



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Comprehensive Plan Change / Zone Change / Planning Unit Development / Subdivision / Class 2 Adjustment Case No. CPC-ZC-PUD-SUB-TCP19-08
AMANDA APPLICATION NO:	18-124473-ZO / 18-124474-ZO / 18-124468-LD / 18-124472-LD / 19-118029-ZO
HEARING INFORMATION:	<u>Planning Commission, Tuesday, September 17, 2109, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	255 Cordon Rd NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE, Salem OR / 97301
OWNER(S):	Jeremy Stephan, Michael Souza, Robert and Lila Grinbert, Jarrell and Tania Rysavy
APPLICANT / AGENT(S):	Mark Grenz, Multi-Tech Engineering, on behalf of, East Park, LLC (Randy Myers, Kiril, Ivanov)
DESCRIPTION OF REQUEST:	<p>Summary: An application for a Planned Unit Development and Subdivision for 659 single family units and a 36-unit multi-family residential use, for a total of 695 units, for property approximately 122 acres in size.</p> <p>Request: An application for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RM-II (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class 2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).</p> <p>For property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential), CR (Retail Commercial), and IP (Industrial Park), and located at 255 Cordon Road NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessor's Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300, and 00400, 072W29C / 00100, 00101, 00199, 00200, 00300, and 00400).</p>
CRITERIA TO BE CONSIDERED:	<p><u>Comprehensive Plan Change</u> Pursuant to SRC 64.025(e)(2), the greater the impact of the proposed Minor Plan Map Amendment, the greater the burden on an applicant to demonstrate that the criteria are satisfied. A Minor Plan Map Amendment may be made if it complies with the following:</p> <p>(A) The Minor Plan Map Amendment is justified based on the existence of one of the following:</p> <ul style="list-style-type: none">(i) Alteration in Circumstances. Social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate.(ii) Equally or Better Suited Designation. A demonstration that the proposed designation is equally or better suited for the property than the existing designation.(iii) Conflict Between Comprehensive Plan Map Designation and Zone Designation. A Minor Plan Map Amendment may be granted where there is a conflict between the Comprehensive Plan Map designation and the zoning of the property, and the zoning designation is a more appropriate designation for the property than the Comprehensive Plan Map designation. In determining

whether the zoning designation is the more appropriate designation, the following factors shall be considered:

- (aa) Whether there was a mistake in the application of a land use designation to the property;
 - (bb) Whether the physical characteristics of the property are better suited to the uses in zone as opposed to the uses permitted by the Comprehensive Plan Map designation;
 - (cc) Whether the property has been developed for uses that are incompatible with the Comprehensive Plan Map designation; and
 - (dd) Whether the Comprehensive Plan Map designation is compatible with the surrounding Comprehensive Plan Map designations.
- (B) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed plan map designation;
 - (C) The proposed plan map designation provides for the logical urbanization of land;
 - (D) The proposed land use designation is consistent with the Salem Area Comprehensive Plan and applicable Statewide planning goals and administrative rules adopted by the Department of Land Conservation and Development; and
 - (E) The amendment is in the public interest and would be of general benefit.

ZONE CHANGE (Quasi-Judicial)

Pursuant to SRC 265.005(e), a *QUASI-JUDICIAL ZONE CHANGE* shall be granted if the following criteria are met:

