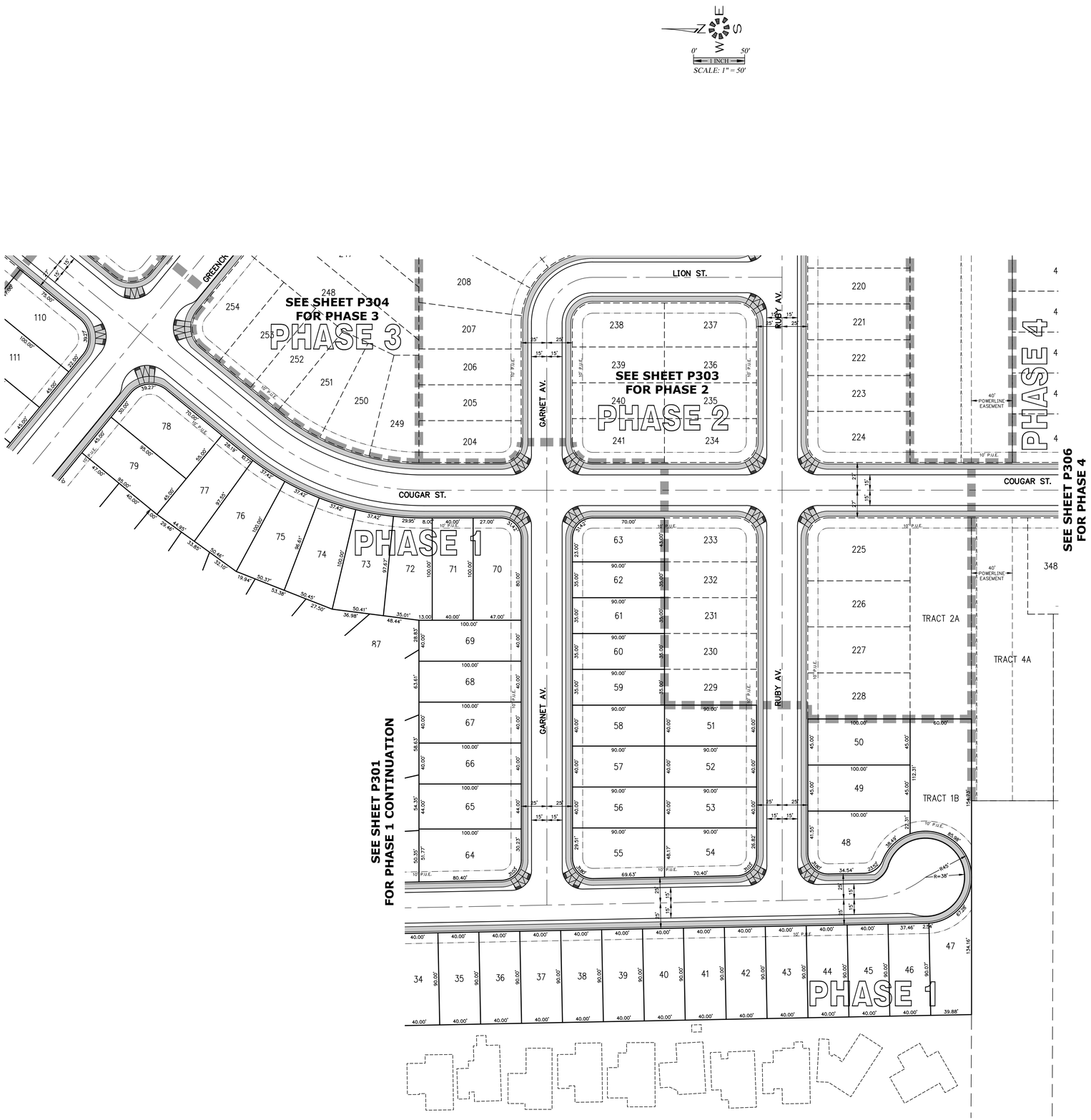
OREGON
JUL. 24, 1986
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P301



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95	3,800
96	4,180
97	4,789
98	4,921
99	3,964

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113	4,500
114	4,500
115	4,500
116	4,500
117	4,500
118	4,077
119	4,396
120	4,683
121	5,281
122	5,058
123	4,500
124	4,500
125	6,939
126	9,264
127	8,645
128	7,626
129	6,419
130	3,999
131	4,000
132	4,000

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LOT	S.F.
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146	4,232
147	4,627

Parcel Table	
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TENTATIVE SITE PLAN
PHASE 1

EAST PARK ESTATES
P.U.D.

