



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Comprehensive Plan Change / Zone Change / Planning Unit Development / Subdivision / Class 2 Adjustment Case No. CPC-ZC-PUD-SUB-TCP19-08
AMANDA APPLICATION NO:	18-124473-ZO / 18-124474-ZO / 18-124468-LD / 18-124472-LD / 19-118029-ZO
HEARING INFORMATION:	<u>Planning Commission, Tuesday, September 17, 2109, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	255 Cordon Rd NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE, Salem OR / 97301
OWNER(S):	Jeremy Stephan, Michael Souza, Robert and Lila Grinbert, Jarrell and Tania Rysavy
APPLICANT / AGENT(S):	Mark Grenz, Multi-Tech Engineering, on behalf of, East Park, LLC (Randy Myers, Kiril, Ivanov)
DESCRIPTION OF REQUEST:	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).
CRITERIA TO BE CONSIDERED:	<u>Comprehensive Plan Change</u> Pursuant to SRC 64.025(e)(2), the greater the impact of the proposed Minor Plan Map Amendment, the greater the burden on an applicant to demonstrate that the criteria are satisfied. A Minor Plan Map Amendment may be made if it complies with the following: (A) The Minor Plan Map Amendment is justified based on the existence of one of the following: (i) Alteration in Circumstances. Social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate. (ii) Equally or Better Suited Designation. A demonstration that the proposed designation is equally or better suited for the property than the existing designation. (iii) Conflict Between Comprehensive Plan Map Designation and Zone Designation. A Minor Plan Map Amendment may be granted where there is a conflict between the Comprehensive Plan Map designation and the zoning of the property, and the zoning designation is a more appropriate designation for the property than the Comprehensive Plan Map designation. In determining

whether the zoning designation is the more appropriate designation, the following factors shall be considered:

- (aa) Whether there was a mistake in the application of a land use designation to the property;
 - (bb) Whether the physical characteristics of the property are better suited to the uses in zone as opposed to the uses permitted by the Comprehensive Plan Map designation;
 - (cc) Whether the property has been developed for uses that are incompatible with the Comprehensive Plan Map designation; and
 - (dd) Whether the Comprehensive Plan Map designation is compatible with the surrounding Comprehensive Plan Map designations.
- (B) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed plan map designation;
- (C) The proposed plan map designation provides for the logical urbanization of land;
- (D) The proposed land use designation is consistent with the Salem Area Comprehensive Plan and applicable Statewide planning goals and administrative rules adopted by the Department of Land Conservation and Development; and
- (E) The amendment is in the public interest and would be of general benefit.

ZONE CHANGE (Quasi-Judicial)

Pursuant to SRC 265.005(e), a *QUASI-JUDICIAL ZONE CHANGE* shall be granted if the following criteria are met:

1. A quasi-judicial zone change shall be granted if all of the following criteria are met:
 - A. The zone change is justified based on the existence of one or more of the following:
 - (i) A mistake in the application of a land use designation to the property;
 - (ii) A demonstration that there has been a change in the economic, demographic, or physical character of the vicinity such that the proposed zone would be compatible with the vicinity's development pattern; or
 - (iii) A demonstration that the proposed zone is equally or better suited for the property than the existing zone. A proposed zone is equally or better suited for the property than an existing zone if the physical characteristics of the property are appropriate for the proposed zone and the uses allowed by the proposed zone are logical with the surrounding land uses.
 - B. If the zone change is City-initiated, and the change is for other than City-owned property, the zone change is in the public interest and would be of general benefit.
 - C. The zone change complies with the applicable provisions of the Salem Area Comprehensive Plan.
 - D. The zone change complies with applicable Statewide Planning Goals and applicable administrative rules adopted by the Department of Land Conservation and Development.
 - E. If the zone change requires a comprehensive plan change from an industrial designation to a non-industrial designation, or a comprehensive plan change from a commercial or employment designation to any other designation, a demonstration that the proposed zone change is consistent with the most recent economic opportunities analysis and the parts of the Comprehensive Plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the Comprehensive Plan to address the proposed zone change; or include both the demonstration and an amendment to the Comprehensive Plan.
 - F. The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.
 - G. The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.
2. The greater the impact of the proposed zone change on the area, the greater the burden on the applicant to demonstrate that the criteria are satisfied.

SUBDIVISIONS

Pursuant to SRC 205.010(d), a tentative subdivision plan shall be approved if all of the following criteria are met:

- (1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:
 - (A) Lot standards, including, but not limited to, standards for lot area, lot width and

- depth, lot frontage and designation of front and rear lot lines.
- (B) City infrastructure standards.
 - (C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.
- (2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.
 - (3) Development within the tentative subdivision plan can be adequately served by City infrastructure.
 - (4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.
 - (5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
 - (6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.
 - (7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.
 - (8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.
 - (9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.
 - (10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

PLANNED UNIT DEVELOPMENT (PUD)

Pursuant to SRC 210.025(d), a Planned Unit Development (PUD) tentative plan shall be approved if the following criteria are met:

- (1) The PUD tentative plan conforms to the development standards of this Chapter.
- (2) The PUD tentative plan provides one or more of the following:
 - (A) Common open space that will be improved as a recreational amenity and that is appropriate to the scale and character of the PUD considering its size, density, and the number and types of dwellings proposed. Examples of recreational amenities include, but are not limited to, swimming pools, golf courses, ball courts, children's play areas, picnic and barbeque facilities, and community gardens;
 - (B) Common open space, which may be landscaped and/or left with natural tree cover, that is permanently set aside for the passive and/or active recreational use of the residents of the PUD and that is appropriate to the scale and character of the PUD considering its size, density, and the number and types of dwellings proposed. Examples of passive and/or active recreational use include, but are not limited to, community gardens, commons, and private parks;
 - (C) Common open space that will preserve significant natural or cultural features; or
 - (D) Unique or innovative design concepts that further specific identified goals and policies in the Salem Area Comprehensive Plan.
- (3) If a retail service area or a convenience service area is proposed, the area is designed to:
 - (A) Adequately provide for privacy and minimize excessive noise on adjacent uses;
 - (B) Provide for adequate and safe ingress and egress; and
 - (C) Minimize the impact of vehicular traffic on adjacent residential uses.

CLASS 2 ADJUSTMENT

Pursuant to SRC 250.005(d)(2), an application for a *CLASS 2 ADJUSTMENT* shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development; or
 - (ii) Equally or better met by the proposed development.
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

	(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
HEARING PROCEDURE:	The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court. Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.
CASE MANAGER:	Aaron Panko, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net.
NEIGHBORHOOD ORGANIZATION:	East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com.
DOCUMENTATION AND STAFF REPORT:	Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
NOTICE MAILING DATE:	August 28, 2019

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>

\\Allcity\amanda\AmandaForms\4430Type3-4HearingNotice.doc

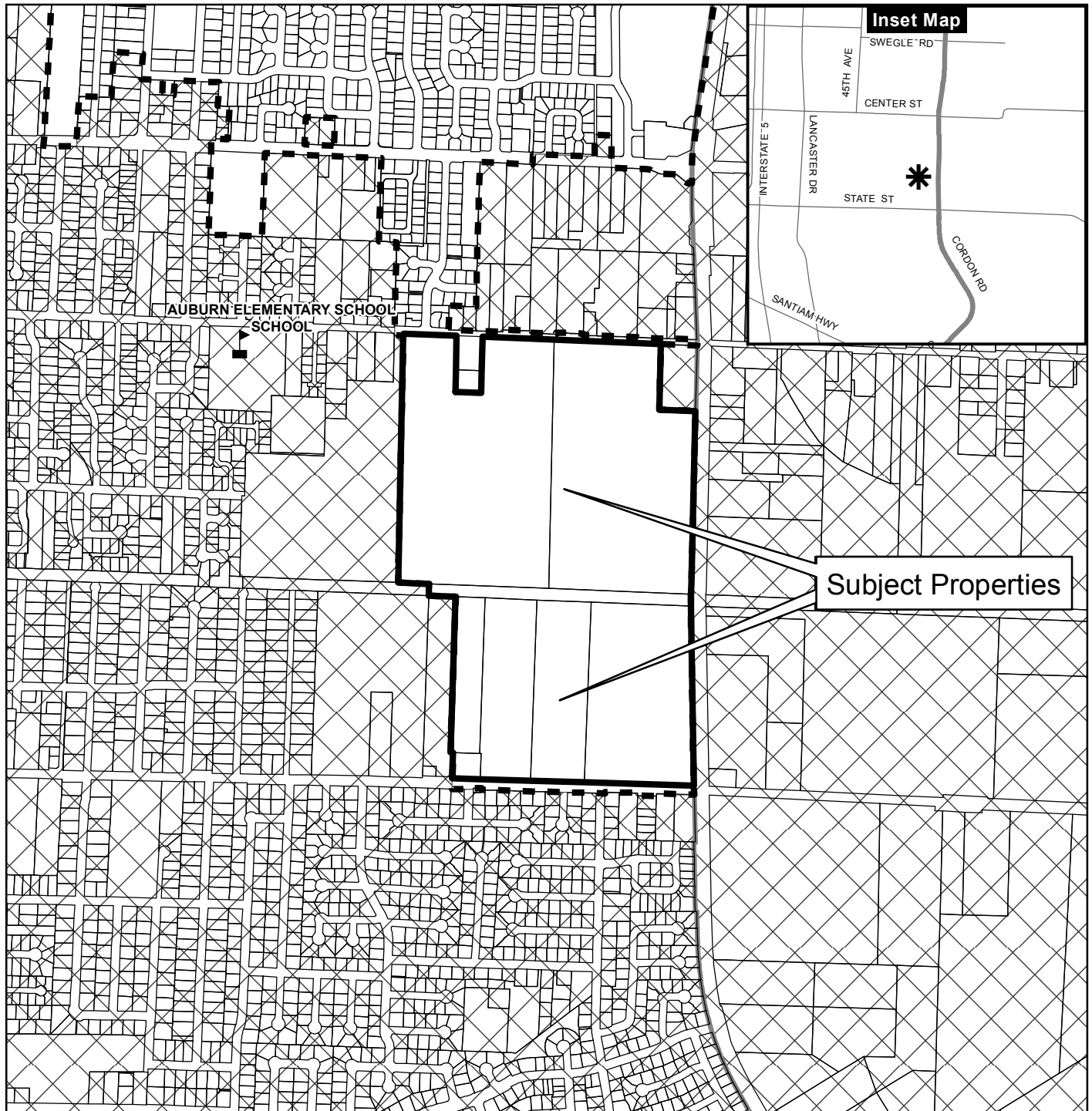
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development

Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

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

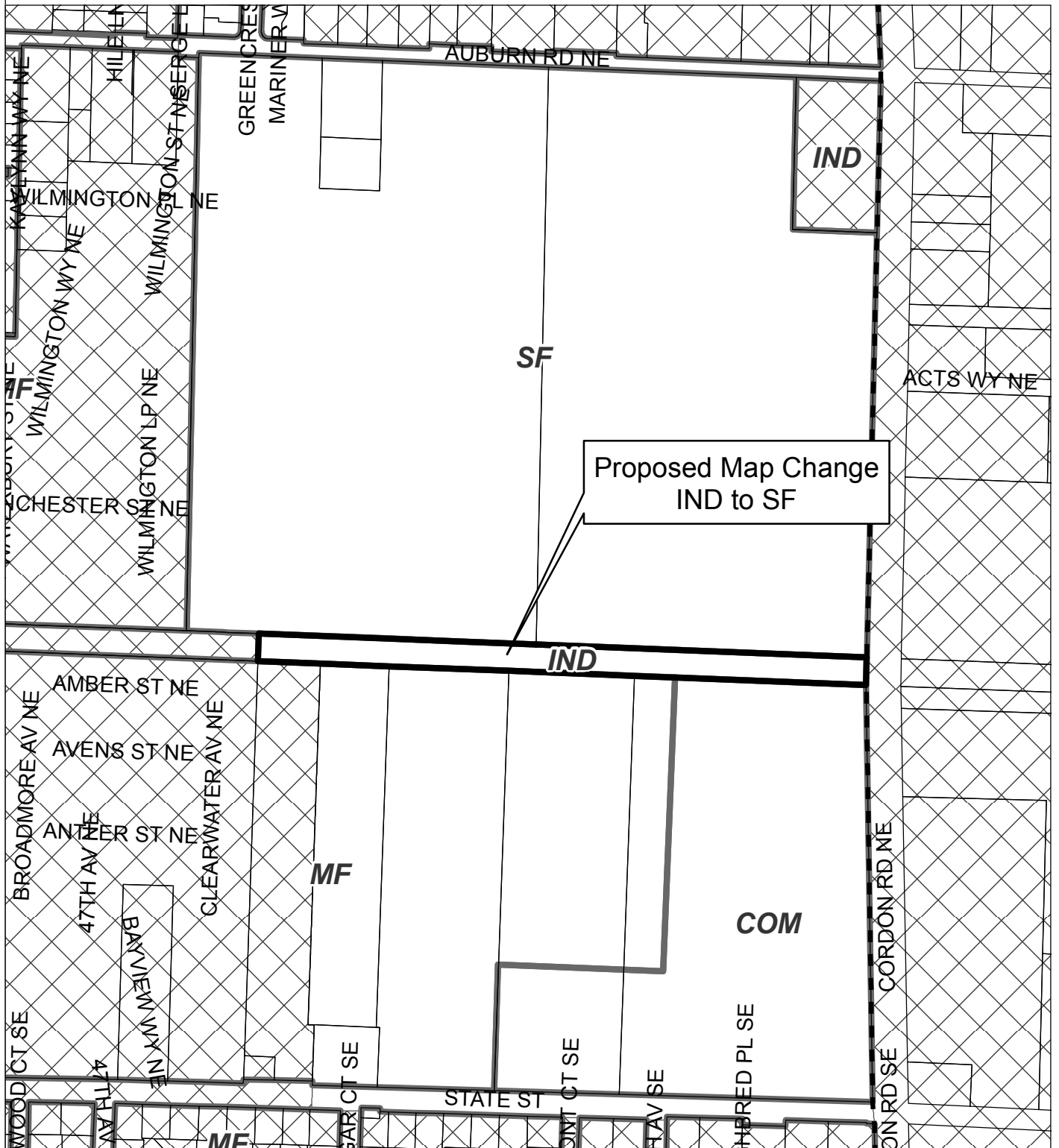
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Comprehensive Plan Map - East Park Estates



Legend

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

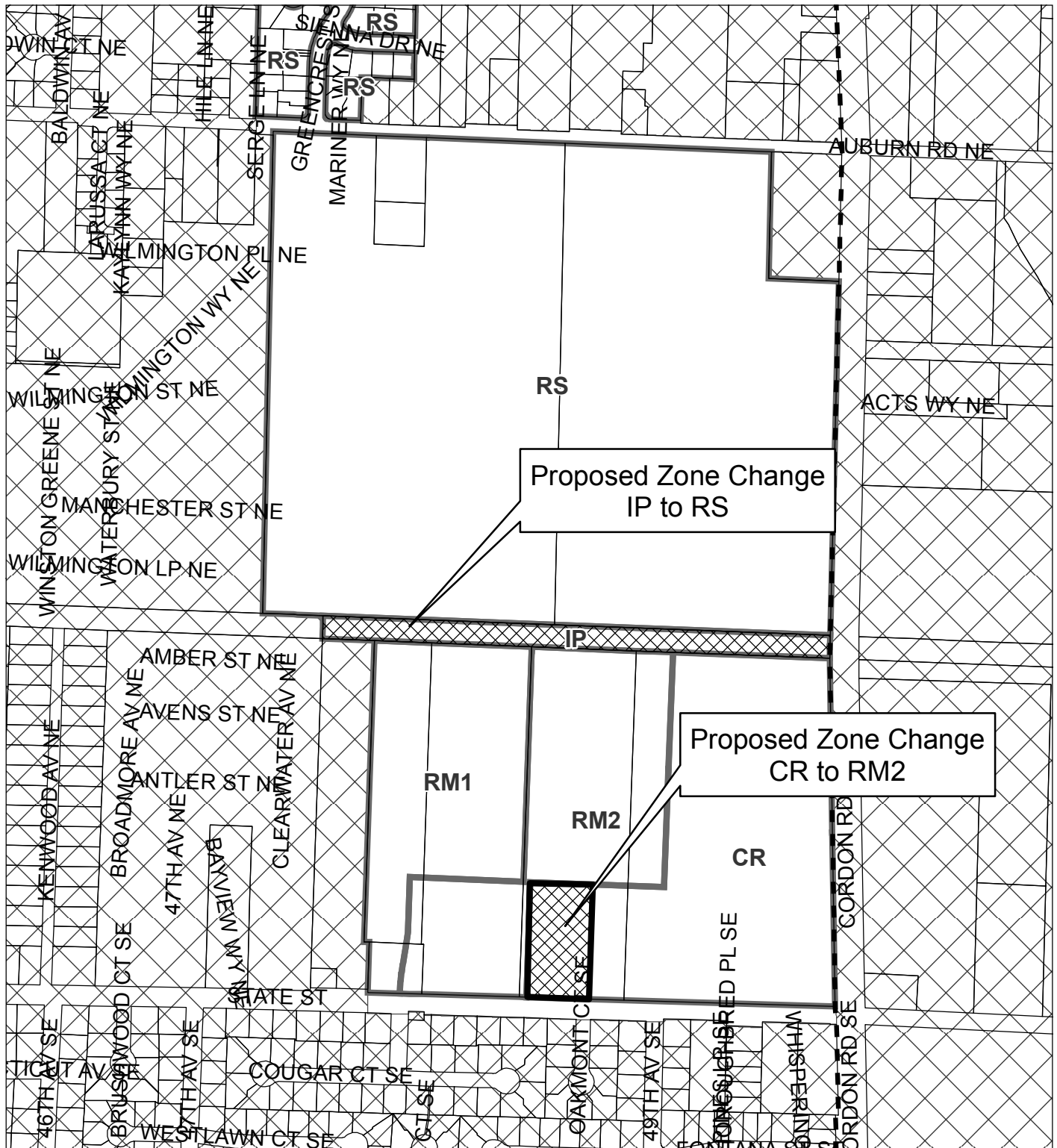
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 50 100 200 Feet



