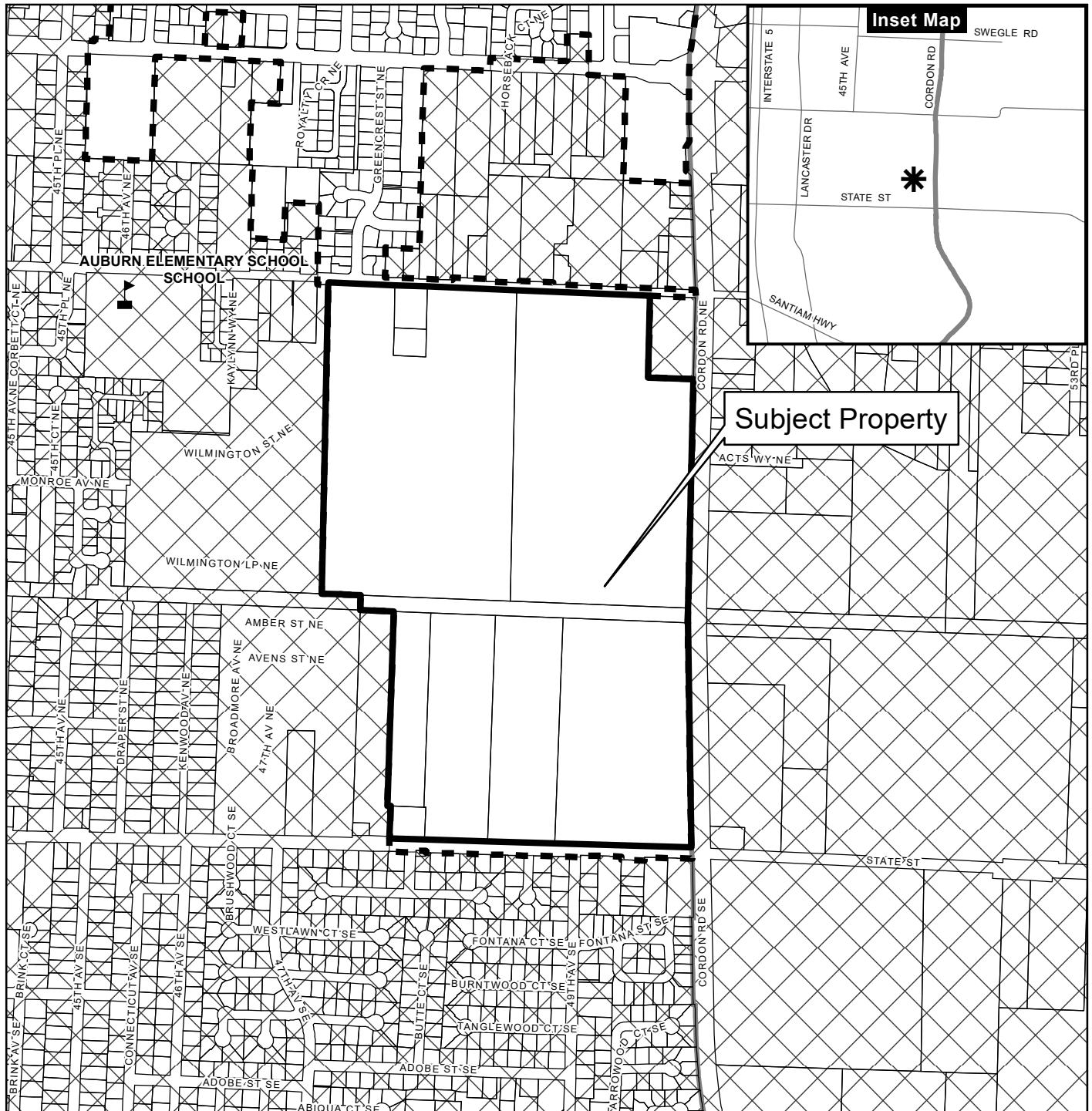


Vicinity Map

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.