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6437D P302-SITE

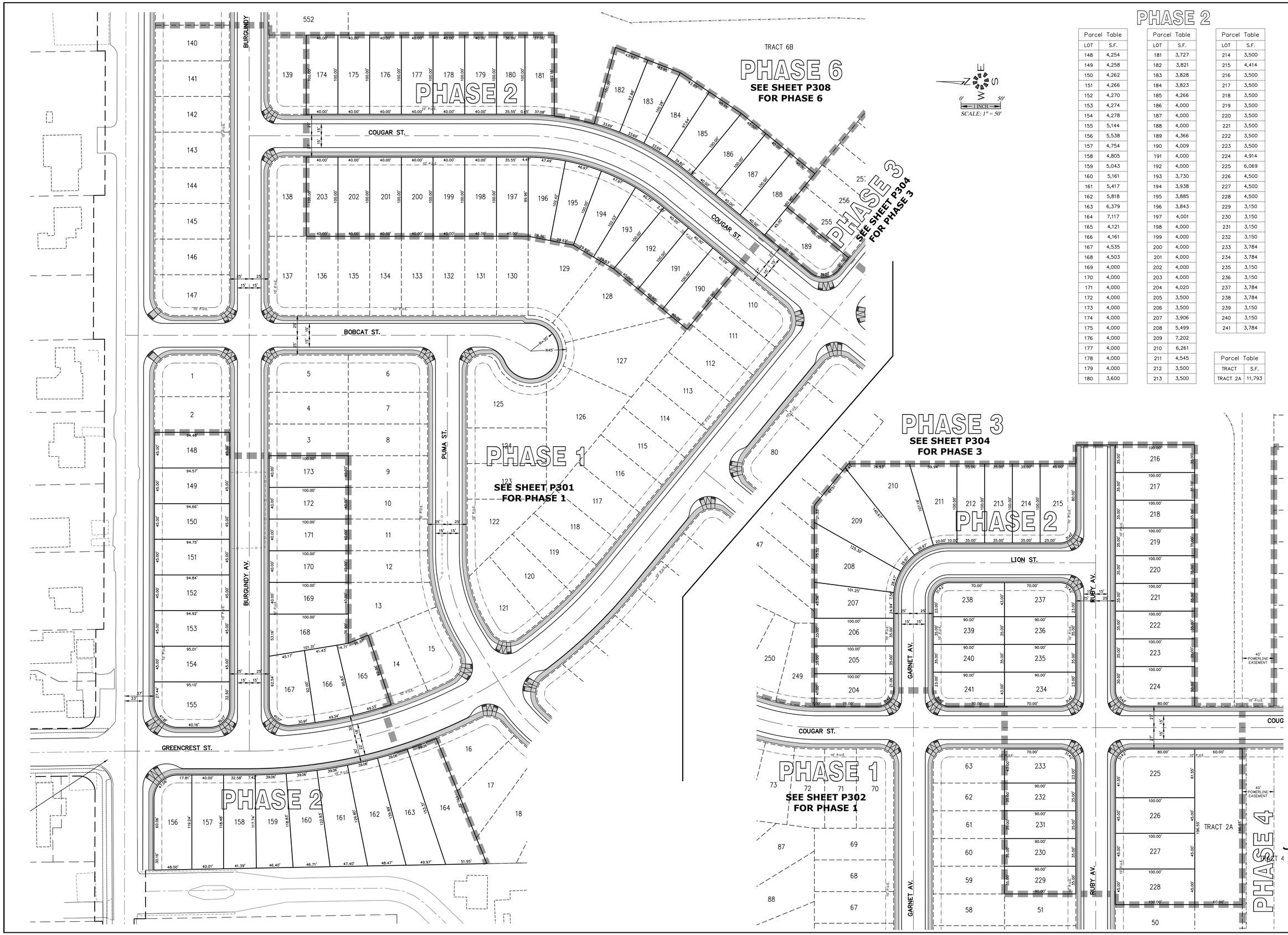
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P302



PHASE 2

Parcel Table	
LOT	S.F.
148	4,254
149	4,258
150	4,262
151	4,266
152	4,270
153	4,274
154	4,278
155	5,144
156	5,538
157	4,754
158	4,805
159	5,043
160	5,161
161	5,417
162	5,818
163	6,379
164	7,117
165	4,121
166	4,161
167	4,535
168	4,503
169	4,000
170	4,000
171	4,000
172	4,000
173	4,000
174	4,000
175	4,000
176	4,000
177	4,000
178	4,000
179	4,000
180	3,600

Parcel Table	
LOT	S.F.
181	3,727
182	3,821
183	3,828
184	3,823
185	4,266
186	4,000
187	4,000
188	4,000
189	4,366
190	4,009
191	4,000
192	4,000
193	3,730
194	3,938
195	3,885
196	3,843
197	4,001
198	4,000
199	4,000
200	4,000
201	4,000
202	4,000
203	4,000
204	4,020
205	3,500
206	3,500
207	3,906
208	5,499
209	7,202
210	6,261
211	4,545
212	3,500
213	3,500

Parcel Table	
LOT	S.F.
214	3,500
215	4,414
216	3,500
217	3,500
218	3,500
219	3,500
220	3,500
221	3,500
222	3,500
223	3,500
224	4,914
225	6,069
226	4,500
227	4,500
228	4,500
229	3,150
230	3,150
231	3,150
232	3,150
233	3,784
234	3,784
235	3,150
236	3,150
237	3,784
238	3,784
239	3,150
240	3,150
241	3,784

Parcel Table	
TRACT	S.F.
TRACT 2A	11,793

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TENTATIVE SITE PLAN
PHASE 2

EAST PARK ESTATES
P.U.D.