1. A quasi-judicial zone change shall be granted if all of the following criteria are met:
 - A. The zone change is justified based on the existence of one or more of the following:
 - (i) A mistake in the application of a land use designation to the property;
 - (ii) A demonstration that there has been a change in the economic, demographic, or physical character of the vicinity such that the proposed zone would be compatible with the vicinity's development pattern; or
 - (iii) A demonstration that the proposed zone is equally or better suited for the property than the existing zone. A proposed zone is equally or better suited for the property than an existing zone if the physical characteristics of the property are appropriate for the proposed zone and the uses allowed by the proposed zone are logical with the surrounding land uses.
 - B. If the zone change is City-initiated, and the change is for other than City-owned property, the zone change is in the public interest and would be of general benefit.
 - C. The zone change complies with the applicable provisions of the Salem Area Comprehensive Plan.
 - D. The zone change complies with applicable Statewide Planning Goals and applicable administrative rules adopted by the Department of Land Conservation and Development.
 - E. If the zone change requires a comprehensive plan change from an industrial designation to a non-industrial designation, or a comprehensive plan change from a commercial or employment designation to any other designation, a demonstration that the proposed zone change is consistent with the most recent economic opportunities analysis and the parts of the Comprehensive Plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the Comprehensive Plan to address the proposed zone change; or include both the demonstration and an amendment to the Comprehensive Plan.
 - F. The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.
 - G. The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.
2. The greater the impact of the proposed zone change on the area, the greater the burden on the applicant to demonstrate that the criteria are satisfied.

SUBDIVISIONS

Pursuant to SRC 205.010(d), a tentative subdivision plan shall be approved if all of the following criteria are met:

- (1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:
 - (A) Lot standards, including, but not limited to, standards for lot area, lot width and

depth, lot frontage and designation of front and rear lot lines.

- (B) City infrastructure standards.
 - (C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.
- (2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.
 - (3) Development within the tentative subdivision plan can be adequately served by City infrastructure.
 - (4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.
 - (5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
 - (6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.
 - (7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.
 - (8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.
 - (9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.
 - (10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

PLANNED UNIT DEVELOPMENT (PUD)

Pursuant to SRC 210.025(d), a Planned Unit Development (PUD) tentative plan shall be approved if the following criteria are met:

- (1) The PUD tentative plan conforms to the development standards of this Chapter.
- (2) The PUD tentative plan provides one or more of the following:
 - (A) Common open space that will be improved as a recreational amenity and that is appropriate to the scale and character of the PUD considering its size, density, and the number and types of dwellings proposed. Examples of recreational amenities include, but are not limited to, swimming pools, golf courses, ball courts, children's play areas, picnic and barbeque facilities, and community gardens;
 - (B) Common open space, which may be landscaped and/or left with natural tree cover, that is permanently set aside for the passive and/or active recreational use of the residents of the PUD and that is appropriate to the scale and character of the PUD considering its size, density, and the number and types of dwellings proposed. Examples of passive and/or active recreational use include, but are not limited to, community gardens, commons, and private parks;
 - (C) Common open space that will preserve significant natural or cultural features; or
 - (D) Unique or innovative design concepts that further specific identified goals and policies in the Salem Area Comprehensive Plan.
- (3) If a retail service area or a convenience service area is proposed, the area is designed to:
 - (A) Adequately provide for privacy and minimize excessive noise on adjacent uses;
 - (B) Provide for adequate and safe ingress and egress; and
 - (C) Minimize the impact of vehicular traffic on adjacent residential uses.

CLASS 2 ADJUSTMENT

Pursuant to SRC 250.005(d)(2), an application for a *CLASS 2 ADJUSTMENT* shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development; or
 - (ii) Equally or better met by the proposed development.
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Aaron Panko, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com.