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

Vicinity Zoning - East Park Estates



Legend

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

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

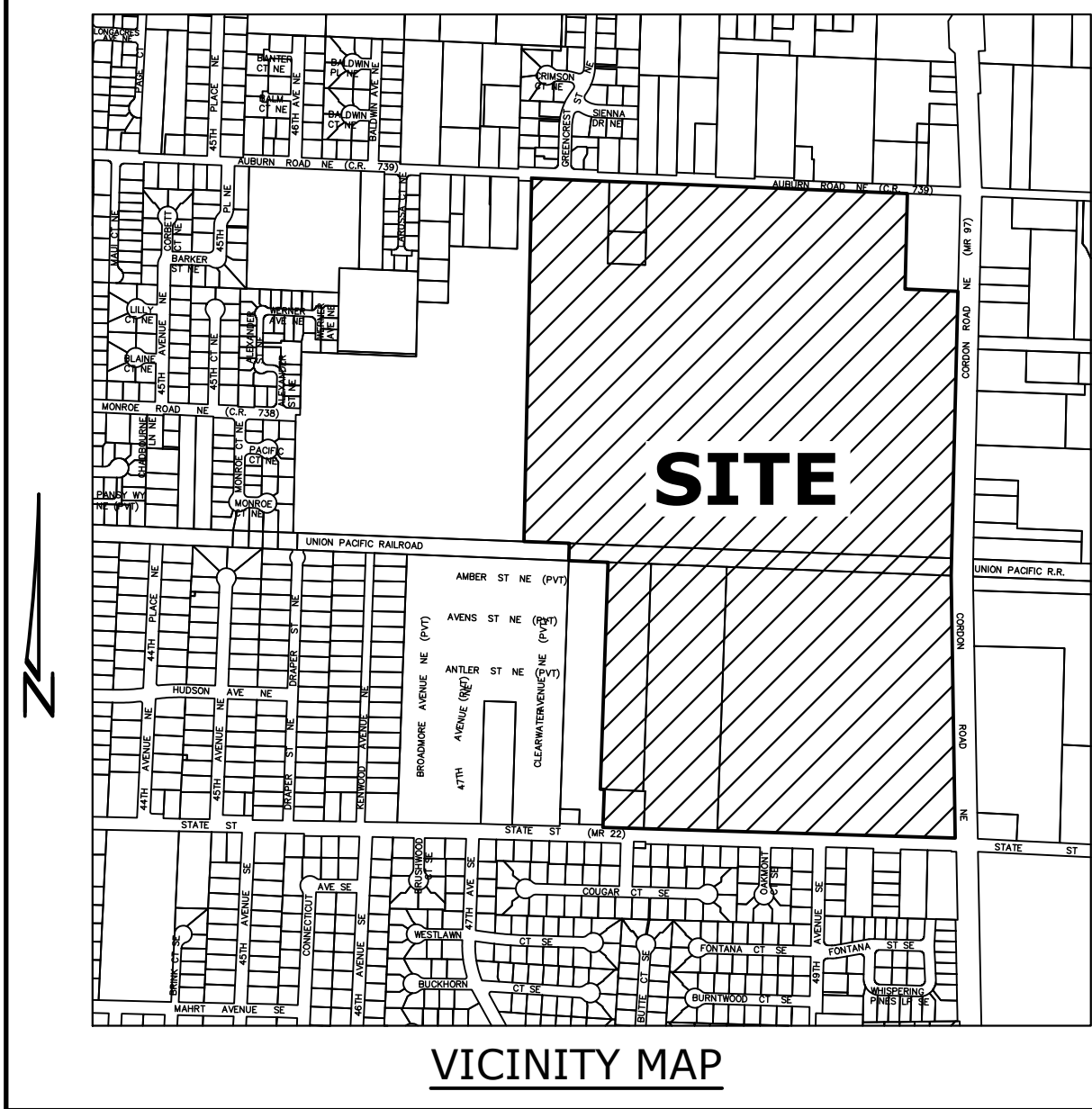
0 50 100 200 Feet



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.



SHEET INDEX	
P101	TENTATIVE PLAN COVER SHEET
P102	TENTATIVE OPEN SPACE PLAN
P103	EXISTING ZONING MAP
P201	EXISTING CONDITIONS PLAN - SITE
P202	EXISTING CONDITIONS PLAN - AUBURN S.S.
P203	EXISTING CONDITIONS PLAN - AUBURN S.D.
P204	EXISTING CONDITIONS PLAN - CORDON WATER
P205	EXISTING CONDITIONS PLAN - CORDON WATER
P206	EXISTING CONDITIONS PLAN - CORDON WATER
P301	TENTATIVE SITE PLAN - PHASE 1
P302	TENTATIVE SITE PLAN - PHASE 1
P303	TENTATIVE SITE PLAN - PHASE 2
P304	TENTATIVE SITE PLAN - PHASE 3
P305	TENTATIVE SITE PLAN - PHASE 3 & 6 (SOUTH)
P306	TENTATIVE SITE PLAN - PHASE 4
P307	TENTATIVE SITE PLAN - PHASE 5
P308	TENTATIVE SITE PLAN - PHASE 6 (NORTH)
P401	SCHEMATIC UTILITY & GRADING PLAN - PHASE 1
P402	SCHEMATIC UTILITY & GRADING PLAN - PHASE 1
P403	SCHEMATIC UTILITY & GRADING PLAN - PHASE 2
P404	SCHEMATIC UTILITY & GRADING PLAN - PHASE 3
P405	SCHEMATIC UTILITY & GRADING PLAN - PHASE 3 & 6 (SOUTH)
P406	SCHEMATIC UTILITY & GRADING PLAN - PHASE 4
P407	SCHEMATIC UTILITY & GRADING PLAN - PHASE 5
P408	SCHEMATIC UTILITY & GRADING PLAN - PHASE 6 (NORTH)
P409	SCHEMATIC WATER AND SANITARY SEWER EXTENSIONS - AUBURN RD.
P410	SCHEMATIC WATER AND SANITARY SEWER EXTENSIONS - AUBURN RD. & CORDON RD.
P411	SCHEMATIC WATER EXTENSION - CORDON RD.
P500	TREE CONSERVATION PLAN



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	
TOTAL AREA	21.83 AC.
DEVELOPABLE AREA	21.63 AC.
TRACTS	0.47 AC.
LOTS	14.78 AC.
NUMBER OF UNITS	147
DENSITY	9.94 UNITS/AC.
LARGEST	9,264 S.F.
SMALLEST	3,150 S.F.
AVERAGE	4,380 S.F.

PHASE 4	
TOTAL AREA	13.46 AC.
DEVELOPABLE AREA	13.30 AC.
TRACTS	0.71 AC.
LOTS	9.22 AC.
NUMBER OF UNITS	99
DENSITY	10.74 UNITS/AC.
LARGEST	4,686 S.F.
SMALLEST	3,500 S.F.
AVERAGE	4,057 S.F.

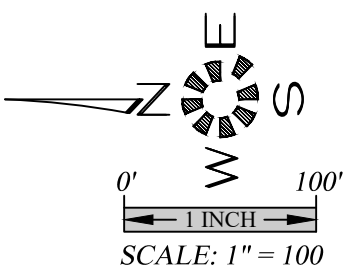
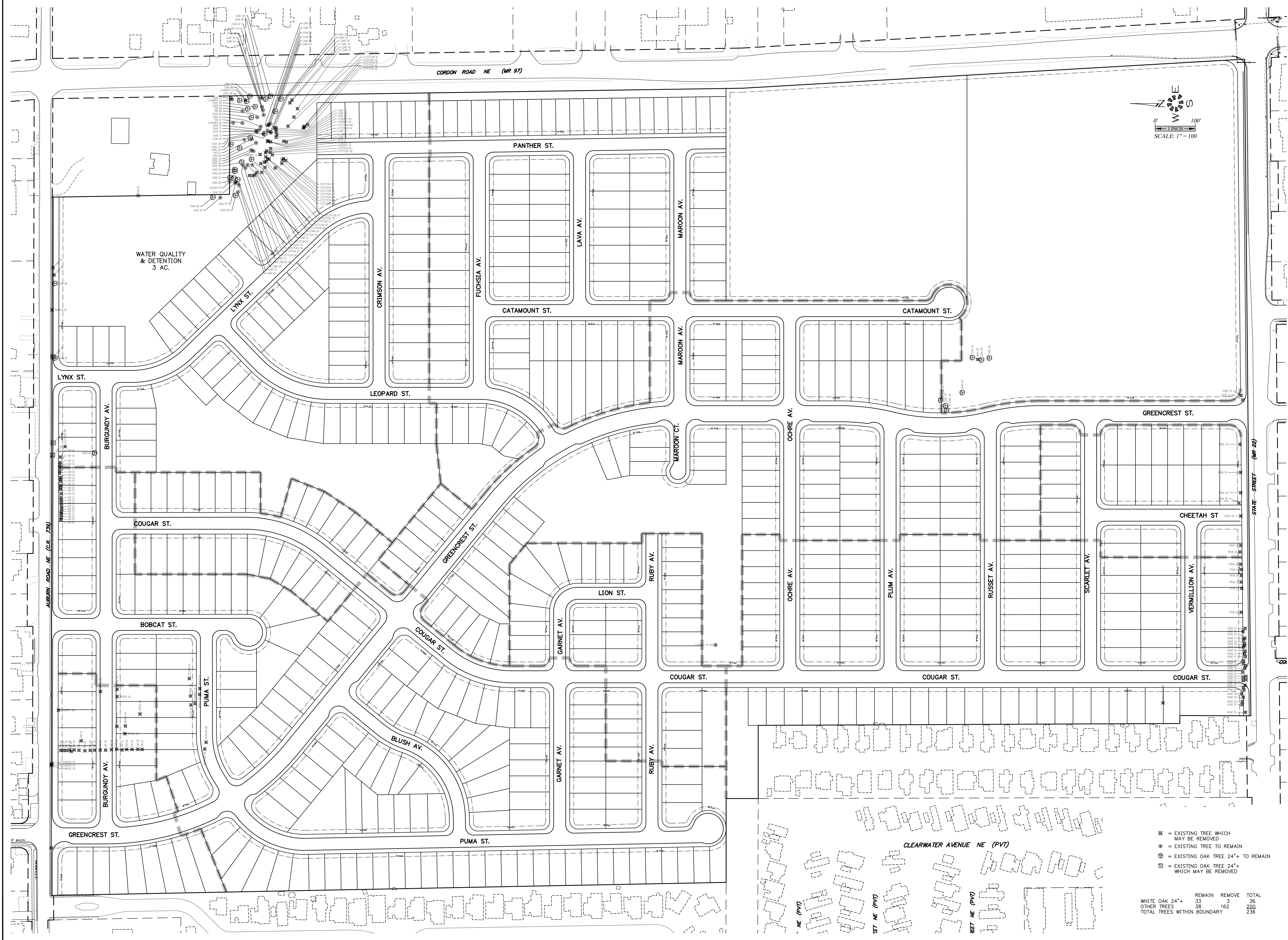
PHASE 2	
TOTAL AREA	12.40 AC.
DEVELOPABLE AREA	12.19 AC.
TRACTS	0.27 AC.
LOTS	8.98 AC.
NUMBER OF UNITS	94
DENSITY	10.47 UNITS/AC.
LARGEST	7,202 S.F.
SMALLEST	3,150 S.F.
AVERAGE	4,161 S.F.

