

McKenzie Heights II – Open Space Plan – Exhibit 68REV01

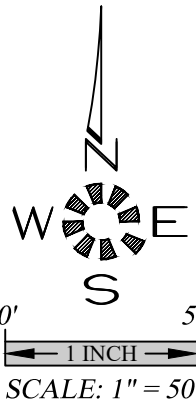
PHASE 1

SITE AREAS	
BOUNDARY	1,412,323 S.F.
TOTAL SITE	830,133 S.F.
R.O.W. DEDICATION	42,469 S.F.
NET DEVELOPABLE	787,664 S.F.
MIN. REQ. OPEN SPACE	236,300 S.F. (30%)
OPEN SPACE PROVIDED	319,849 S.F. (41%)
AMOUNT OF MIN. REQ.	
OPEN SPACE ON 25% OR GREATER SLOPE	24,536 S.F. (11%)

WEST SIDE	
SITE AREA	378,092 S.F.
COMMON OPEN SPACE	142,455 S.F. (38%)
COMMON OPEN SPACE WITHIN SETBACKS	26,975 S.F. (7%)
WITH SLOPE ≥ 25%	41,072 S.F. (29%)
PRIVATE SPACE (GROUND FLOOR PATIOS)	
LANDSCAPE	142,461 S.F. (38%)
PARKING LOT LANDSCAPING	2,101 S.F. (0.5%)

EAST SIDE	
SITE AREA	409,572 S.F.
COMMON OPEN SPACE	177,394 S.F. (43%)
COMMON OPEN SPACE WITHIN SETBACKS	34,337 S.F. (8%)
WITH SLOPE ≥ 25%	66,051 S.F. (56%)
DETENTION	7,798 S.F.
LANDSCAPE	203,128 S.F. (50%)
PARKING LOT LANDSCAPING	13,810 S.F. (3%)

- = COMMON OPEN SPACE
- = COMMON OPEN SPACE
W/ SLOPE ≥ 25%



MULTI//TECH

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OPEN SPACE
PLAN

McKENZIE HEIGHTS PHASE 2

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.

70712-SITE	SDR4-05
Design:	M.D.G.
Drawn:	T.W.S.
Checked:	M.D.G.
Date:	AUG. 2020
Scale:	AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
9668
M.D.G.
JULY 1998
STATE OF OREGON

EXPIRES: 06-30-2023

JOB # 7071

SDR4