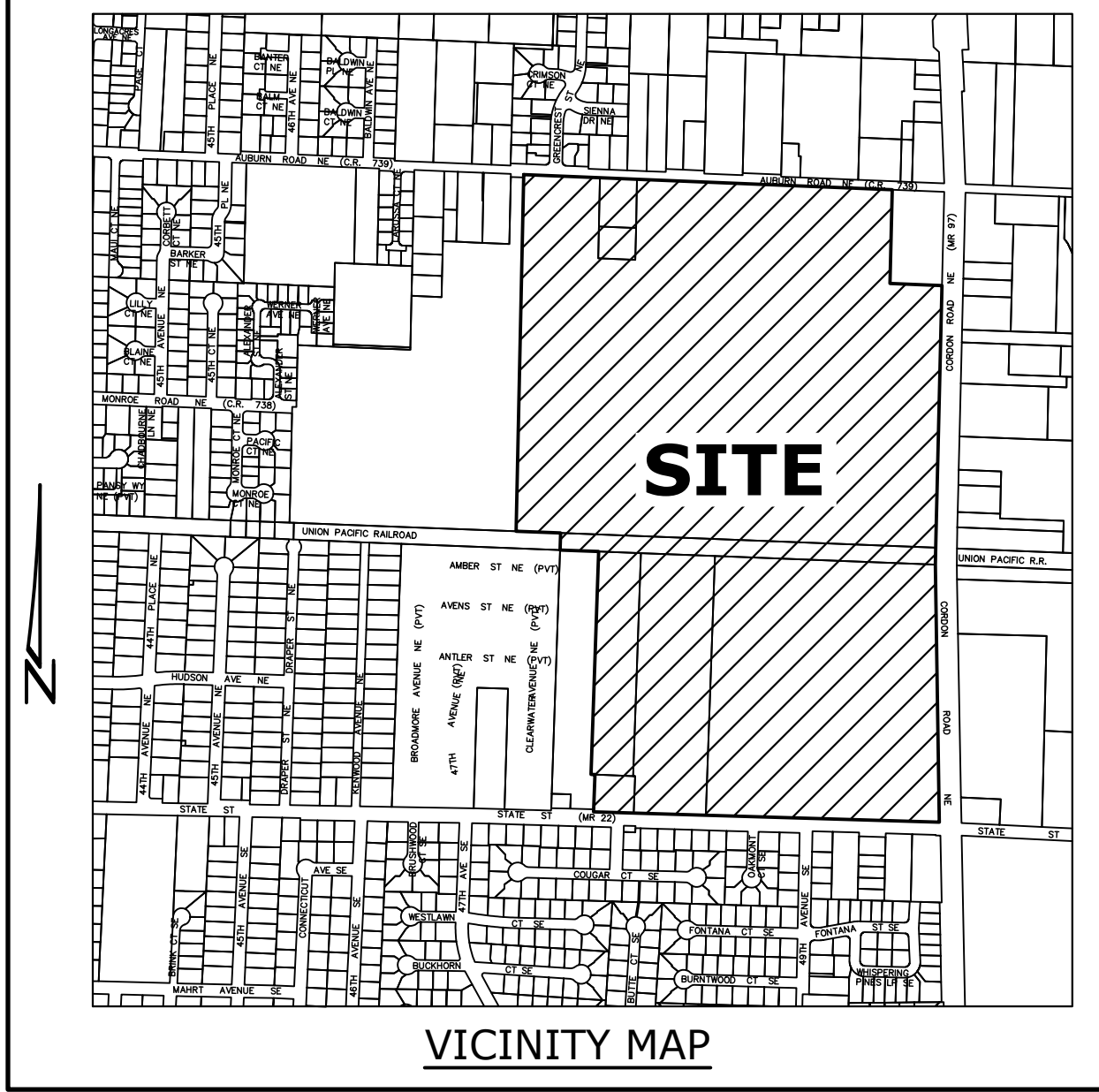
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0 100 200 400 Feet