PHASE 5	
TOTAL AREA	13.41 AC.
DEVELOPABLE AREA	13.41 AC.
TRACTS	0.80 AC.
LOTS	9.45 AC.
NUMBER OF UNITS	101
DENSITY	10.69 UNITS/AC.
LARGEST	5,813 S.F.
SMALLEST	3,150 S.F.
AVERAGE	4,075 S.F.

PHASE 3	
TOTAL AREA	18.79 AC.
DEVELOPABLE AREA	18.75 AC.
TRACTS	3.07 AC.
LOTS	9.61 AC.
NUMBER OF UNITS	106
DENSITY	11.03 UNITS/AC.
LARGEST	6,969 S.F.
SMALLEST	3,150 S.F.
AVERAGE	3,948 S.F.

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

J:\6400-6437-CougarPark\Draw - 18 Tree\Draw\6437Tree.dwg P500-TREE 7/29/2019 4:54:14 PM Double



- ⊗ = EXISTING TREE WHICH MAY BE REMOVED
- ⊙ = EXISTING TREE TO REMAIN
- ⊗ = EXISTING OAK TREE 24"+ TO REMAIN
- ⊗ = EXISTING OAK TREE 24"+ WHICH MAY BE REMOVED

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

TENTATIVE PLAN
TREE CONSERVATION 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.

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



EXPIRES: 06-30-2019

JOB # 6437

P500

SEE SHEET P308
FOR PHASE 6

PHASE 6

SEE SHEET P303
FOR PHASE 2

PHASE 2

PHASE 1

PHASE 1

Parcel Table	
LOT	S.F.
1	4,733
2	4,250
3	4,000
4	4,000
5	4,614
6	4,614
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
26	3,600
27	3,600
28	3,600
29	3,600
30	3,600
31	3,600
32	3,600
33	3,600

Parcel Table	
LOT	S.F.
34	3,600
35	3,600
36	3,600
37	3,600
38	3,600
39	3,600
40	3,600
41	3,600
42	3,600
43	3,600
44	3,600
45	3,600
46	3,600
47	4,082
48	5,173
49	4,500
50	4,500
51	3,600
52	3,600
53	3,600
54	4,176
55	4,323
56	3,600
57	3,600
58	3,600
59	3,150
60	3,150
61	3,150
62	3,150
63	3,784
64	4,999
65	4,400
66	4,000

Parcel Table	
LOT	S.F.
67	4,000
68	4,000
69	4,000
70	4,614
71	4,000
72	4,249
73	4,312
74	4,285
75	4,285
76	4,308
77	4,137
78	5,091
79	4,275
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
89	5,419
90	4,713
91	4,746
92	5,848
93	4,483
94	3,825
95	3,800
96	4,180
97	4,789
98	4,921
99	3,964

Parcel Table	
LOT	S.F.
100	4,671
101	4,373
102	4,040
103	4,806
104	4,275
105	4,275
106	4,290
107	4,415
108	4,686
109	6,219
110	4,566
111	4,500
112	4,500
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

Parcel Table	
LOT	S.F.
133	4,000
134	4,000
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

SEE SHEET P302
FOR PHASE 1 CONTINUATION

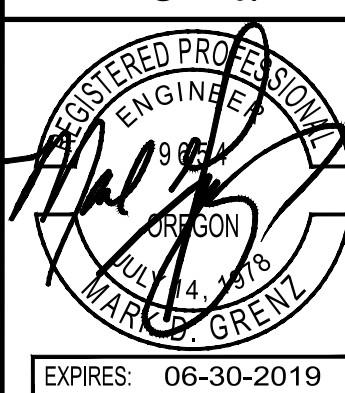


TENTATIVE SITE PLAN
PHASE 1

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.

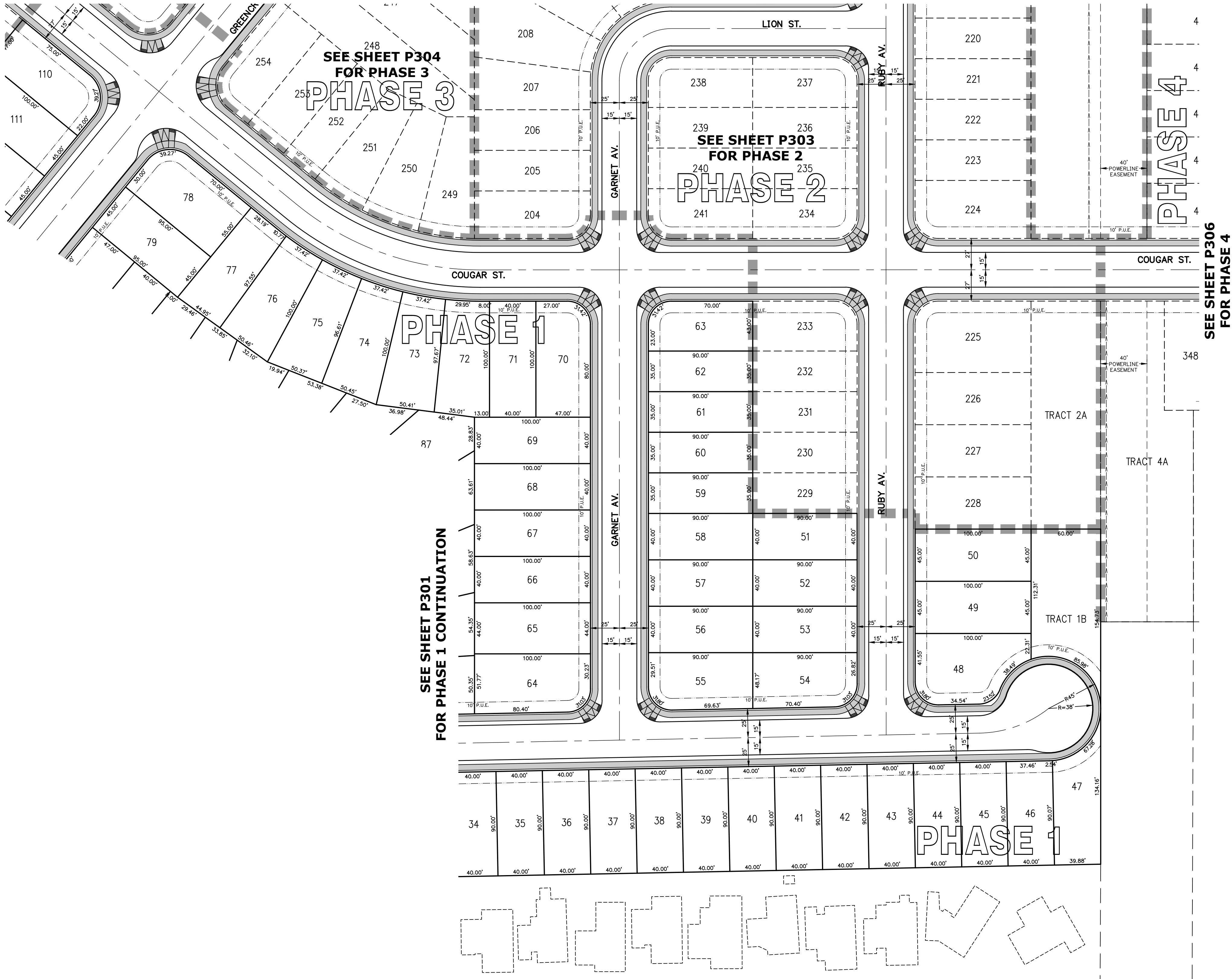
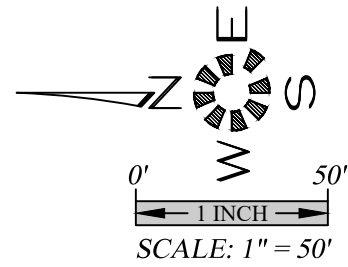
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN