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

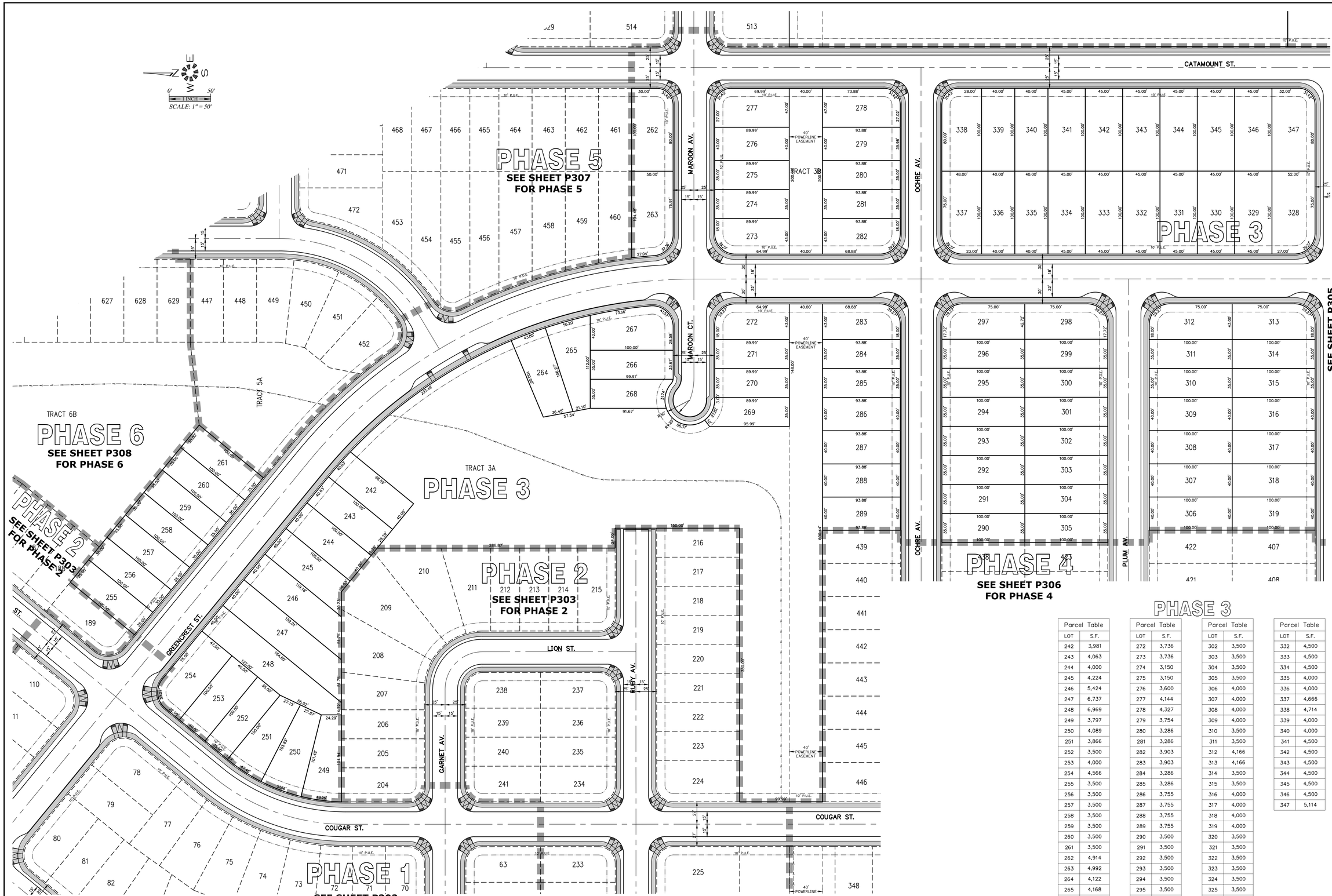
6437p P303-SITE

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

JOB # 6437

P303



Parcel Table	
LOT	S.F.
242	3,981
243	4,063
244	4,000
245	4,224
246	5,424
247	6,737
248	6,969
249	3,797
250	4,089
251	3,866
252	3,500
253	4,000
254	4,566
255	3,500
256	3,500
257	3,500
258	3,500
259	3,500
260	3,500
261	3,500
262	4,914
263	4,992
264	4,122
265	4,168
266	3,500
267	4,857
268	3,250
269	3,308
270	3,150
271	3,150

PHASE 3

Parcel Table	
LOT	S.F.
272	3,736
273	3,736
274	3,150
275	3,150
276	3,600
277	4,144
278	4,327
279	3,754
280	3,286
281	3,286
282	3,903
283	3,903
284	3,286
285	3,286
286	3,755
287	3,755
288	3,755
289	3,755
290	3,500
291	3,500
292	3,500
293	3,500
294	3,500
295	3,500
296	3,500
297	4,138
298	4,138
299	3,500
300	3,500
301	3,500

Parcel Table	
LOT	S.F.
302	3,500
303	3,500
304	3,500
305	3,500
306	4,000
307	4,000
308	4,000
309	4,000
310	3,500
311	3,500
312	4,166
313	4,166
314	3,500
315	3,500
316	4,000
317	4,000
318	4,000
319	4,000
320	3,500
321	3,500
322	3,500
323	3,500
324	3,500
325	3,500
326	3,500
327	4,138
328	5,066
329	4,500
330	4,500
331	4,500

Parcel Table	
LOT	S.F.
332	4,500
333	4,500
334	4,500
335	4,000
336	4,000
337	4,666
338	4,714
339	4,000
340	4,000
341	4,500
342	4,500
343	4,500
344	4,500
345	4,500
346	4,500
347	5,114

Parcel Table	
TRACT	S.F.
TRACT 3A	125,545
TRACT 3B	8,000

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TENTATIVE SITE PLAN
PHASE 3

EAST PARK ESTATES
P.U.D.