SHEET INDEX	
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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

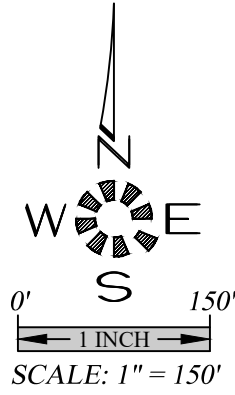
UTILITIES:		EXISTING ZONE:
CABLE	COMCAST CABLE SERVICES	RS, RM-I, RM-II, CR
POWER	P.G.E.	
PHONE	CENTURY LINK	
GAS	N.W. NATURAL	
SANITARY SEWER		
STORM DRAIN &		
WATER	CITY OF SALEM	
		COMPREHENSIVE DESG.:
		SINGLE FAMILY RESIDENTIAL,
		MULTI-FAMILY RESIDENTIAL &
		COMMERCIAL

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		PHASE 4	
TOTAL AREA	21.57 AC.	TOTAL AREA	13.48 AC.
TRACTS	0.47 AC.	TRACTS	0.26 AC.
LOTS	14.61 AC.	LOTS	9.03 AC.
NUMBER OF UNITS	147	NUMBER OF UNITS	99
DENSITY	10.06 UNITS/AC.	DENSITY	10.96 UNITS/AC.
LARGEST	9,282 S.F.	LARGEST	4,738 S.F.
SMALLEST	3,115 S.F.	SMALLEST	3,465 S.F.
AVERAGE	4,329 S.F.	AVERAGE	3,973 S.F.

PHASE 2		PHASE 5	
TOTAL AREA	12.88 AC.	TOTAL AREA	13.41 AC.
TRACTS	1.68 AC.	TRACTS	0.80 AC.
LOTS	8.49 AC.	LOTS	9.33 AC.
NUMBER OF UNITS	90	NUMBER OF UNITS	101
DENSITY	10.60 UNITS/AC.	DENSITY	10.83 UNITS/AC.
LARGEST	6,988 S.F.	LARGEST	5,780 S.F.
SMALLEST	3,010 S.F.	SMALLEST	3,115 S.F.
AVERAGE	4,109 S.F.	AVERAGE	4,022 S.F.

PHASE 3		PHASE 6	
TOTAL AREA	16.93 AC.	TOTAL AREA	18.69 AC.
TRACTS	2.28 AC.	TRACTS	3.27 AC.
LOTS	8.79 AC.	LOTS	10.43 AC.
NUMBER OF UNITS	94	NUMBER OF UNITS	111
DENSITY	10.69 UNITS/AC.	DENSITY	10.64 UNITS/AC.
LARGEST	8,487 S.F.	LARGEST	8,989 S.F.
SMALLEST	3,115 S.F.	SMALLEST	3,115 S.F.
AVERAGE	4,073 S.F.	AVERAGE	4,095 S.F.



MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
WWW.MTSIENGINEERS.COM

PLANNED UNIT DEVELOPMENT
TENTATIVE PLAN
COVER SHEET

EAST PARK ESTATES

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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

