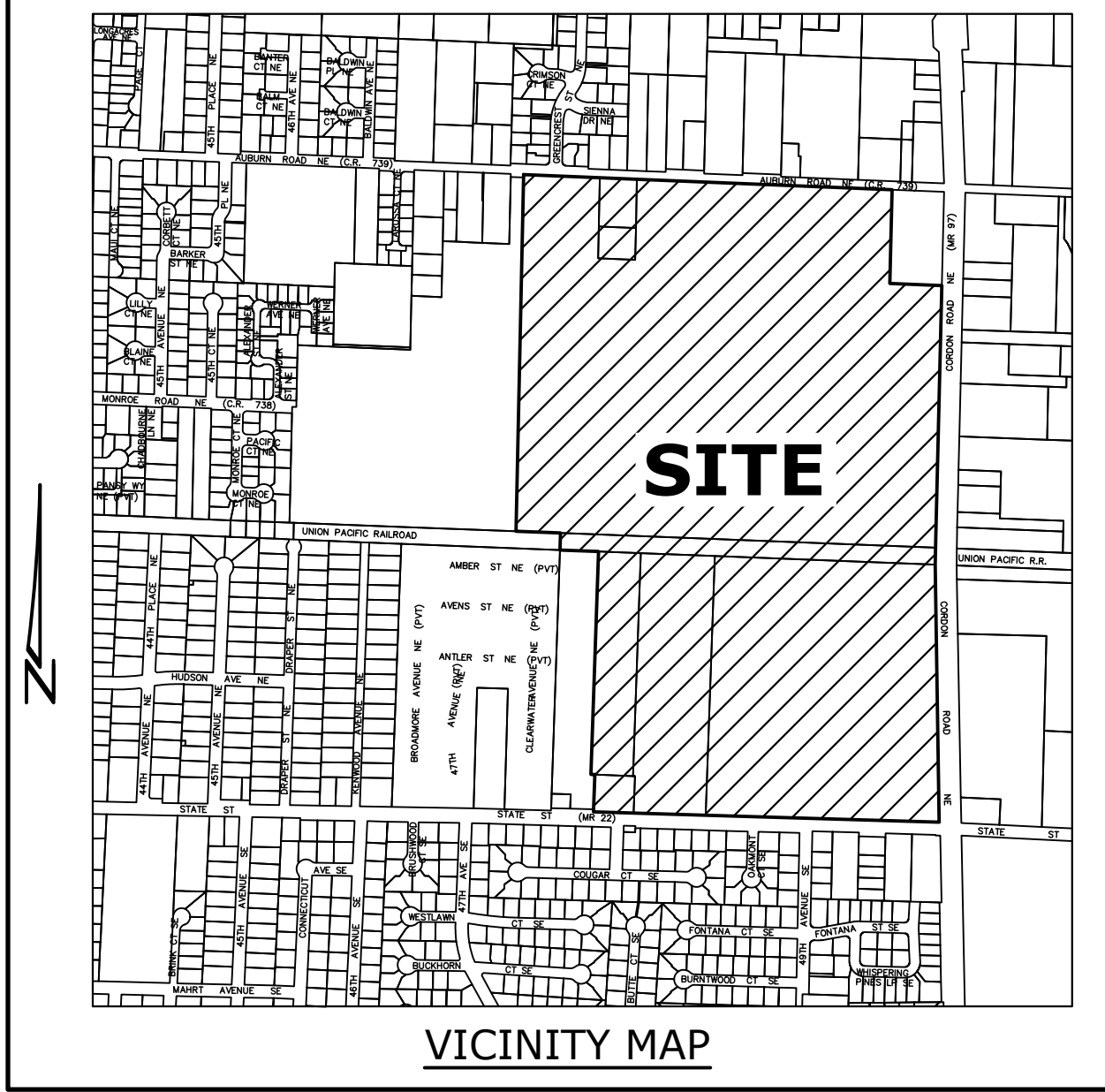


SHEET INDEX	
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P102	SITE PLAN - PHASE 1 & 2
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P104	SITE PLAN - PHASE 4
P105	SITE PLAN - PHASE 5 & 6
P106	SITE PLAN - PHASE 3



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		PHASE 4	
TOTAL AREA	22.34 AC.	TOTAL AREA	10.30 AC.
TRACTS	0.47 AC.	TRACTS	1.53 AC.
LOTS	14.83 AC.	LOTS	7.13 AC.
NUMBER OF UNITS	148	NUMBER OF UNITS	80
DENSITY	9.98 UNITS/AC.	DENSITY	11.23 UNITS/AC.
LARGEST	9,484 S.F.	LARGEST	5,353 S.F.
SMALLEST	3,115 S.F.	SMALLEST	3,115 S.F.
AVERAGE	4,364 S.F.	AVERAGE	3,880 S.F.
PHASE 2		PHASE 5	
TOTAL AREA	13.30 AC.	TOTAL AREA	17.78 AC.
TRACTS	1.68 AC.	TRACTS	0.80 AC.
LOTS	8.91 AC.	LOTS	12.24 AC.
NUMBER OF UNITS	93	NUMBER OF UNITS	130
DENSITY	10.44 UNITS/AC.	DENSITY	10.62 UNITS/AC.
LARGEST	8,487 S.F.	LARGEST	7,960 S.F.
SMALLEST	3,010 S.F.	SMALLEST	3,115 S.F.
AVERAGE	4,172 S.F.	AVERAGE	4,102 S.F.
PHASE 3		PHASE 6	
TOTAL AREA	35.90 AC.	TOTAL AREA	18.26 AC.
TRACTS	1.76 AC.	TRACTS	3.12 AC.
LOTS	29.79 AC.	LOTS	7.44 AC.
NUMBER OF UNITS	106	NUMBER OF UNITS	80
DENSITY	3.56 UNITS/AC.	DENSITY	10.75 UNITS/AC.
LARGEST	556,093 S.F.	LARGEST	7,312 S.F.
SMALLEST	3,454 S.F.	SMALLEST	3,115 S.F.
AVERAGE	12,244 S.F.	AVERAGE	4,052 S.F.
		PHASE 2B	
		TOTAL AREA	1.44 AC.
		TRACTS	0.00 AC.
		LOTS	1.14 AC.
		NUMBER OF UNITS	12
		DENSITY	10.49 UNITS/AC.
		LARGEST	4,450 S.F.
		SMALLEST	3,960 S.F.
		AVERAGE	4,153 S.F.

MULTI/TECH

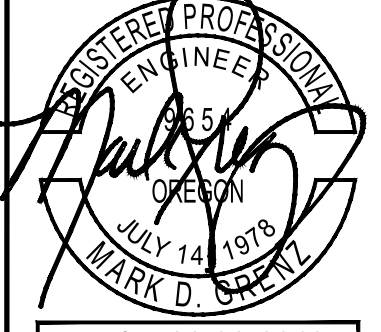
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
WWW.MTSIENGINEERING.COM

PLANNED UNIT DEVELOPMENT
TENTATIVE PLAN
COVER SHEET

EAST PARK ESTATES

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:	JUN 2021
Scale:	AS SHOWN



JOB # 6437