JOB # 6437

P301

J:\6400-6439\6437-CompPlan\6437-CompPlan.dwg 18/06/2019 8:11:15 AM D:\dwg



Parcel Table	
LOT	S.F.
1	4,733
2	4,250
3	4,000
4	4,000
5	4,614
6	4,614
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
26	3,600
27	3,600
28	3,600
29	3,600
30	3,600
31	3,600
32	3,600
33	3,600

Parcel Table	
LOT	S.F.
34	3,600
35	3,600
36	3,600
37	3,600
38	3,600
39	3,600
40	3,600
41	3,600
42	3,600
43	3,600
44	3,600
45	3,600
46	3,600
47	4,082
48	5,173
49	4,500
50	4,500
51	3,600
52	3,600
53	3,600
54	4,176
55	4,323
56	3,600
57	3,600
58	3,600
59	3,150
60	3,150
61	3,150
62	3,150
63	3,784
64	4,999
65	4,400
66	4,000

Parcel Table	
LOT	S.F.
67	4,000
68	4,000
69	4,000
70	4,614
71	4,000
72	4,249
73	4,312
74	4,285
75	4,285
76	4,308
77	4,137
78	5,091
79	4,275
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
89	5,419
90	4,713
91	4,746
92	5,848
93	4,483
94	3,825
95	3,800
96	4,180
97	4,789
98	4,921
99	3,964

Parcel Table	
LOT	S.F.
100	4,671
101	4,373
102	4,040
103	4,806
104	4,275
105	4,275
106	4,290
107	4,415
108	4,686
109	6,219
110	4,566
111	4,500
112	4,500
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

Parcel Table	
LOT	S.F.
133	4,000
134	4,000
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



TENTATIVE SITE PLAN PHASE 1

EAST PARK ESTATES P.U.D.

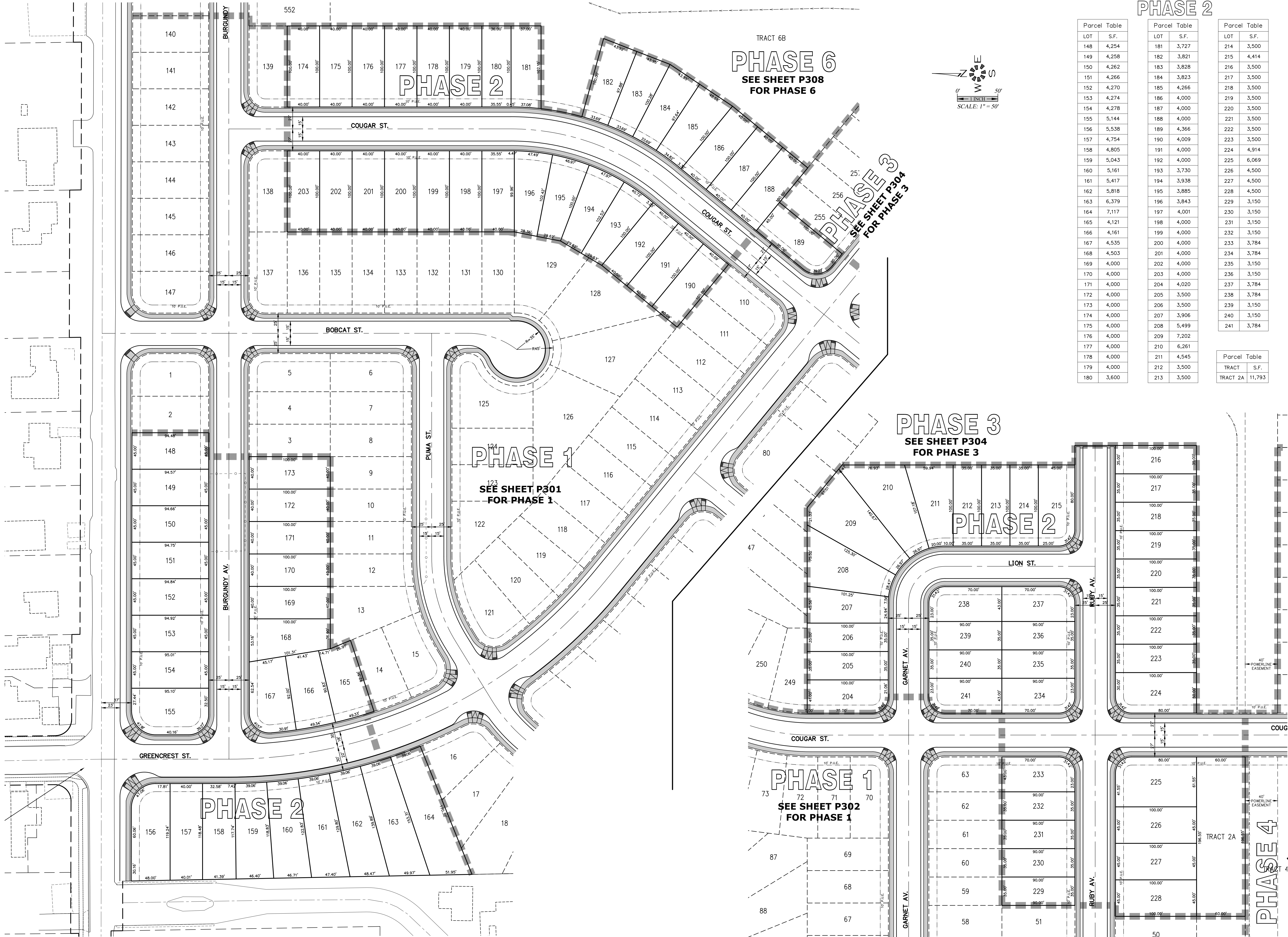
NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

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



JOB # 6437

P302



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

TENTATIVE SITE PLAN
PHASE 2

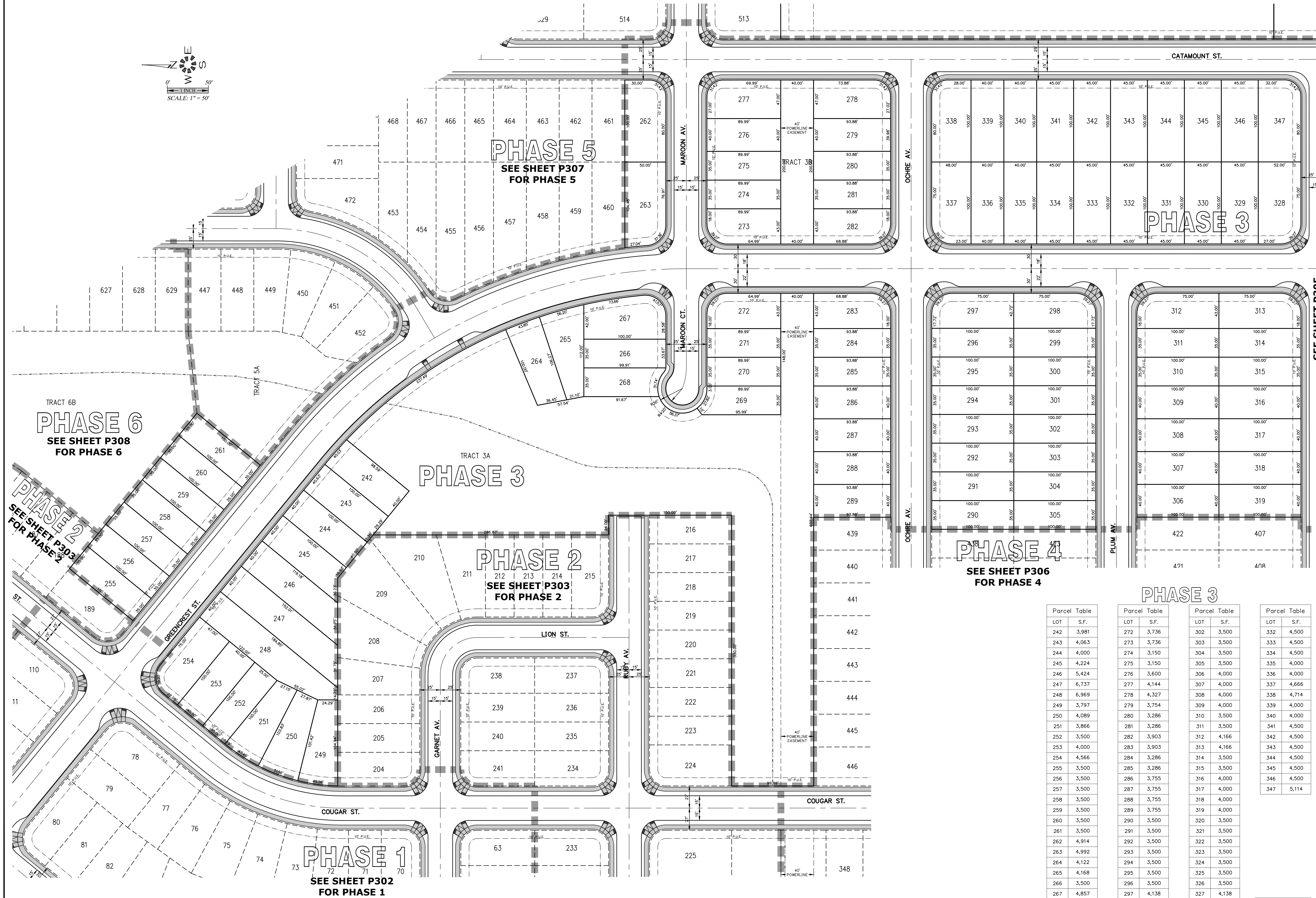
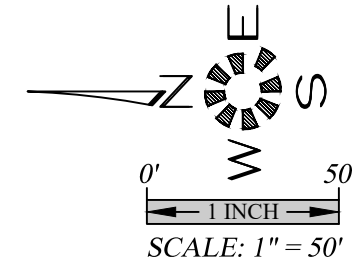
EAST PARK ESTATES
P.U.D.