P101

PHASE 1																	
LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
1	4,639	16	4,657	31	3,455	47	4,041	62	3,115	77	4,176	92	5,808	107	4,415	122	4,961
2	4,249	17	5,316	32	3,466	48	5,060	63	3,830	78	5,186	93	4,443	108	4,686	123	4,455
3	3,960	18	6,710	33	3,477	49	4,455	64	4,850	79	4,275	94	3,785	109	6,095	124	4,455
4	3,960	19	5,338	34	3,488	50	4,455	65	4,356	80	4,519	95	3,760	110	4,666	125	6,885
5	4,468	20	4,330	35	3,502	51	3,560	66	3,960	81	3,960	96	4,136	111	4,500	126	9,282
6	4,468	21	3,819	36	3,519	52	3,560	67	3,960	82	4,144	97	4,640	112	4,500	127	8,645
7	3,960	22	3,418	37	3,535	53	3,560	68	3,960	83	4,303	98	4,825	113	4,500	128	7,607
8	3,960	23	3,415	39	3,560	54	4,040	69	3,960	84	3,857	99	3,909	114	4,500	129	6,387
9	3,960	24	3,412	40	3,560	55	4,184	70	4,560	85	4,165	100	4,639	115	4,500	130	3,959
10	3,960	25	3,409	41	3,560	56	3,560	71	4,040	86	5,188	101	4,341	116	4,500	131	3,960
11	3,960	26	3,407	42	3,560	57	3,560	72	4,287	87	7,160	102	4,007	117	4,500	132	3,960
12	3,996	27	3,411	43	3,560	58	3,560	73	4,349	88	6,309	103	4,711	118	4,077	133	3,960
13	5,801	28	3,422	44	3,560	59	3,115	74	4,322	89	5,382	104	4,275	119	4,396	134	3,960
14	4,225	29	3,433	45	3,560	60	3,115	75	4,322	90	4,676	105	4,275	120	4,683	135	3,960
15	4,600	30	3,444	46	3,560	61	3,115	76	4,345	91	4,601	106	4,290	121	5,177	136	3,960

PHASE 2

LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
148	4,253	162	5,683	176	4,040	190	4,040	204	4,078	218	3,560	232	4,455
149	4,257	163	6,247	177	3,774	191	4,040	205	3,465	219	4,099	233	3,115
150	4,261	164	6,979	178	3,986	192	4,040	206	3,433	220	3,643	234	3,115
151	4,265	165	4,121	179	3,932	193	4,040	207	3,456	221	3,465	235	3,115
152	4,269	166	4,161	180	3,891	194	3,636	208	5,039	222	3,465	236	3,115
153	4,273	167	4,445	181	4,041	195	3,764	209	6,988	223	3,465	237	3,830
154	4,277	168	4,450	182	4,040	196	3,788	210	3,798	224	3,465		
155	5,143	169	3,960	183	4,040	197	3,663	211	3,560	225	3,465		
156	6,181	170	3,960	184	4,040	198	4,793	212	3,560	226	3,465		
157	4,038	171	3,960	185	4,040	199	3,696	213	3,830	227	3,465		
158	4,615	172	3,960	186	4,040	200	3,010	214	3,830	228	4,963		
159	4,943	173	3,960	187	4,040	201	3,010	215	3,560	229	6,107		
160	5,033	174	4,049	188	4,040	202	3,010	216	3,560	230	4,455		
161	5,277	175	4,040	189	4,040	203	4,466	217	3,560	231	4,455		