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6437p P304-SITE

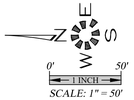
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P304



PHASE 3

Parcel Table	
LOT	S.F.
242	3,981
243	4,063
244	4,000
245	4,224
246	5,424
247	6,737
248	6,969
249	3,797
250	4,089
251	3,866
252	3,500
253	4,000
254	4,566
255	3,500
256	3,500
257	3,500
258	3,500
259	3,500
260	3,500
261	3,500
262	4,914
263	4,992
264	4,122
265	4,168
266	3,500
267	4,857
268	3,250
269	3,308
270	3,150
271	3,150

Parcel Table	
LOT	S.F.
272	3,736
273	3,736
274	3,150
275	3,150
276	3,600
277	4,144
278	4,327
279	3,754
280	3,286
281	3,286
282	3,903
283	3,903
284	3,286
285	3,286
286	3,755
287	3,755
288	3,755
289	3,755
290	3,500
291	3,500
292	3,500
293	3,500
294	3,500
295	3,500
296	3,500
297	4,138
298	4,138
299	3,500
300	3,500
301	3,500

Parcel Table	
LOT	S.F.
302	3,500
303	3,500
304	3,500
305	3,500
306	4,000
307	4,000
308	4,000
309	4,000
310	3,500
311	3,500
312	4,166
313	4,166
314	3,500
315	3,500
316	4,000
317	4,000
318	4,000
319	4,000
320	3,500
321	3,500
322	3,500
323	3,500
324	3,500
325	3,500
326	3,500
327	4,138
328	5,066
329	4,500
330	4,500
331	4,500

Parcel Table	
LOT	S.F.
332	4,500
333	4,500
334	4,500
335	4,000
336	4,000
337	4,666
338	4,714
339	4,000
340	4,000
341	4,500
342	4,500
343	4,500
344	4,500
345	4,500
346	4,500
347	5,114

Parcel Table	
TRACT	S.F.
TRACT 3A	125,545
TRACT 3B	8,000

PHASE 6

Parcel Table	
LOT	S.F.
548	3,694
549	4,000
550	4,000
551	4,000
552	4,000
553	4,204
554	4,200
555	4,196
556	4,192
557	4,573
558	4,375
559	4,000
560	4,000
561	4,500
562	3,984
563	4,000
564	4,000
565	4,000
566	4,000
567	4,000
568	4,000
569	4,000
570	4,000
571	4,000
572	4,000
573	8,633
574	5,111
575	4,399
576	4,800
577	3,210

Parcel Table	
LOT	S.F.
578	3,150
579	3,150
580	3,150
581	3,150
582	3,150
583	3,150
584	3,150
585	5,590
586	4,500
587	4,500
588	4,500
589	4,500
590	4,500
591	4,500
592	4,500
593	4,500
594	4,500
595	4,500
596	5,543
597	4,414
598	3,500
599	3,500
600	4,000
601	3,500
602	3,500
603	3,500
604	4,000
605	4,500
606	5,589
607	6,337

Parcel Table	
LOT	S.F.
608	3,500
609	3,500
610	3,500
611	3,500
612	3,500
613	4,414
614	4,566
615	3,500
616	3,983
617	3,918
618	3,915
619	3,913
620	3,913
621	3,916
622	3,922
623	4,001
624	4,000
625	4,000
626	4,000
627	4,000
628	4,000
629	4,000
630	4,138
631	3,500
632	3,500
633	3,500
634	3,500
635	3,500
636	3,500
637	3,500

Parcel Table	
LOT	S.F.
638	3,489
639	4,415
640	4,415
641	3,489
642	3,590
643	4,514
644	5,077
645	4,500
646	4,500
647	4,000
648	4,000
649	4,000
650	4,500
651	4,444
652	4,396
653	4,500
654	4,000
655	4,000
656	4,000
657	4,500
658	4,500
659	4,795

Parcel Table	
TRACT	S.F.
TRACT 6A	181,785
TRACT 6B	132,752
TRACT 6C	22,804

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TENTATIVE SITE PLAN
PHASES 3 & 6 (SOUTH)

EAST PARK ESTATES
P.U.D.