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

<https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx>

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

August 28, 2019

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:**

<http://www.cityofsalem.net/planning>

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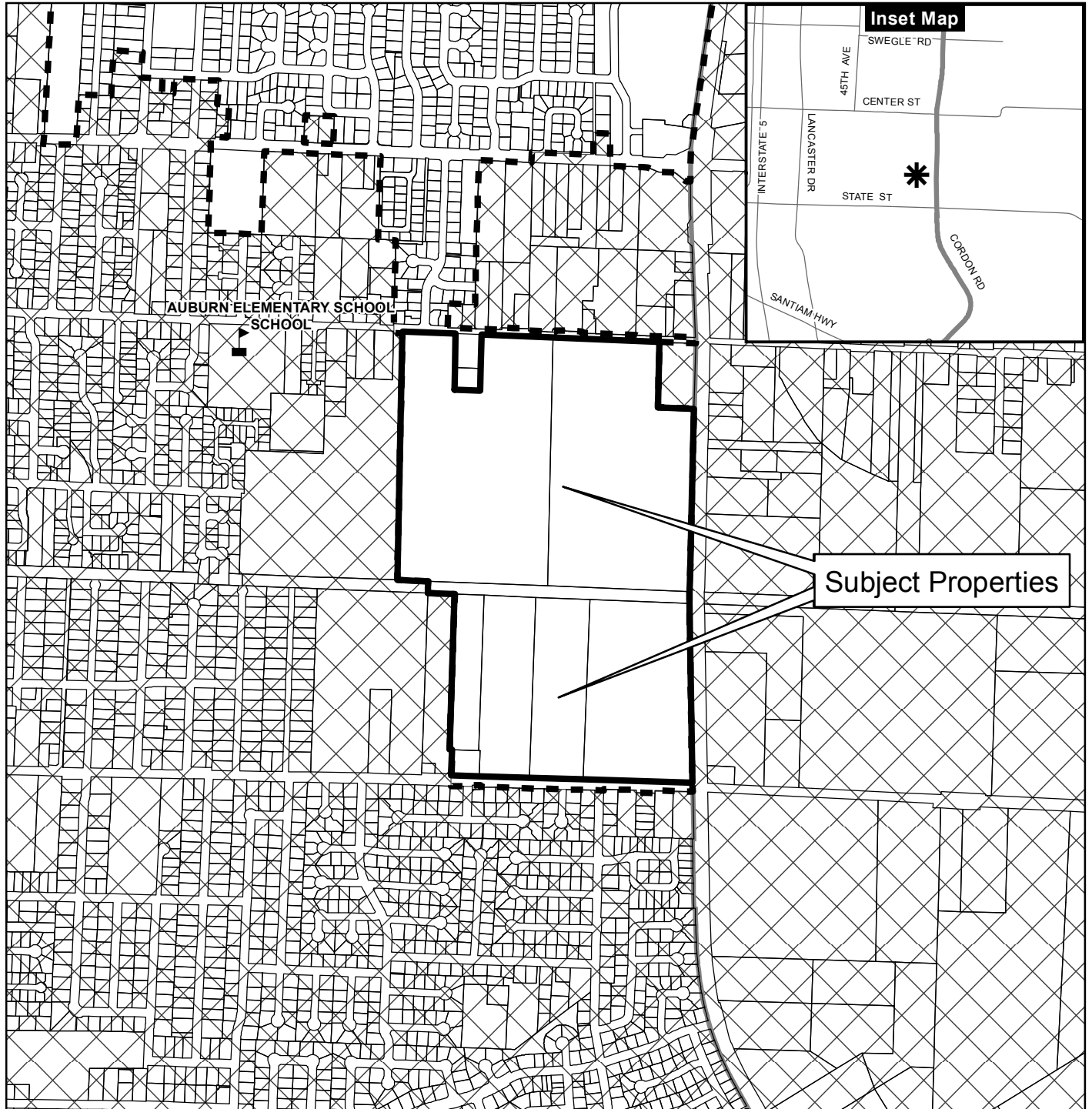
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development

Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

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

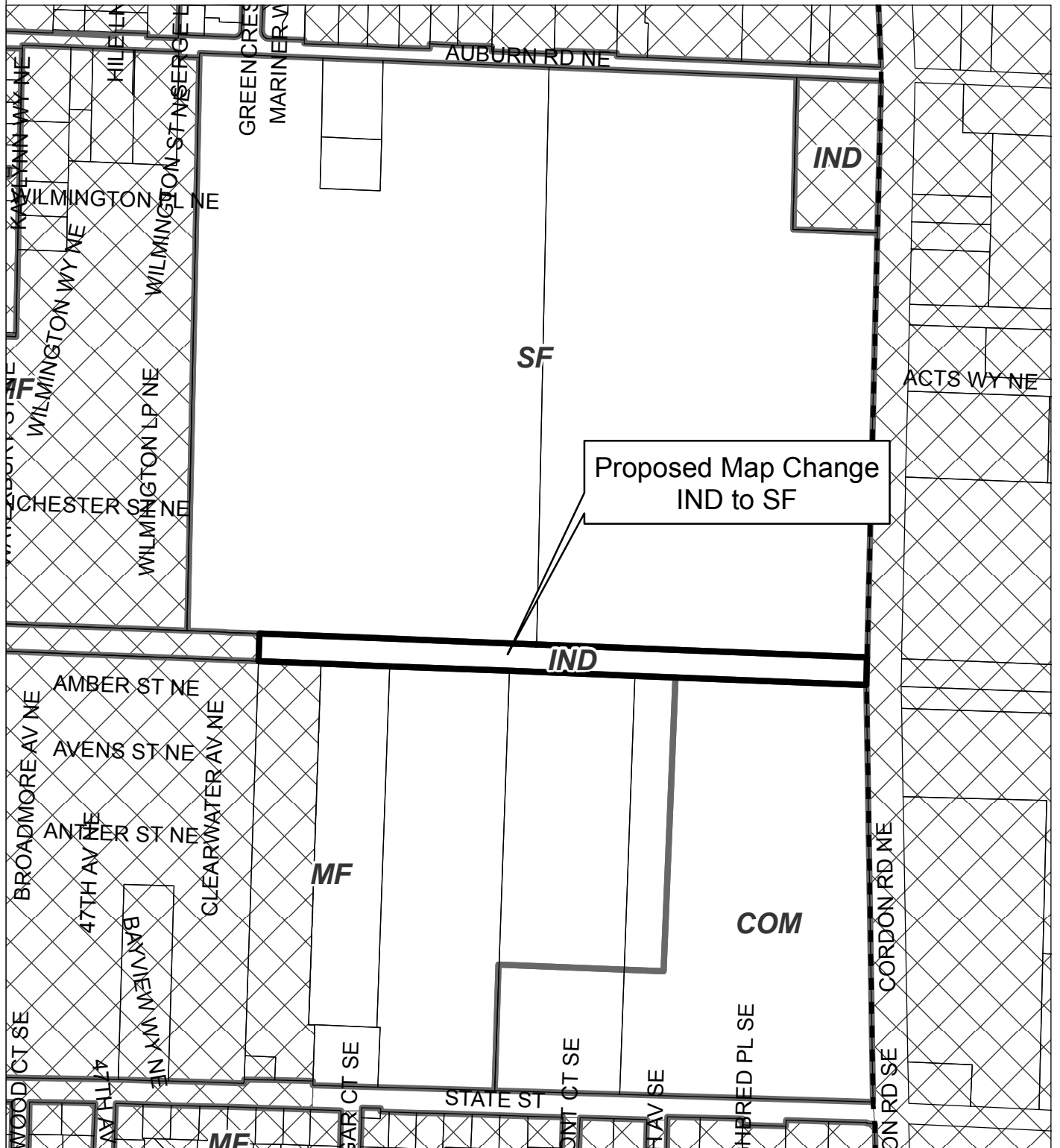

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

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Comprehensive Plan Map - East Park Estates