Parcel Table	
TRACT	S.F.
TRACT 1A	13,286
TRACT 1B	7,092

Parcel Table	
TRACT	S.F.
TRACT 2A	73,059



TENTATIVE SITE PLAN
PHASE 1 & 2

EAST PARK ESTATES

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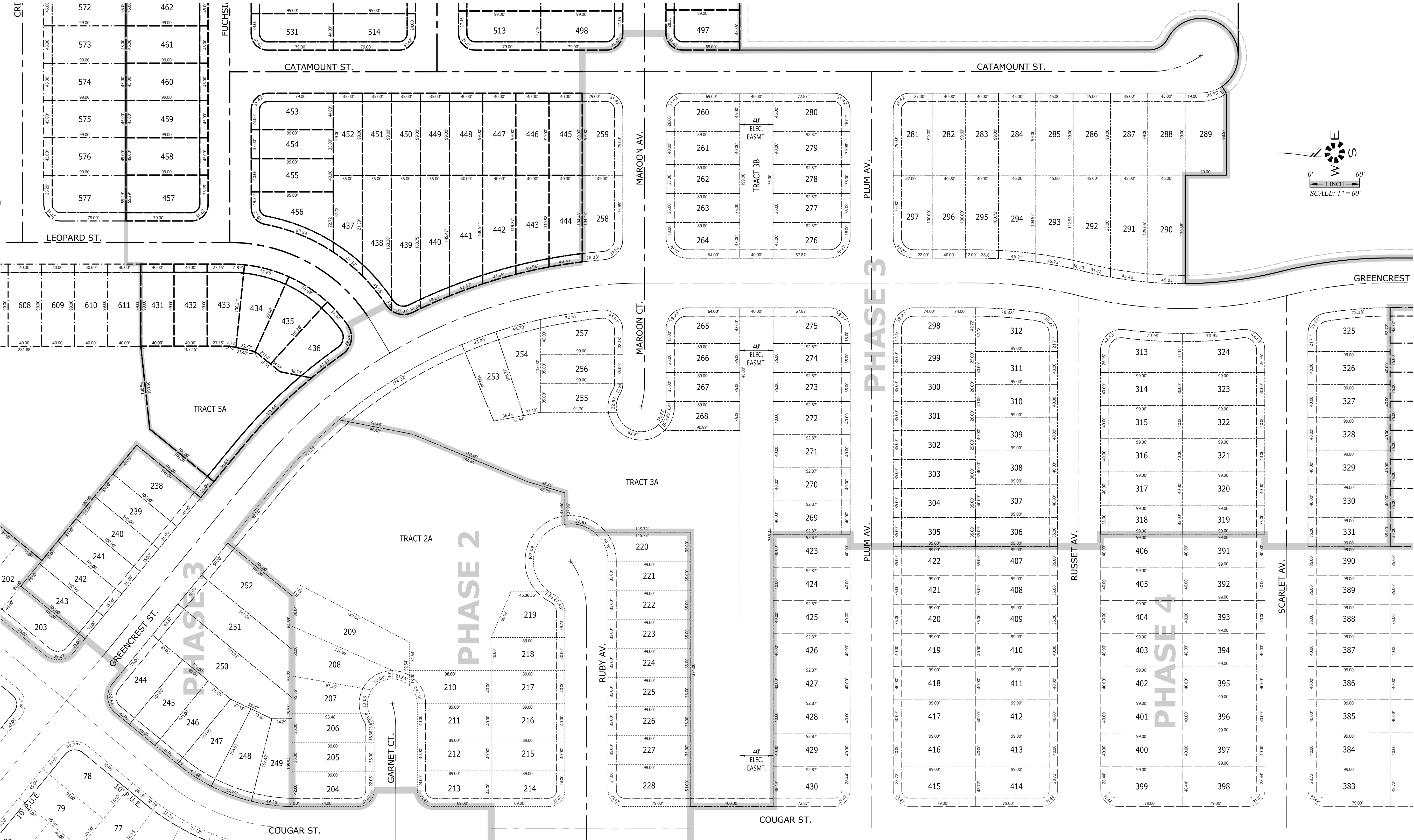
REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1978
MARK D. GARNETT
EXPIRES 06-30-2019

JOB # 6437

PHASE 3

LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
238	4,500	254	4,168	270	3,715	286	4,455	302	3,465	318	3,465	239	3,500
239	3,500	255	3,297	271	3,715	287	4,455	303	3,465	319	3,465		
240	3,500	256	3,465	272	3,715	288	4,455	304	3,465	320	3,960		
241	3,500	257	4,801	273	3,250	289	5,035	305	3,465	321	3,960		
242	3,500	258	4,892	274	3,250	290	5,864	306	3,465	322	3,960		
243	3,500	259	4,765	275	3,859	291	5,687	307	3,960	323	3,960		
244	4,613	260	4,008	276	3,859	292	5,318	308	3,960	324	4,775		
245	4,040	261	3,560	277	3,250	293	4,888	309	3,960	325	4,795		
246	3,535	262	3,115	278	3,250	294	4,613	310	3,960	326	3,960		
247	3,914	263	3,115	279	3,714	295	4,007	311	3,960	327	3,960		
248	4,141	264	3,693	280	4,187	296	4,000	312	4,795	328	3,960		
249	3,846	265	3,693	281	4,567	297	4,566	313	4,775	329	3,960		
250	8,487	266	3,115	282	3,960	298	4,095	314	3,960	330	3,960		
251	7,178	267	3,115	283	3,960	299	3,465	315	3,960	331	3,465		
252	6,026	268	3,214	284	4,455	300	3,465	316	3,960				
253	4,122	269	3,715	285	4,455	301	3,465	317	3,960				