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.

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

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREGG
EXPIRES: 06-30-2019
JOB # 6437

J:\6400-6439\6437-CompPlan\6437-Dwg - 18\Tentative\6437.dwg, P304-SITE, 6/25/2019 8:17:39 AM, Dgnfile



Parcel Table	
LOT	S.F.
242	3,981
243	3,736
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

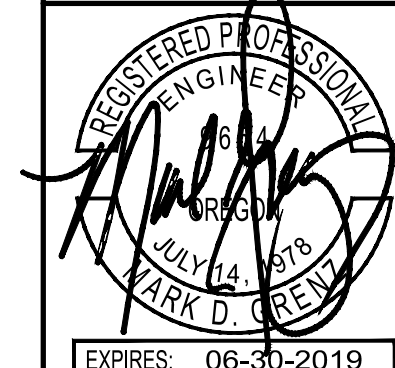
Parcel Table	
LOT	S.F.
332	4,500
333	4,500
334	4,500
335	4,000
336	4,000
337	4,666
338	4,714
339	4,000
340	4,000
341	4,500
342	4,500
343	4,500
344	4,500
345	4,500
346	4,500
347	5,114

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

SEE SHEET P305 FOR PHASE 3 CONTINUATION

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

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



JOB # 6437

P304

**EAST PARK ESTATES
P.U.D.**

**TENTATIVE SITE PLAN
PHASE 3**

MULTI/TECH

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

J:\6400-6437\6437-CompPlan\6437-CompPlan.dwg 6/25/2019 8:19:50 AM 02a1a

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

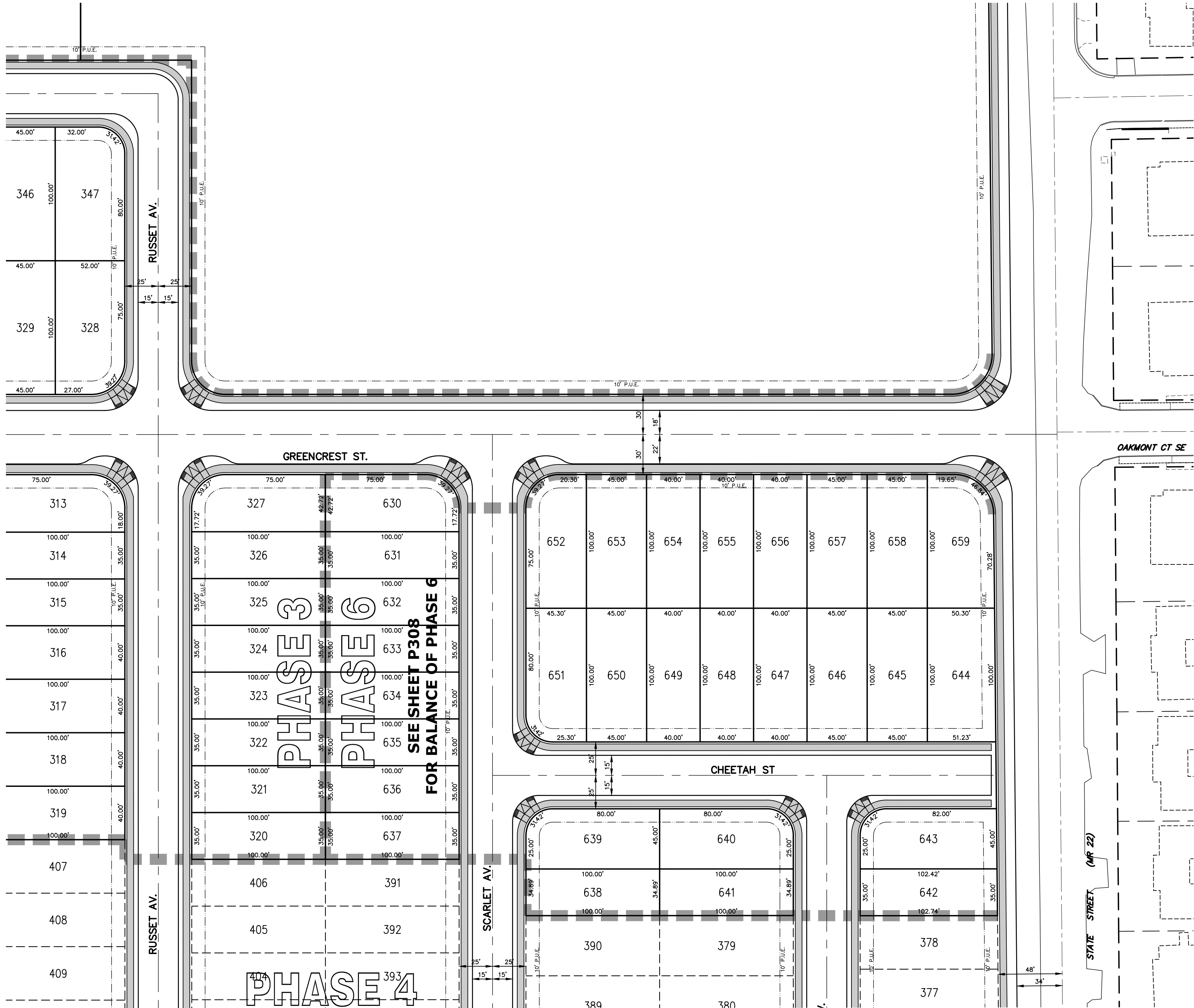
Parcel Table	
LOT	S.F.
272	3,736
273	3,736
274	3,150
275	3,150
276	3,600
277	4,144
278	4,327
279	3,754
280	3,286
281	3,286
282	3,903
283	3,903
284	3,286
285	3,286
286	3,755
287	3,755
288	3,755
289	3,755
290	3,500
291	3,500
292	3,500
293	3,500
294	3,500
295	3,500
296	3,500
297	4,138
298	4,138
299	3,500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

SEE SHEET P304
FOR PHASE 3 CONTINUATION



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

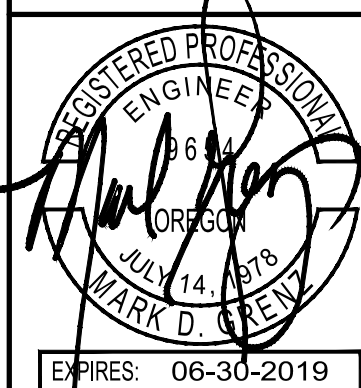
Parcel Table	
LOT	S.F.
608	3,500
609	3,500
610	3,500
611	3,500
612	3,500
613	4,414
614	4,566
615	3,500
616	3,983
617	3,918
618	3,915
619	3,913
620	3,913
621	3,916
622	3,922
623	4,001
624	4,000
625	4,000
626	4,000
627	4,000
628	4,000
629	4,000
630	4,138
631	3,500
632	3,500
633	3,500
634	3,500
635	3,500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