Legend

- Comprehensive Plan
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

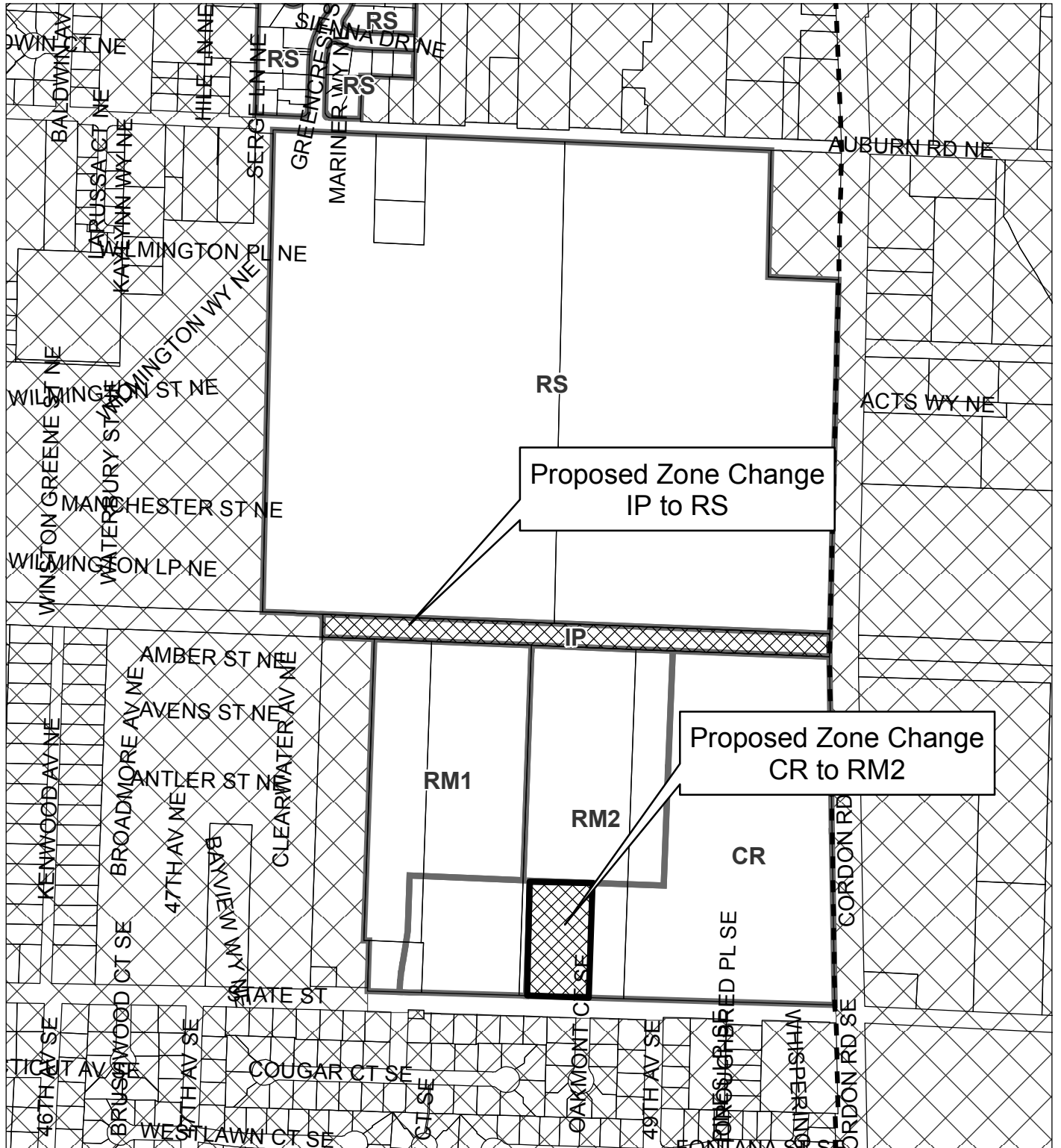
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CITY OF *Salem*
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Vicinity Zoning - East Park Estates



Legend

- | | |
|---------------------------|---------|
| RS Base Zoning | Taxlots |
| Urban Growth Boundary | Parks |
| Outside Salem City Limits | Schools |