Parcel Table	
TRACT	S.F.
TRACT 3A	91,544
TRACT 3B	7,960



TENTATIVE SITE PLAN
PHASE 3

EAST PARK ESTATES

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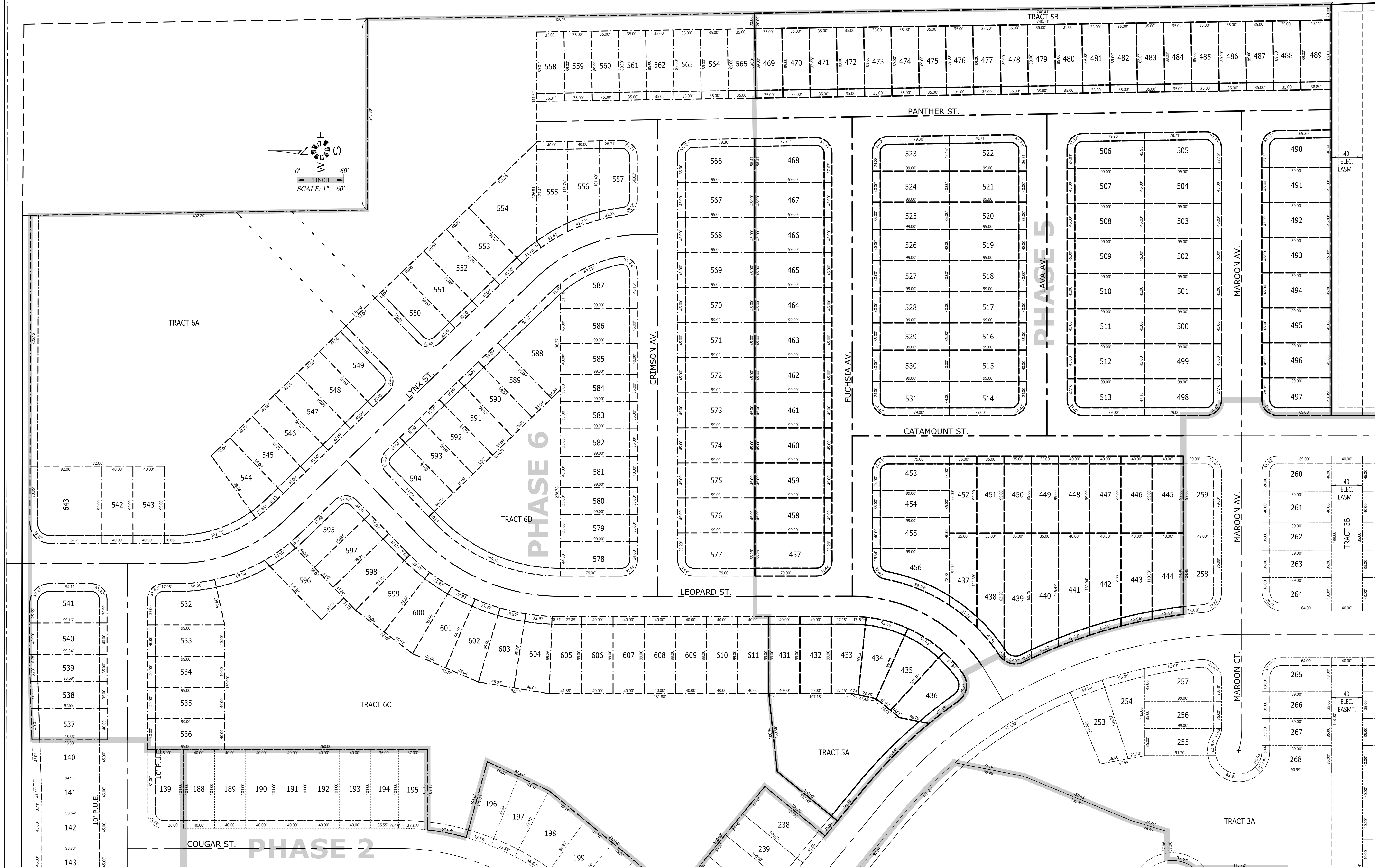
PHASE 5															
LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
431	3,960	445	3,960	459	4,455	473	3,115	487	3,115	501	4,455	515	3,960	529	3,465
432	3,960	446	3,960	460	4,455	474	3,115	488	3,115	502	4,455	516	3,465	530	3,960
433	3,960	447	3,960	461	4,455	475	3,115	489	3,511	503	4,455	517	3,960	531	4,270
434	3,974	448	3,960	462	4,455	476	3,115	490	4,161	504	4,455	518	3,960		
435	3,988	449	3,465	463	4,455	477	3,115	491	4,005	505	4,536	519	3,960		
436	4,711	450	3,465	464	4,455	478	3,115	492	4,005	506	4,397	520	3,465		
437	3,713	451	3,465	465	4,455	479	3,115	493	4,005	507	4,455	521	3,960		
438	4,965	452	3,465	466	4,455	480	3,115	494	4,005	508	4,455	522	4,483		
439	5,800	453	4,270	467	4,455	481	3,115	495	4,005	509	4,455	523	4,344		
440	5,352	454	3,465	468	5,574	482	3,115	496	4,005	510	4,455	524	3,960		
441	5,518	455	3,960	469	3,115	483	3,115	497	4,217	511	4,455	525	3,465		
442	4,997	456	4,909	470	3,115	484	3,115	498	4,583	512	4,455	526	3,960		
443	4,590	457	5,387	471	3,115	485	3,115	499	4,455	513	4,583	527	3,960		
444	4,293	458	4,455	472	3,115	486	3,115	500	4,455	514	4,270	528	3,960		

