

LOT & TRACT AREA

NUMBER OF LOTS: 72
TOTAL AREA: 571,162 SF
TOTAL LOT AREA: 321,723 SF
TOTAL ROW AREA: 203,350 SF
TOTAL TRACT AREA: 46,089 SF

DEVELOPMENT CODE SUMMARY

SINGLE FAMILY LOT STANDARDS (SDC 511.010)

MINIMUM LOT AREA: 4,000 SF
MINIMUM LOT WIDTH: 40 FT
MINIMUM LOT DEPTH: 70 FT
MAXIMUM LOT DEPTH: 300% AVERAGE LOT WIDTH
MINIMUM STREET FRONTAGE: 40 FT

MINIMUM SETBACKS
LOTS ABUTTING STREETS: 12 FT (20 FT ABUTTING COLLECTOR)
INTERIOR FRONT: 12 FT
INTERIOR SIDE: 5 FT
INTERIOR REAR: 14 FT

TENTATIVE PLAT PH1

REVISIONS

NO.	DATE	DESCRIPTION
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EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, SUITE 100
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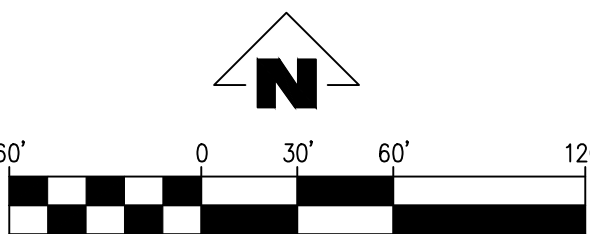
SHEET

11

OF

76

4540 PRINGLE RD SE
TAX MAP - 3000 & 3002
TAX MAP - 083W11BC
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SALEM, OREGON



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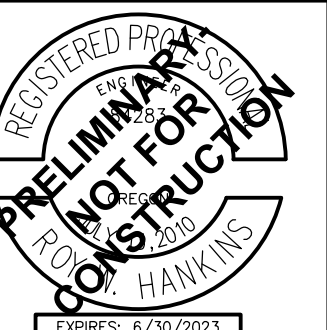
INITIATIVE PLAI PH2

NO.	DATE	DESCRIPTION



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SHEET
12 OF **76**



LOT & TRACT AREA

NUMBER OF LOTS:	53
TOTAL AREA:	508,583 SF
TOTAL LOT AREA:	243,173 SF
TOTAL ROW AREA	129,738 SF
TOTAL TRACT AREA:	135,580 SF

DEVELOPMENT CODE SUMMARY

SINGLE FAMILY LOT STANDARDS (SDC 511.010)

MINIMUM LOT AREA:	4,000 SF
MINIMUM LOT WIDTH:	40 FT
MINIMUM LOT DEPTH:	70 FT
MAXIMUM LOT DEPTH:	300% AVERAGE LOT WIDTH
MINIMUM STREET FRONTAGE:	40 FT

MINIMUM SETBACKS
LOTS ABUTTING STREETS: 12 FT (20 FT ABUTTING

INTERIOR FRONT: 12 FT
INTERIOR SIDE: 5 FT
INTERIOR REAR: 14 FT