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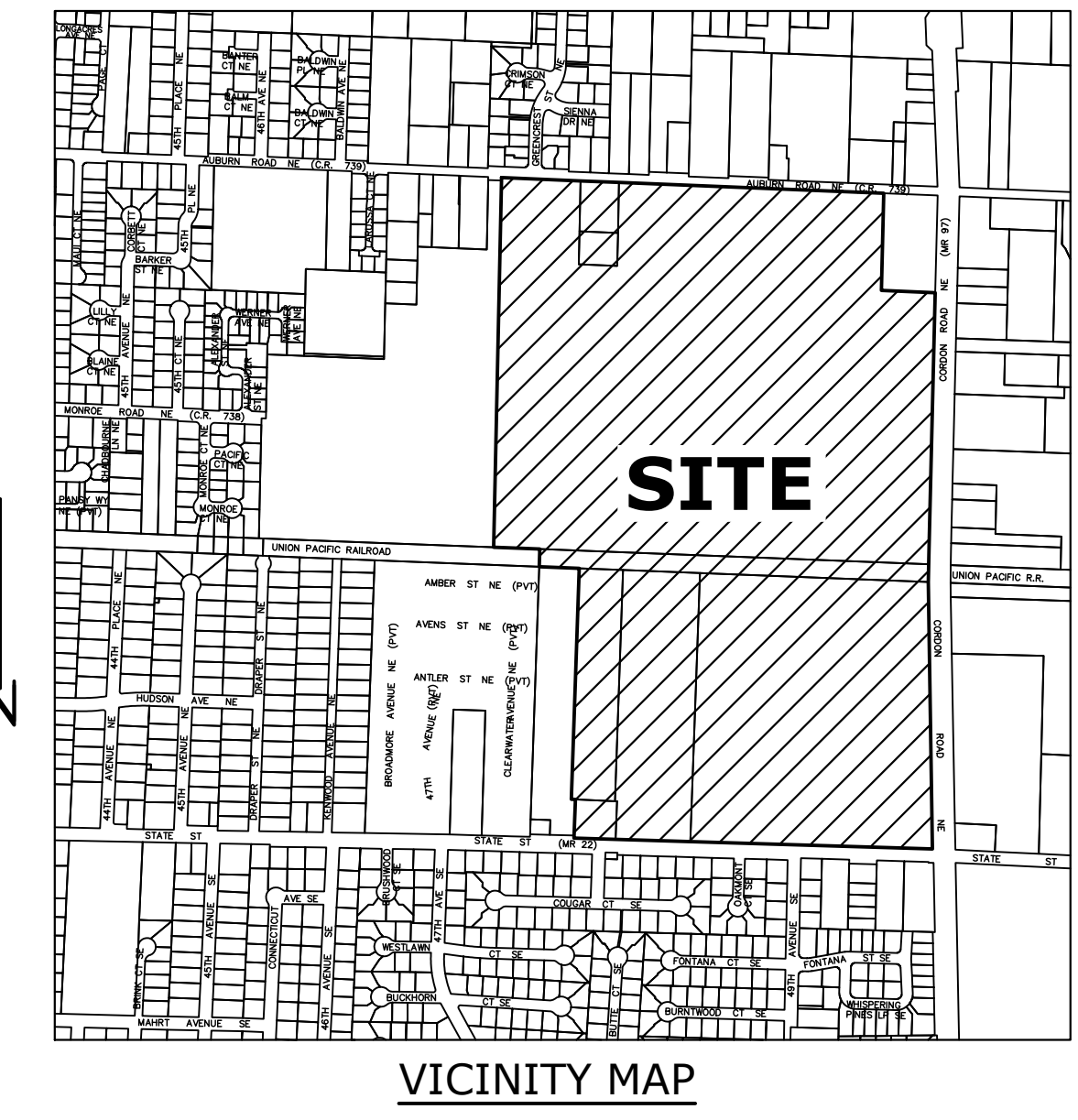


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EAST PARK ESTATES

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.
9550 SE CLACKAMAS RD
CLACKAMAS, OREGON 97015