Parcel Table	
TRACT	S.F.
TRACT SA	20,089

PHASE 6

LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
532	4,941	546	3,960	560	3,115	574	4,455	588	6,227	602	3,879
533	3,960	547	3,960	561	3,115	575	4,455	589	3,465	603	3,882
534	3,960	548	3,960	562	3,115	576	4,455	590	3,465	604	3,888
535	3,960	549	4,567	563	3,115	577	5,387	591	3,465	605	3,963
536	3,960	550	4,567	564	3,115	578	4,270	592	3,465	606	3,960
537	3,878	551	3,960	565	3,115	579	3,465	593	3,465	607	3,960
538	3,435	552	3,960	566	5,435	580	3,465	594	4,270	608	3,960
539	3,469	553	3,960	567	4,455	581	3,960	595	4,273	609	3,960
540	3,968	554	7,312	568	4,455	582	3,465	596	4,063	610	3,960
541	4,786	555	5,038	569	4,455	583	3,465	597	3,465	611	3,960
542	3,960	556	4,316	570	4,455	584	3,465	598	3,945	643	8,989
543	3,960	557	4,605	571	4,455	585	3,960	599	3,884		
544	3,980	558	3,174	572	4,455	586	4,455	600	3,881		
545	3,960	559	3,115	573	4,455	587	5,410	601	3,879		

Parcel Table	
TRACT	S.F.
TRACT 6A	191,090
TRACT 6C	128,562
TRACT 6D	22,613



TENTATIVE SITE PLAN PHASE 1 & 2

EAST PARK ESTATES

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P105