64379 P305-SITE

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



JOB # 6437

P305

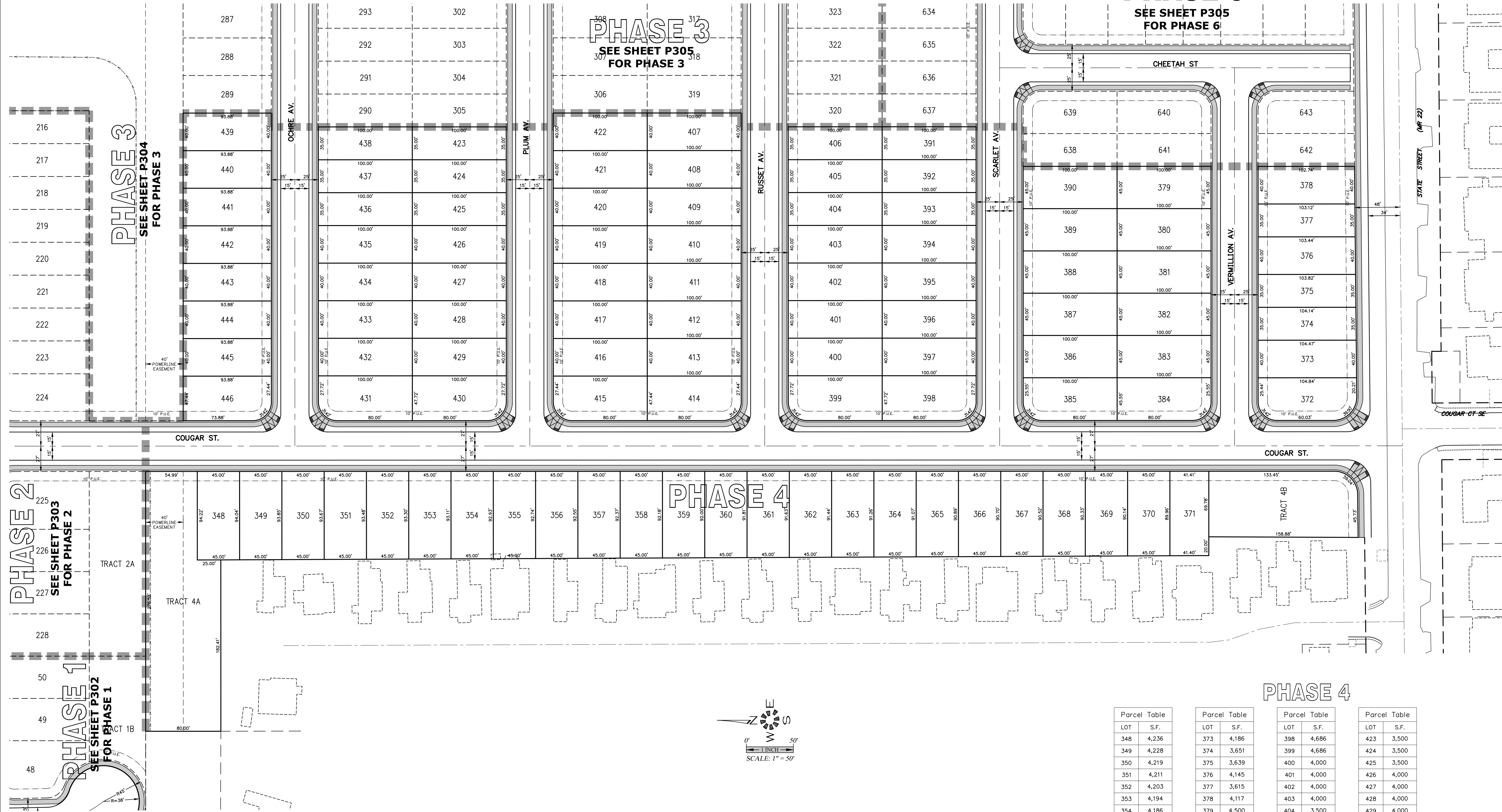
NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

EAST PARK ESTATES
P.U.D.

TENTATIVE SITE PLAN
PHASES 3 & 6 (SOUTH)

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

J:\6400-6409\6437-CompPlan\6437-CompPlan.dwg (Dwg) 1/8/2019 8:24:20 AM D:\6400-6409\6437-CompPlan\6437-CompPlan.dwg (Dwg) 1/8/2019 8:24:20 AM D:\6400-6409\6437-CompPlan\6437-CompPlan.dwg (Dwg) 1/8/2019 8:24:20 AM D:\6400-6409\6437-CompPlan\6437-CompPlan.dwg (Dwg) 1/8/2019 8:24:20 AM



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

64379 P306-SITE

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

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

JOB # 6437

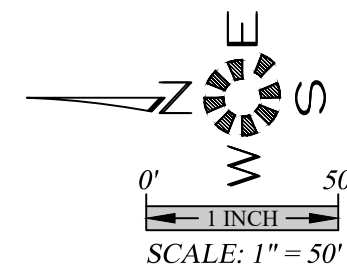
P306

EAST PARK ESTATES
P.U.D.

TENTATIVE SITE PLAN
PHASE 4

MULTI/TECH

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



**SEE SHEET P308
FOR PHASE 6**

PHASE 3
SEE SHEET P304
FOR PHASE 3

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	4,290

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

64137p 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



MULTI/TECH
ENGINEERING SERVICES, INC.

1155 13TH ST. S.E. SALEM, OR. 97302-2101
PH. (503) 363 - 9227 FAX (503) 364-1200
E-MAIL: info@multitech.com www.multitech.com

TENTATIVE SITE PLAN PHASE 5

**EAST PARK ESTATES
P.U.D.**

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



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

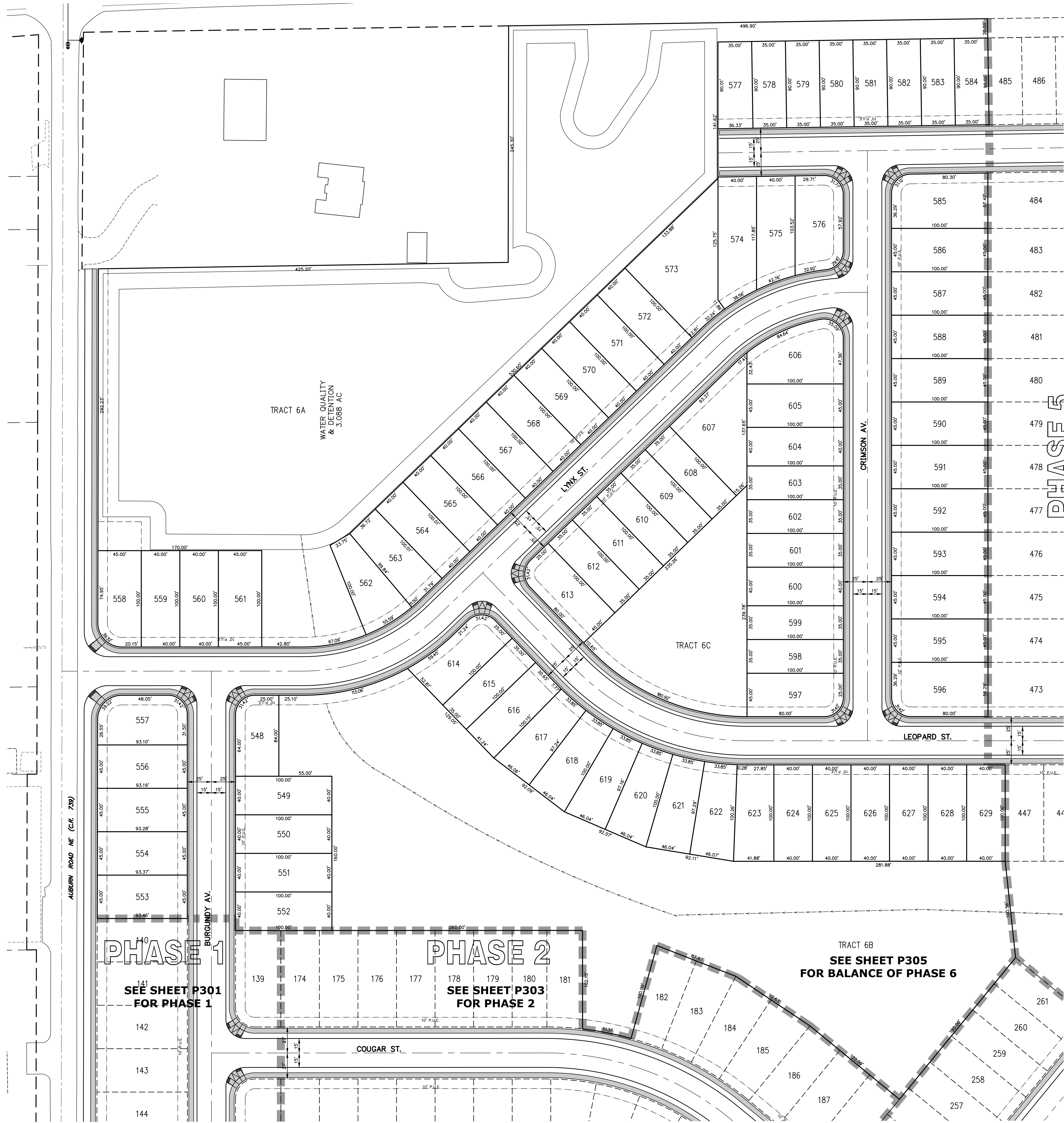
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

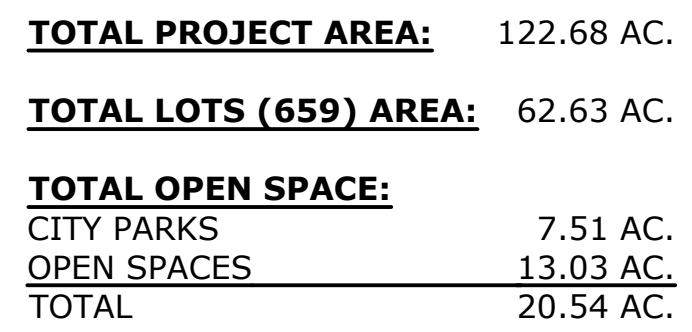
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION

REGISTERED PROFESSIONAL
ENGINEER
9655
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