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6437p P305-SITE

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P305

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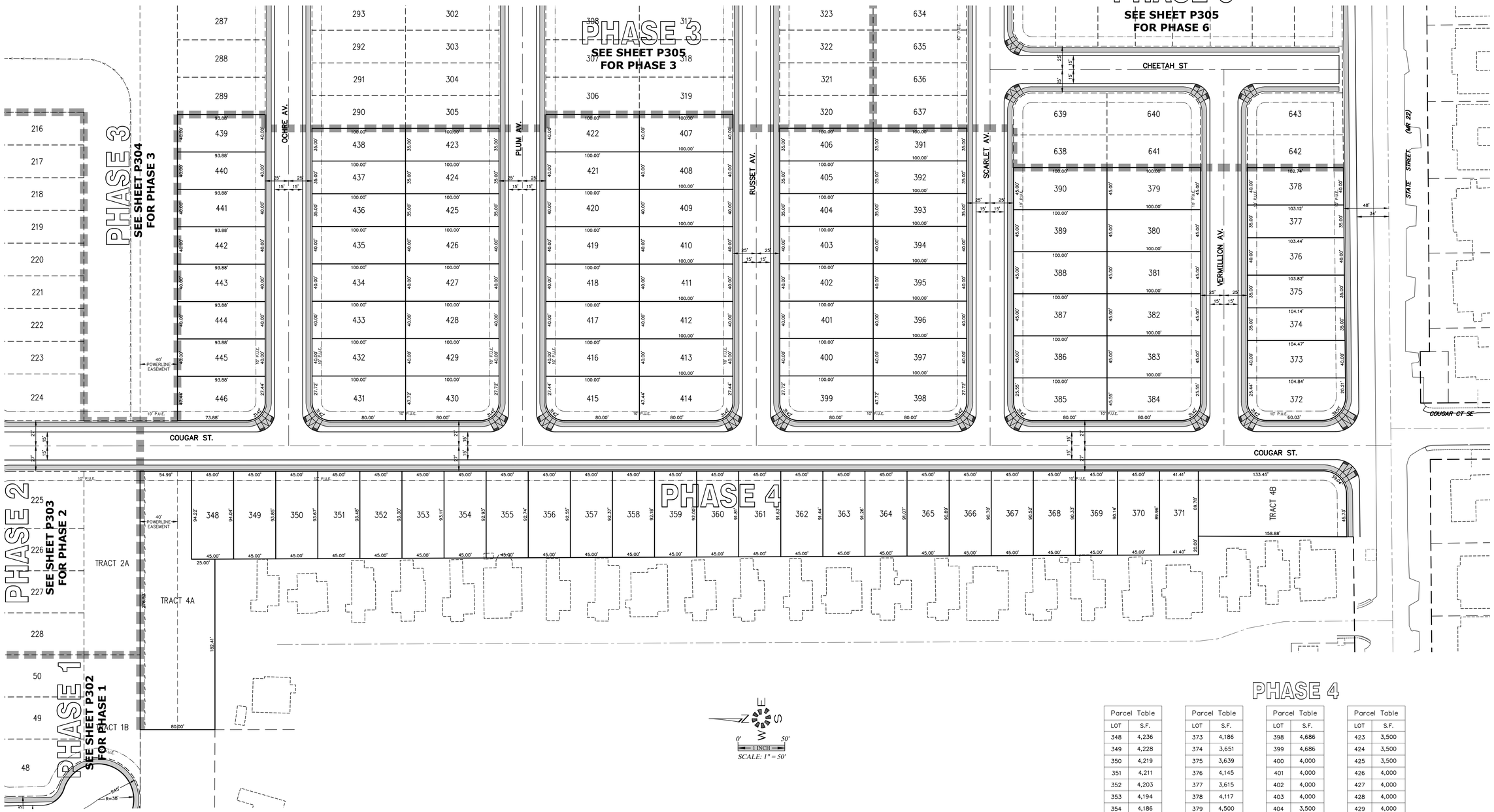

PHASE 4

Parcel Table	
LOT	S.F.
348	4,236
349	4,228
350	4,219
351	4,211
352	4,203
353	4,194
354	4,186
355	4,177
356	4,169
357	4,161
358	4,152
359	4,144
360	4,136
361	4,127
362	4,119
363	4,111
364	4,102
365	4,094
366	4,086
367	4,077
368	4,069
369	4,061
370	4,052
371	3,722
372	4,551

Parcel Table	
LOT	S.F.
373	4,186
374	3,651
375	3,639
376	4,145
377	3,615
378	4,117
379	4,500
380	4,500
381	4,500
382	4,500
383	4,500
384	4,469
385	4,469
386	4,500
387	4,500
388	4,500
389	4,500
390	4,500
391	3,500
392	3,500
393	3,500
394	4,000
395	4,000
396	4,000
397	4,000

Parcel Table	
LOT	S.F.
398	4,686
399	4,686
400	4,000
401	4,000
402	4,000
403	4,000
404	3,500
405	3,500
406	3,500
407	4,000
408	4,000
409	4,000
410	4,000
411	4,000
412	4,000
413	4,000
414	4,659
415	4,659
416	4,000
417	4,000
418	4,000
419	4,000
420	4,000
421	4,000
422	4,000

Parcel Table	
LOT	S.F.
423	3,500
424	3,500
425	3,500
426	4,000
427	4,000
428	4,000
429	4,000
430	4,686
431	4,686
432	4,000
433	4,000
434	4,000
435	4,000
436	3,500
437	3,500
438	3,500
439	3,755
440	3,755
441	3,755
442	3,755
443	3,755
444	3,755
445	3,755
446	4,368

Parcel Table	
TRACT	S.F.
TRACT 4A	19,768
TRACT 4B	10,990

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TENTATIVE SITE PLAN
PHASE 4

EAST PARK ESTATES
P.U.D.

