

3495 Truman rd nw lot partition

1 message

Peter Strauhal <peter@pcsoutback.com>

Tue, Oct 18, 2022 at 2:32 PM

To: salem_pilot@aol.com, NESCA_Salem@gmail.com, Paul LaScola <therighthomesolution@gmail.com>, Peter Strauhal <peter@pcsoutback.com>

Mike, Ian,

Here is site plan showing a lot partition for Victor Cortes at his property between Midway and Truman next to the property. Let me know if you have any questions.

Peter Lyle Strauhal, AIA, LEED AP

CEO
PCS Outback Buildings LLC
PO Box 3164
Salem, OR 97302
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peter@pcsoutback.com



20105 A1.3_Site Plan_10.17.22.pdf

299K

(d)Submittal requirement- for Class 1 site plan review. In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 1 site plan review shall include a completed application form that shall contain the following information:

(1)The names and addresses of the applicant(s),
APPLICANT: THE RIGHT HOME SOLUTION, INC
PROJECT CONTACT: PAUL LASCOLA
425 EWALD AVE SE,
SALEM, OR 97302
PH: 805-298-5457
EMAIL: therighthomesolution@gmail.com

ARCHITECT: PETER LYLE STRAUHAL, AIA, LEED AP
PROJECT CONTACT: PETER STRAUHAL
PO BOX 7868
SALEM, OR 97303
PH: 971-239-1519
EMAIL: pstrauhal@gmail.com

OWNER: VICTOR CORTES
MAILING ADDRESS: 1930 HAMPDEN LN SE, #25
EM, OR 97305
PH: 503-991-54721
EMAIL: CORTESREFE@YAHOO.COM

PROJECT ADDRESS:
3495 TRUMAN RD NE
SALEM, OR 97302

TAX MAP & LOT #: 073W25AA08300

LOT SIZE: EXISTING LOT: 13,134 S.F.
NEW LOT: 5,698 S.F., REVISED LOT: 7,436 S.F.
LOT ZONE: RS (SINGLE FAMILY RESIDENTIAL)
LOT COMP. MAP: RES (RESIDENTIAL)
TYPE OF APPLICATION: LOT PARTITION

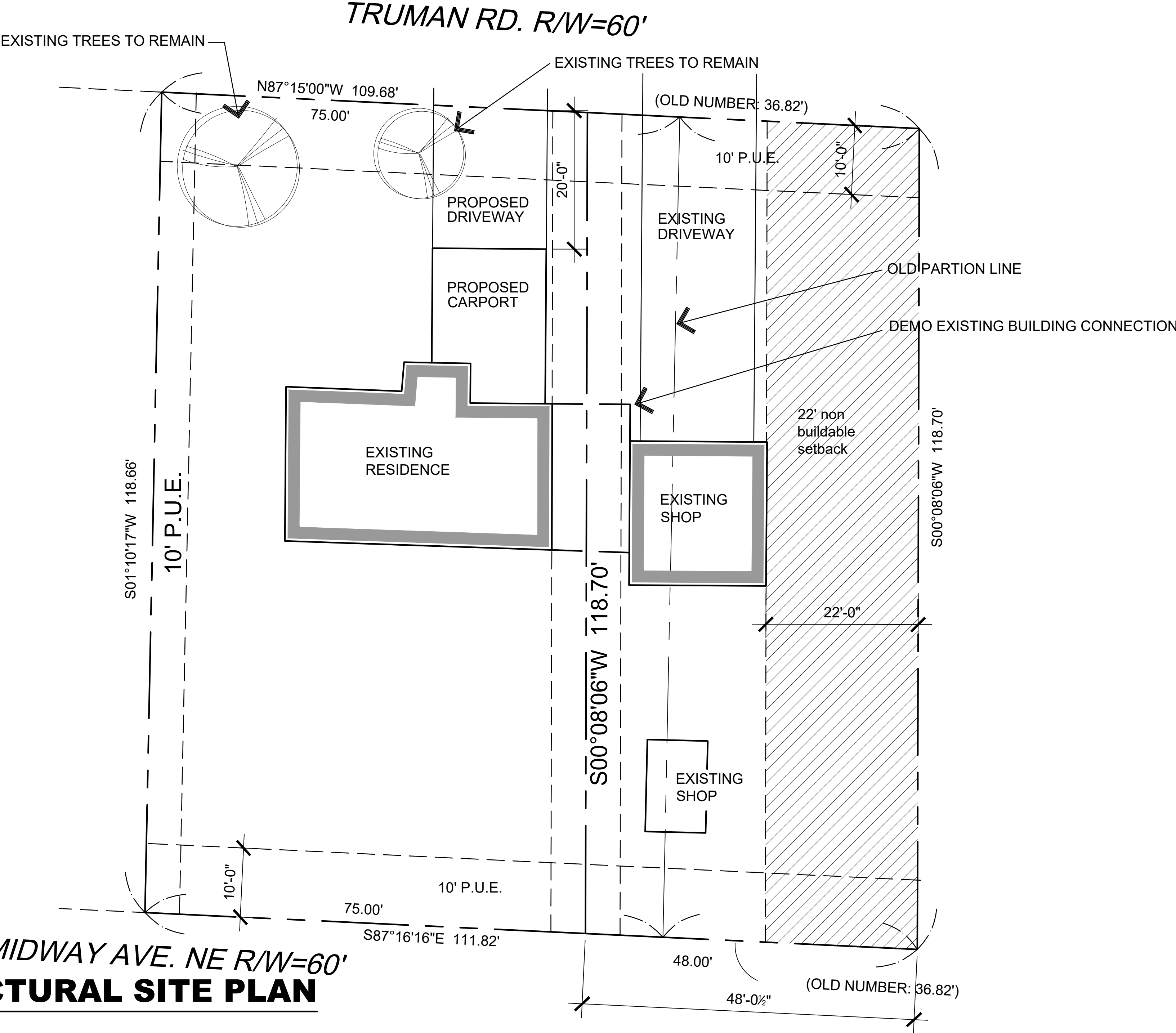
DESCRIPTION OF PROJECT:
The property owner has an overly large lot. He is requesting the lot be split into two lots that will meet the zoning code requirements for area, length, width, access, water/sewer requirements, residential density, etc.

The property is located within an residential area.

We have reviewed the code sections and the comments from planning and public works. We have prepared the drawings and documentation necessary to meet all conditions and exceed minimum requirements to the extent possible. Any comments from planning are welcome, whether as to specific requirements or toward a better aesthetic.

Thank you for your support,

Peter and Paul



ENLARGED ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

11x17 Title Block 1/4" Scale

Revision notes:

Rev:	Date:	Notes:
-	-	-



ENGINEER:

-
-
-

ARCHITECT:

Peter Lyle Strauhal, AIA, Leed AP
PO Box 3164, Salem, OR 97302
PH: 971.239.1519 FAX: 267.392.7157

Drawn by:

PLS

Client:

VICTOR CORTES

Project:

A NEW LOT PARTITION FOR
VICTOR CORTES

Drawing Title:

SITE PLAN
A1.0

Date:

10-17-22

Scale @ A3:

SEE TITLE

Revision:

-

the Right Home Solution, INC.

Home Design / Approval Processing / Project Management
805 298 5457
therighthomesolution@gmail.com