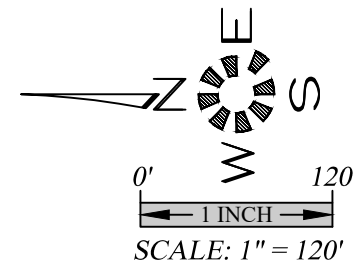
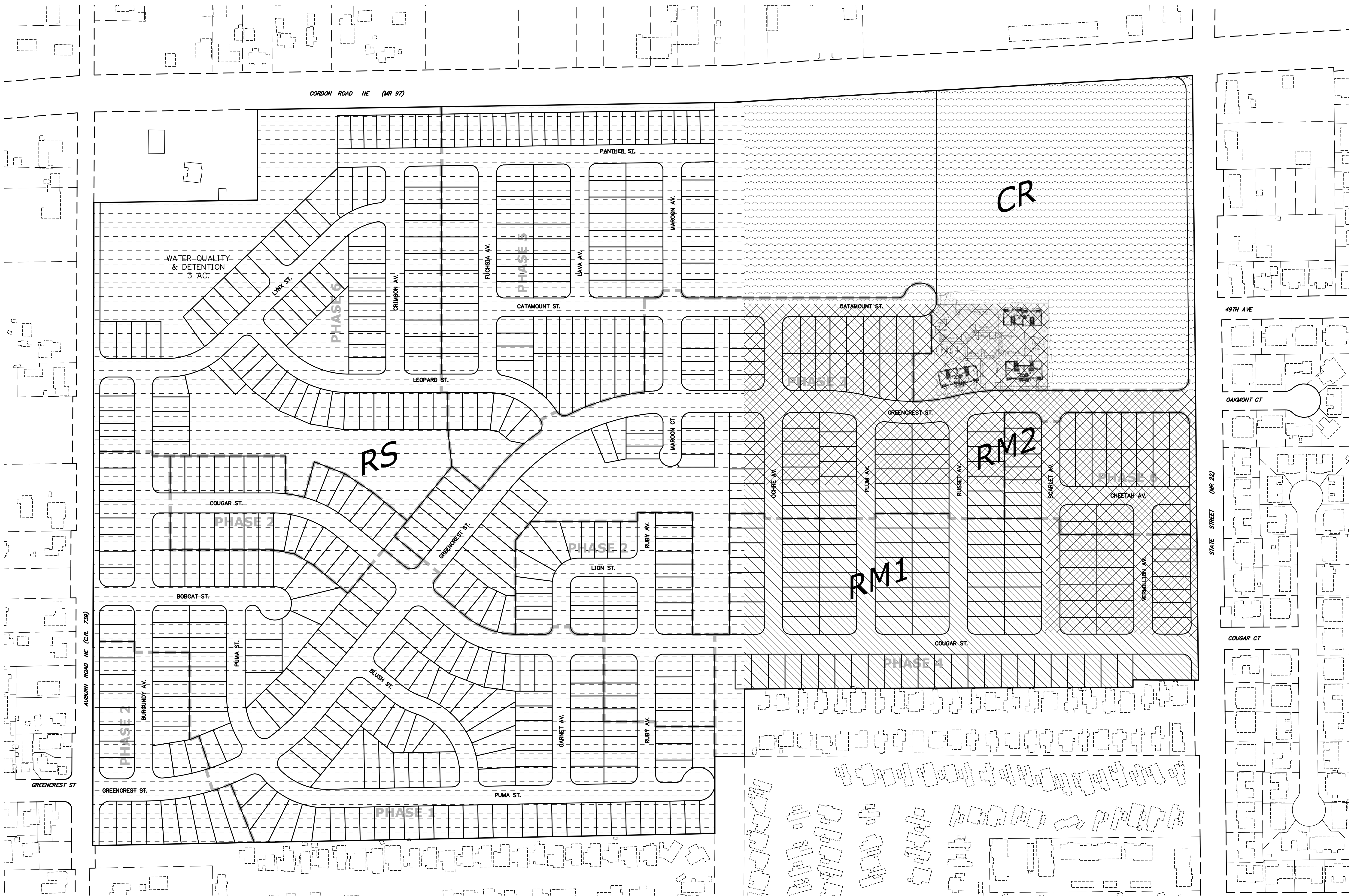
JOB # 6437

P307

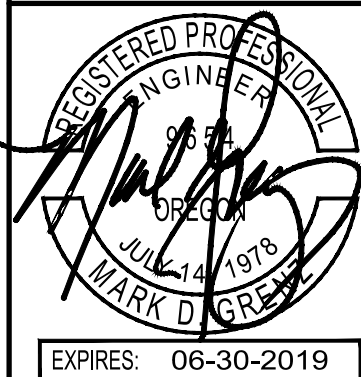




J:\6400-6437\6437-CompPlan\6437-CompPlan.dwg 1/8/2019 1:26:05 PM D:\6400-6437-CompPlan\6437-CompPlan.dwg 1/8/2019 1:26:05 PM D:\6400-6437-CompPlan\6437-CompPlan.dwg 1/8/2019 1:26:05 PM



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



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

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.

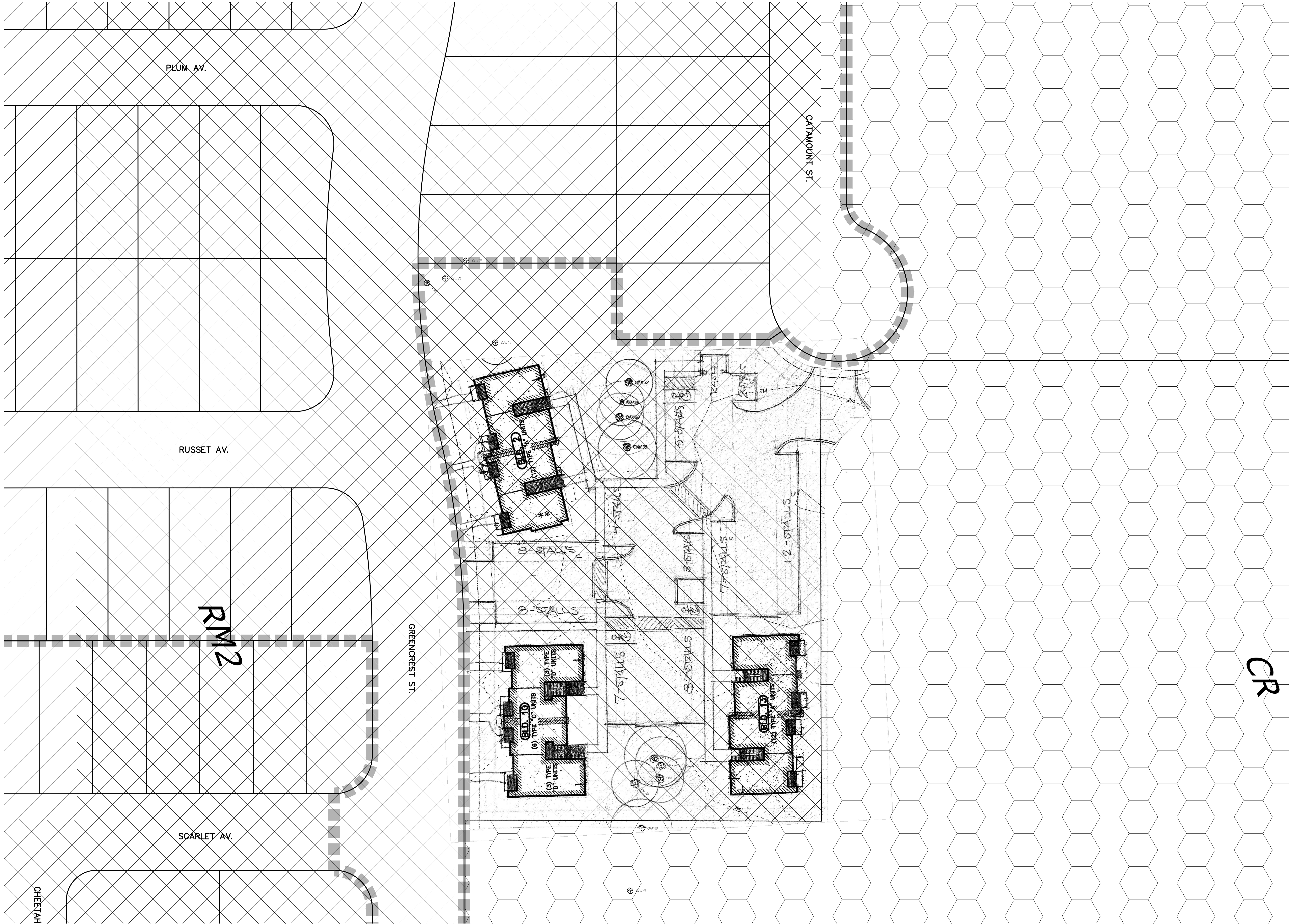
MULTITECH ENGINEERING EXEMPT FROM
LIABILITY IF NOT STAMPED APPROVED
NOT FOR
CONSTRUCTION
UNLESS STAMPED
APPROVED HERE

EAST PARK ESTATES P.U.D.

APARTMENT MAP

MULTI/TECH
ENGINEERING SERVICES, INC.
11555 13th St. S.E. Salem, OR 97302
PH: (503) 363 - 9227 FAX: (503) 364-1260
www.integrengineering.net office@integrengineering.net

I:\6400-6437\6437-Civil\Project\Draw - 18\Plan\Map\6437.dwg, RM2-2, 8/13/2019 1:26:37 PM, D:\dwg



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



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

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
PRECEDENCE OVER
DIMENSIONS & NOTES TAKE
GRAPHICAL REPRESENTATION.

MULTITECH ENGINEERING EXEMPT FROM
LIABILITY IF NOT STAMPED APPROVED
NOT FOR
CONSTRUCTION
UNLESS STAMPED
APPROVED HERE

EAST PARK ESTATES P.U.D.

APARTMENT MAP DETAIL

MULTI//TECH
ENGINEERING SERVICES, INC.
11555 131st St., S.E. SALEM, OR, 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.mtechengineering.net office@mtechengineering.net