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6437P P306-SITE

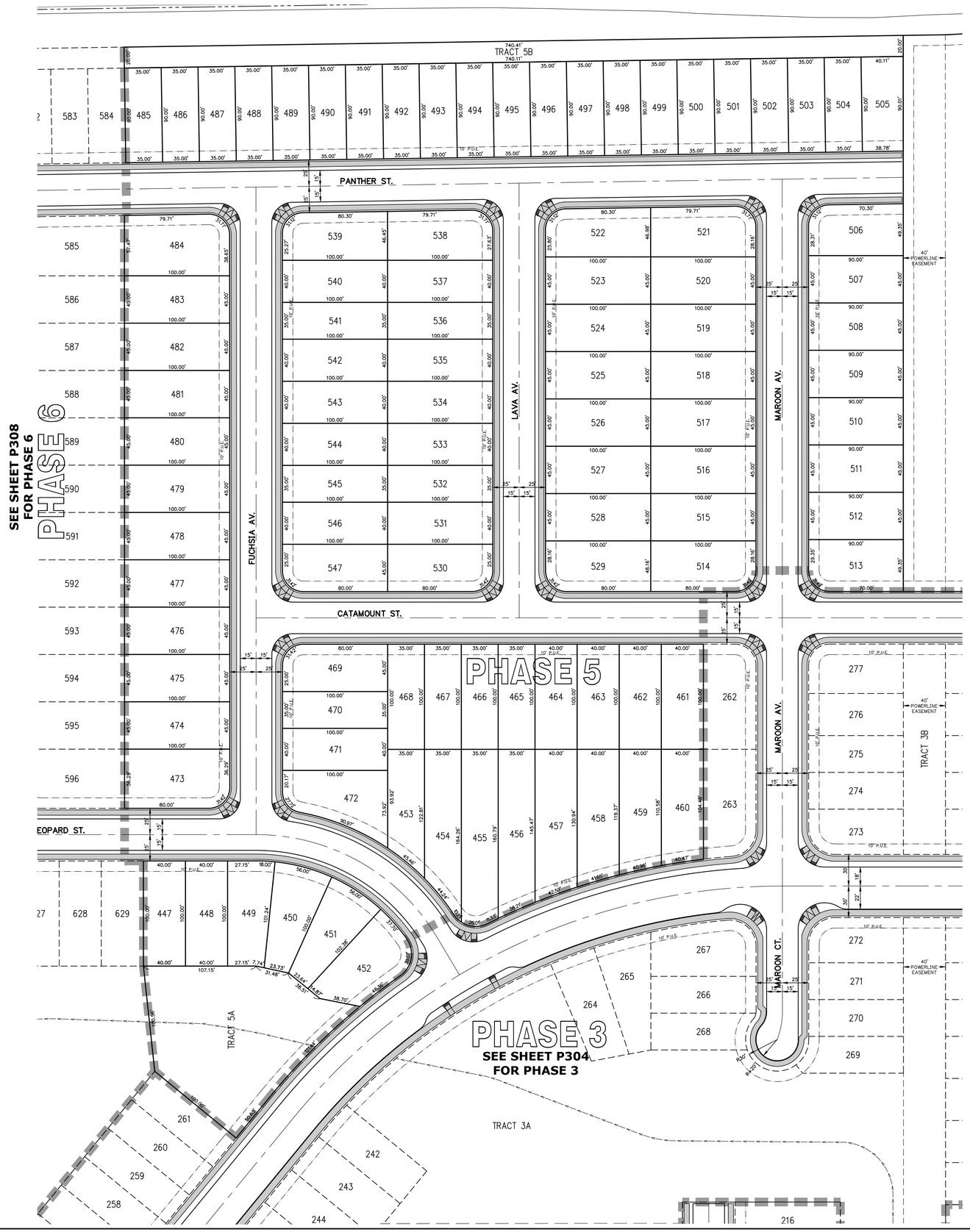
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

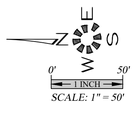
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P306





PHASE 5

Parcel Table	
LOT	S.F.
447	4,000
448	4,000
449	4,005
450	4,030
451	4,043
452	4,773
453	3,758
454	5,019
455	5,813
456	5,352
457	5,518
458	4,997
459	4,590
460	4,293
461	4,000
462	4,000
463	4,000
464	4,000
465	3,500
466	3,500
467	3,500
468	3,500
469	4,414
470	3,500
471	4,000
472	5,053
473	5,543
474	4,500
475	4,500
476	4,500

Parcel Table	
LOT	S.F.
477	4,500
478	4,500
479	4,500
480	4,500
481	4,500
482	4,500
483	4,500
484	5,732
485	3,150
486	3,150
487	3,150
488	3,150
489	3,150
490	3,150
491	3,150
492	3,150
493	3,150
494	3,150
495	3,150
496	3,150
497	3,150
498	3,150
499	3,150
500	3,150
501	3,150
502	3,150
503	3,150
504	3,150
505	3,550
506	4,298

Parcel Table	
LOT	S.F.
507	4,050
508	4,050
509	4,050
510	4,050
511	4,050
512	4,050
513	4,355
514	4,730
515	4,500
516	4,500
517	4,500
518	4,500
519	4,500
520	4,500
521	4,683
522	4,541
523	4,500
524	4,500
525	4,500
526	4,500
527	4,500
528	4,500
529	4,730
530	4,414
531	4,000
532	3,500
533	4,000
534	4,000
535	4,000
536	3,500

Parcel Table	
LOT	S.F.
537	4,000
538	4,630
539	4,488
540	4,000
541	3,500
542	4,000
543	4,000
544	4,000
545	3,500
546	4,000
547	4,414

Parcel Table	
TRACT	S.F.
TRACT 5A	20,089
TRACT 5B	14,805

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TENTATIVE SITE PLAN
PHASE 5

EAST PARK ESTATES
P.U.D.

