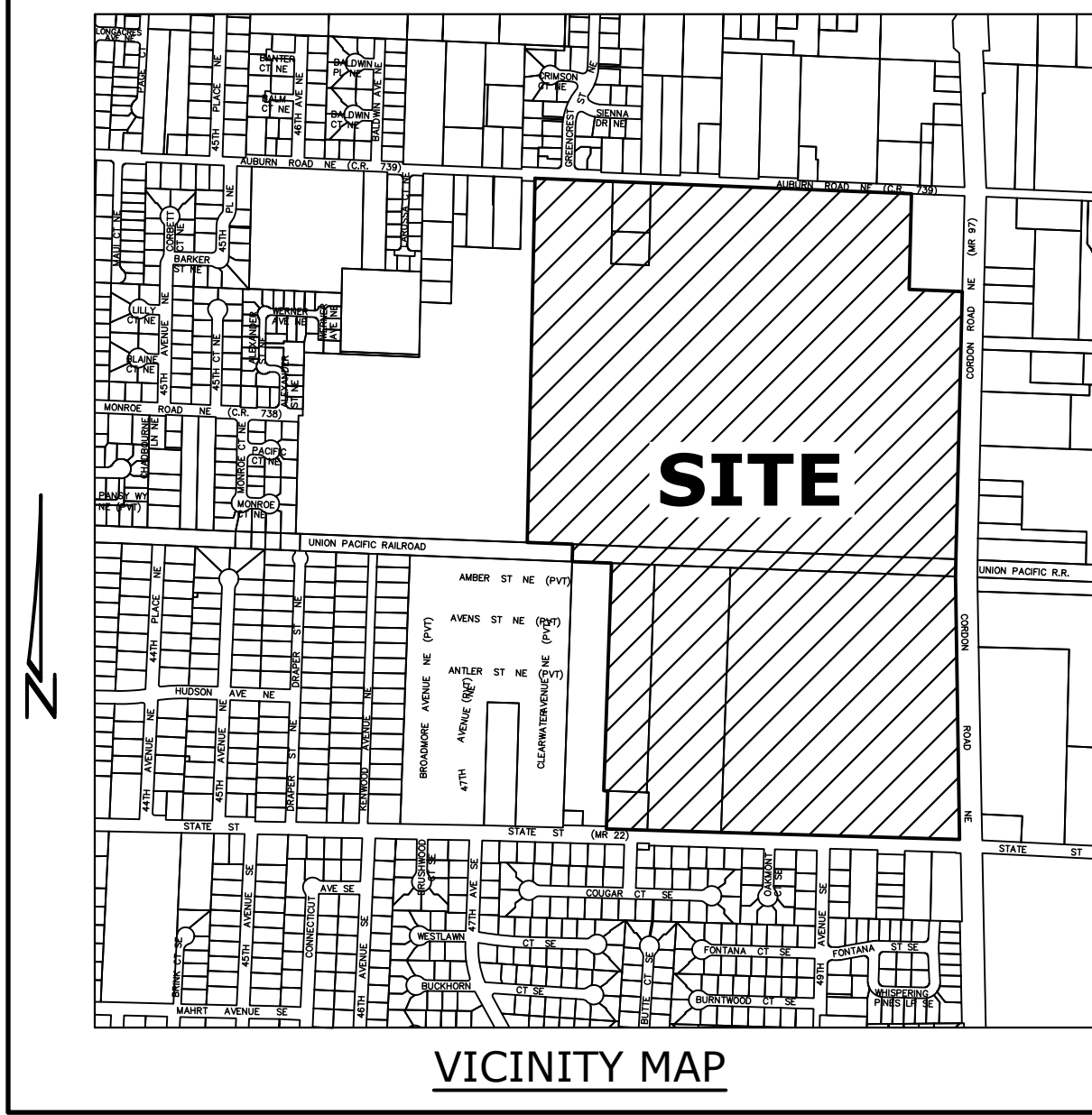




SHEET INDEX	
P101	COVER SHEET
P102	SITE PLAN - PHASE 1 & 2
P103	SITE PLAN - PHASE 3
P104	SITE PLAN - PHASE 4



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.
27375 SW PARKWAY AVE
WILSONVILLE, OREGON 97070

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:	5,340,008 S.F.	122.59 Ac.	100.00%
LOT AREA:	2,728,279 S.F.	62.63 Ac.	51.01%
TRACT AREA:	387,211 S.F.	8.89 Ac.	7.25%
CITY PARK:	323,884 S.F.	7.44 Ac.	6.06%
COMMERCIAL:	574,966 S.F.	13.20 Ac.	10.77%

PARCEL SIZE:	
PHASE 1	
TOTAL AREA	21.57 AC.
TRACTS	0.47 AC.
LOTS	14.61 AC.
NUMBER OF UNITS	147
DENSITY	10.06 UNITS/AC.
LARGEST	9,282 S.F.
SMALLEST	3,115 S.F.
AVERAGE	4,329 S.F.

PHASE 4	
TOTAL AREA	13.48 AC.
TRACTS	0.26 AC.
LOTS	9.03 AC.
NUMBER OF UNITS	99
DENSITY	10.96 UNITS/AC.
LARGEST	4,738 S.F.
SMALLEST	3,465 S.F.
AVERAGE	3,973 S.F.

PHASE 2	
TOTAL AREA	12.88 AC.
TRACTS	1.68 AC.
LOTS	8.49 AC.
NUMBER OF UNITS	90
DENSITY	10.60 UNITS/AC.
LARGEST	6,988 S.F.
SMALLEST	3,010 S.F.
AVERAGE	4,109 S.F.

PHASE 5	
TOTAL AREA	13.41 AC.
TRACTS	0.80 AC.
LOTS	9.33 AC.
NUMBER OF UNITS	101
DENSITY	10.83 UNITS/AC.
LARGEST	5,780 S.F.
SMALLEST	3,115 S.F.
AVERAGE	4,022 S.F.

PHASE 3	
TOTAL AREA	16.93 AC.
TRACTS	2.28 AC.
LOTS	8.79 AC.
NUMBER OF UNITS	94
DENSITY	10.69 UNITS/AC.
LARGEST	8,487 S.F.
SMALLEST	3,115 S.F.
AVERAGE	4,073 S.F.

PHASE 6	
TOTAL AREA	18.69 AC.
TRACTS	3.27 AC.
LOTS	10.43 AC.
NUMBER OF UNITS	111
DENSITY	10.64 UNITS/AC.
LARGEST	8,989 S.F.
SMALLEST	3,115 S.F.
AVERAGE	4,095 S.F.

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: L.J.L.
Checked: J.G.
Date: OCT. 2020
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREENE
JULY 14, 1978
EXPIRES 06-30-2019
JOB # 6437