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6437p P307-SITE

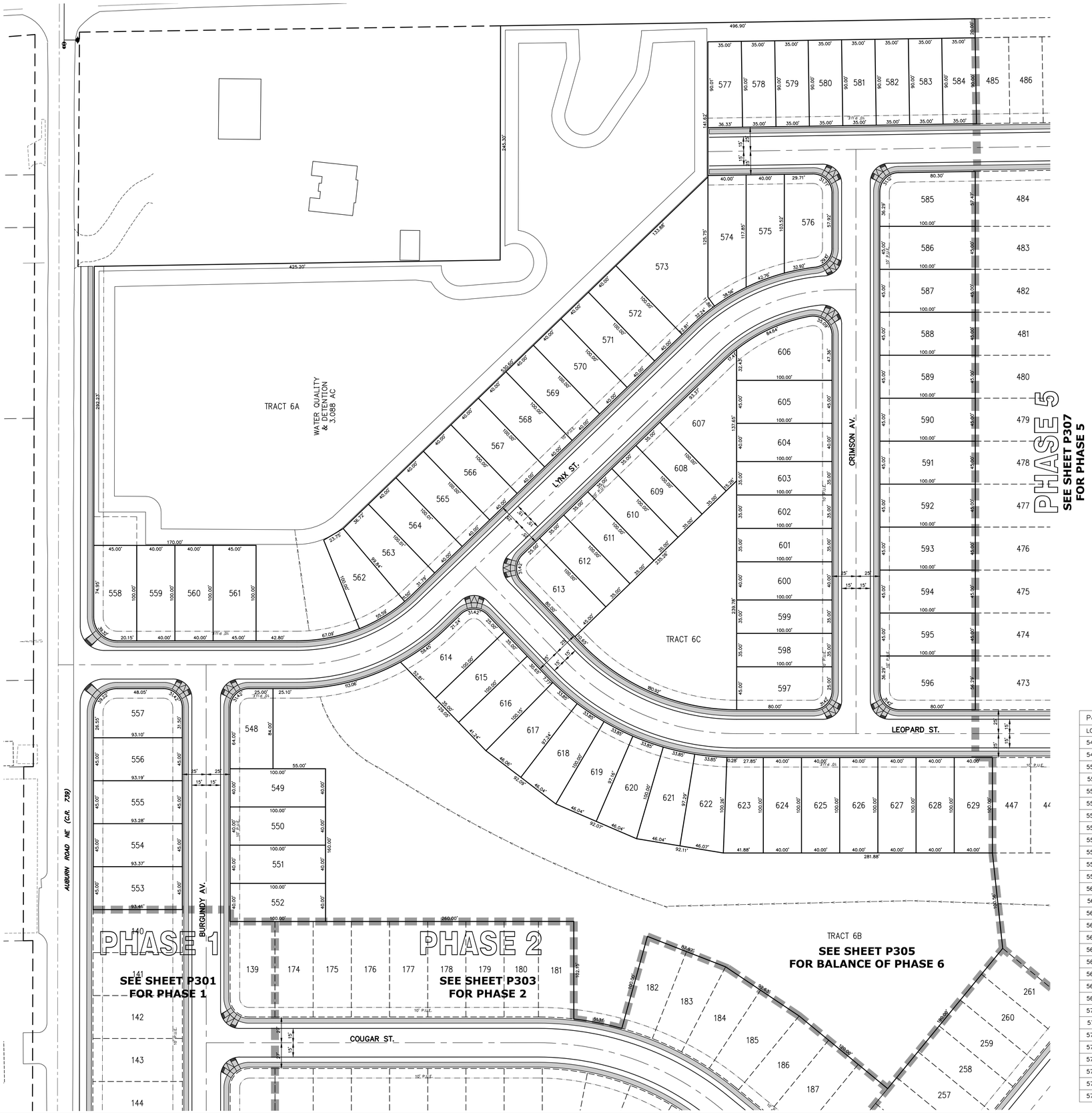
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P307



N W E S

0' 50'
1 INCH
SCALE: 1" = 50'

PHASE 6

Parcel Table	
LOT	S.F.
548	3,694
549	4,000
550	4,000
551	4,000
552	4,000
553	4,204
554	4,200
555	4,196
556	4,192
557	4,573
558	4,375
559	4,000
560	4,000
561	4,500
562	3,984
563	4,000
564	4,000
565	4,000
566	4,000
567	4,000
568	4,000
569	4,000
570	4,000
571	4,000
572	4,000
573	8,633
574	5,111
575	4,399
576	4,800
577	3,210

Parcel Table	
LOT	S.F.
578	3,150
579	3,150
580	3,150
581	3,150
582	3,150
583	3,150
584	3,150
585	5,590
586	4,500
587	4,500
588	4,500
589	4,500
590	4,500
591	4,500
592	4,500
593	4,500
594	4,500
595	4,500
596	5,543
597	4,414
598	3,500
599	3,500
600	4,000
601	3,500
602	3,500
603	3,500
604	4,000
605	4,500
606	5,589
607	6,337

Parcel Table	
LOT	S.F.
608	3,500
609	3,500
610	3,500
611	3,500
612	3,500
613	4,414
614	4,566
615	3,500
616	3,983
617	3,918
618	3,915
619	3,913
620	3,913
621	3,916
622	3,922
623	4,001
624	4,000
625	4,000
626	4,000
627	4,000
628	4,000
629	4,000
630	4,138
631	3,500
632	3,500
633	3,500
634	3,500
635	3,500
636	3,500
637	3,500

Parcel Table	
LOT	S.F.
638	3,489
639	4,415
640	4,415
641	3,489
642	3,590
643	4,514
644	5,077
645	4,500
646	4,500
647	4,000
648	4,000
649	4,000
650	4,500
651	4,444
652	4,396
653	4,500
654	4,000
655	4,000
656	4,000
657	4,500
658	4,500
659	4,795

Parcel Table	
TRACT	S.F.
TRACT 6A	181,785
TRACT 6B	132,752
TRACT 6C	22,804

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

TENTATIVE SITE PLAN PHASE 6 (NORTH)

EAST PARK ESTATES P.U.D.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6437p P308-SITE

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P308

J:\6400-6499\6437-EastParkEst\Dwg-118\PelimDwgs\6437p.dwg, P308-SITE, 6/25/2019 9:22:01 AM, DGuile

TOTAL PROJECT AREA: 122.68 AC.

TOTAL LOTS (659) AREA: 62.63 AC.

TOTAL OPEN SPACE:

CITY PARKS	7.51 AC.
OPEN SPACES	13.03 AC.
TOTAL	20.54 AC.

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TENTATIVE OPEN SPACE PLAN

EAST PARK ESTATES P.U.D.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6437P P102-OS

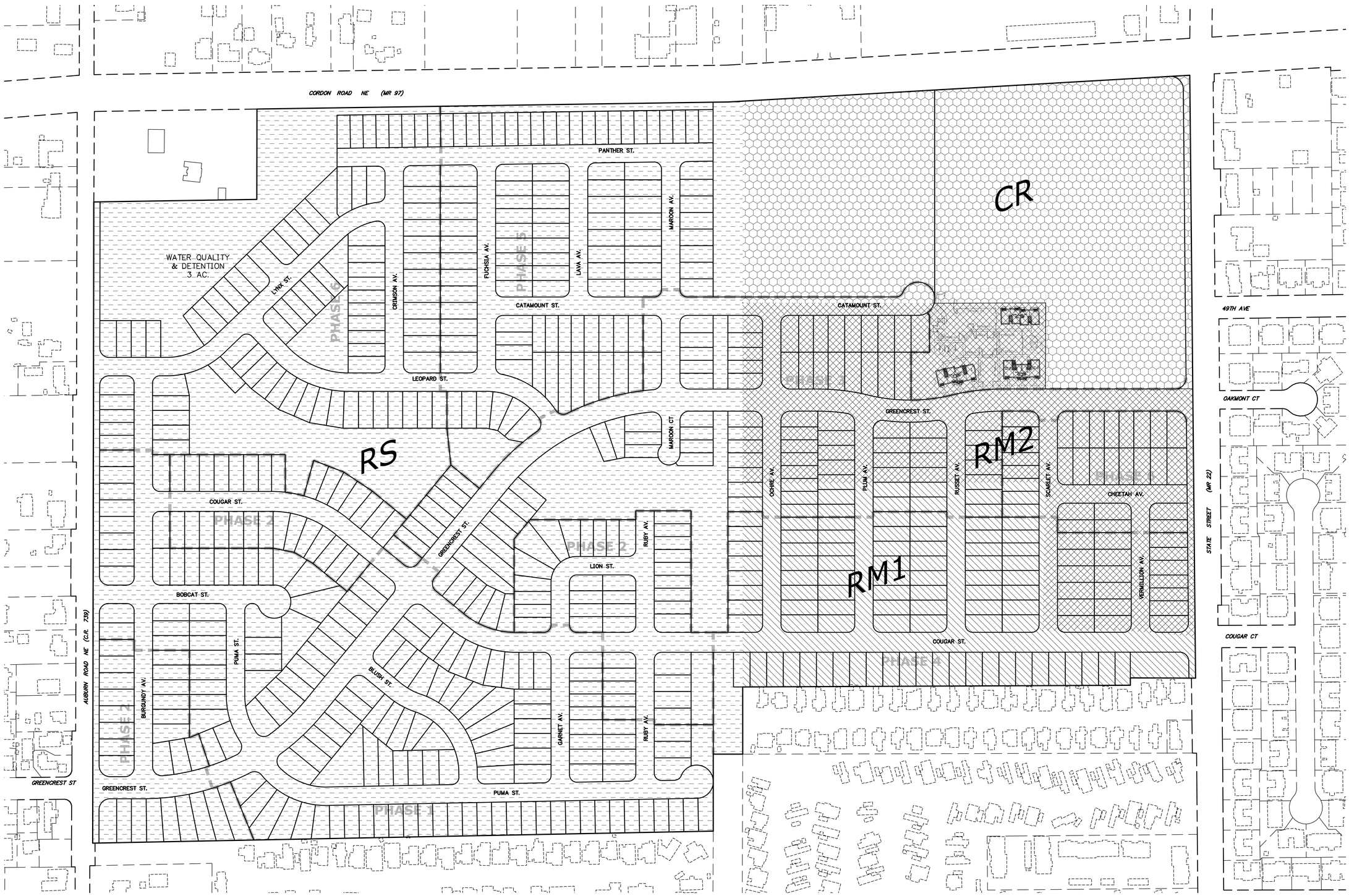
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1979
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

P102



NUMBER OF UNITS REQUIRED IN RM2 _ 97
NUMBER OF LOTS SHOWN _____ 98
NUMBER OF APARTMENTS SHOWN ____ 36

MULTI/TECH ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
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APARTMENT MAP

EAST PARK ESTATES P.U.D.

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6437p RM2-1

Design: M.D.G.
Drawn: D.G.G.
ProjMgr: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN
As-Built: ____

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 19, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

1 / 2

NUMBER OF UNITS REQUIRED IN RM2 _ 97
NUMBER OF LOTS SHOWN _____ 98
NUMBER OF APARTMENTS SHOWN ____ 36

MULTI/TECH
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APARTMENT MAP DETAIL

EAST PARK ESTATES P.U.D.

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

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NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6437D RM2-2

Design: M.D.G.
Drawn: D.G.G.
ProjMgr: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN
As-Built: ---- ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6437

2 / 2

J:\6400-6499\6437-EastParkEst\Dwg v18\Preliminary\6437p.dwg, RM2-2, 8/13/2019 12:26:37 PM, DGuile