UTILITIES:

CABLE	COMCAST CABLE SERVICES
POWER	P.G.E.
PHONE	CENTURY LINK
GAS	N.W. NATURAL
SANITARY SEWER	CITY OF SALEM
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:

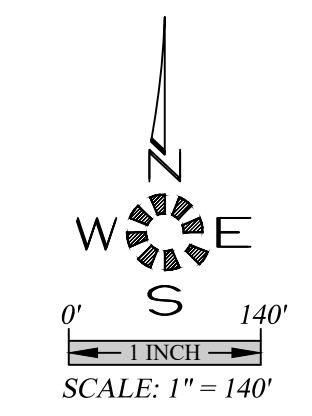
BOUNDARY:	5,344,136 S.F.	122.68 Ac.	100.00%
LOT AREA:	2,728,279 S.F.	62.63 Ac.	51.05%
TRACT AREA:	567,547 S.F.	13.03 Ac.	10.62%
CITY PARK:	327,052 S.F.	7.51 Ac.	6.12%
COMMERCIAL:	542,249 S.F.	12.45 Ac.	10.15%

PARCEL SIZE:

PHASE 1		PHASE 4	
TOTAL AREA	21.83 AC.	TOTAL AREA	13.46 AC.
DEVELOPABLE AREA	21.63 AC.	DEVELOPABLE AREA	13.30 AC.
TRACTS	0.47 AC.	TRACTS	0.71 AC.
LOTS	14.78 AC.	LOTS	9.22 AC.
NUMBER OF UNITS	147	NUMBER OF UNITS	99
DENSITY	9.94 UNITS/AC.	DENSITY	10.74 UNITS/AC.
LARGEST	9,264 S.F.	LARGEST	4,686 S.F.
SMALLEST	3,150 S.F.	SMALLEST	3,500 S.F.
AVERAGE	4,380 S.F.	AVERAGE	4,057 S.F.

PHASE 2		PHASE 5	
TOTAL AREA	12.40 AC.	TOTAL AREA	13.41 AC.
DEVELOPABLE AREA	12.19 AC.	DEVELOPABLE AREA	13.41 AC.
TRACTS	0.27 AC.	TRACTS	0.80 AC.
LOTS	8.98 AC.	LOTS	9.45 AC.
NUMBER OF UNITS	94	NUMBER OF UNITS	101
DENSITY	10.47 UNITS/AC.	DENSITY	10.69 UNITS/AC.
LARGEST	7,202 S.F.	LARGEST	5,813 S.F.
SMALLEST	3,150 S.F.	SMALLEST	3,150 S.F.
AVERAGE	4,161 S.F.	AVERAGE	4,075 S.F.

PHASE 3		PHASE 6	
TOTAL AREA	18.79 AC.	TOTAL AREA	22.46 AC.
DEVELOPABLE AREA	18.75 AC.	DEVELOPABLE AREA	22.07 AC.
TRACTS	3.07 AC.	TRACTS	7.74 AC.
LOTS	9.61 AC.	LOTS	10.57 AC.
NUMBER OF UNITS	106	NUMBER OF UNITS	112
DENSITY	11.03 UNITS/AC.	DENSITY	10.60 UNITS/AC.
LARGEST	6,969 S.F.	LARGEST	8,633 S.F.
SMALLEST	3,150 S.F.	SMALLEST	3,150 S.F.
AVERAGE	3,948 S.F.	AVERAGE	4,101 S.F.



TENTATIVE PLAN COVER SHEET

EAST PARK ESTATES P.U.D.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

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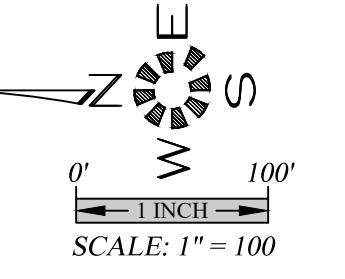
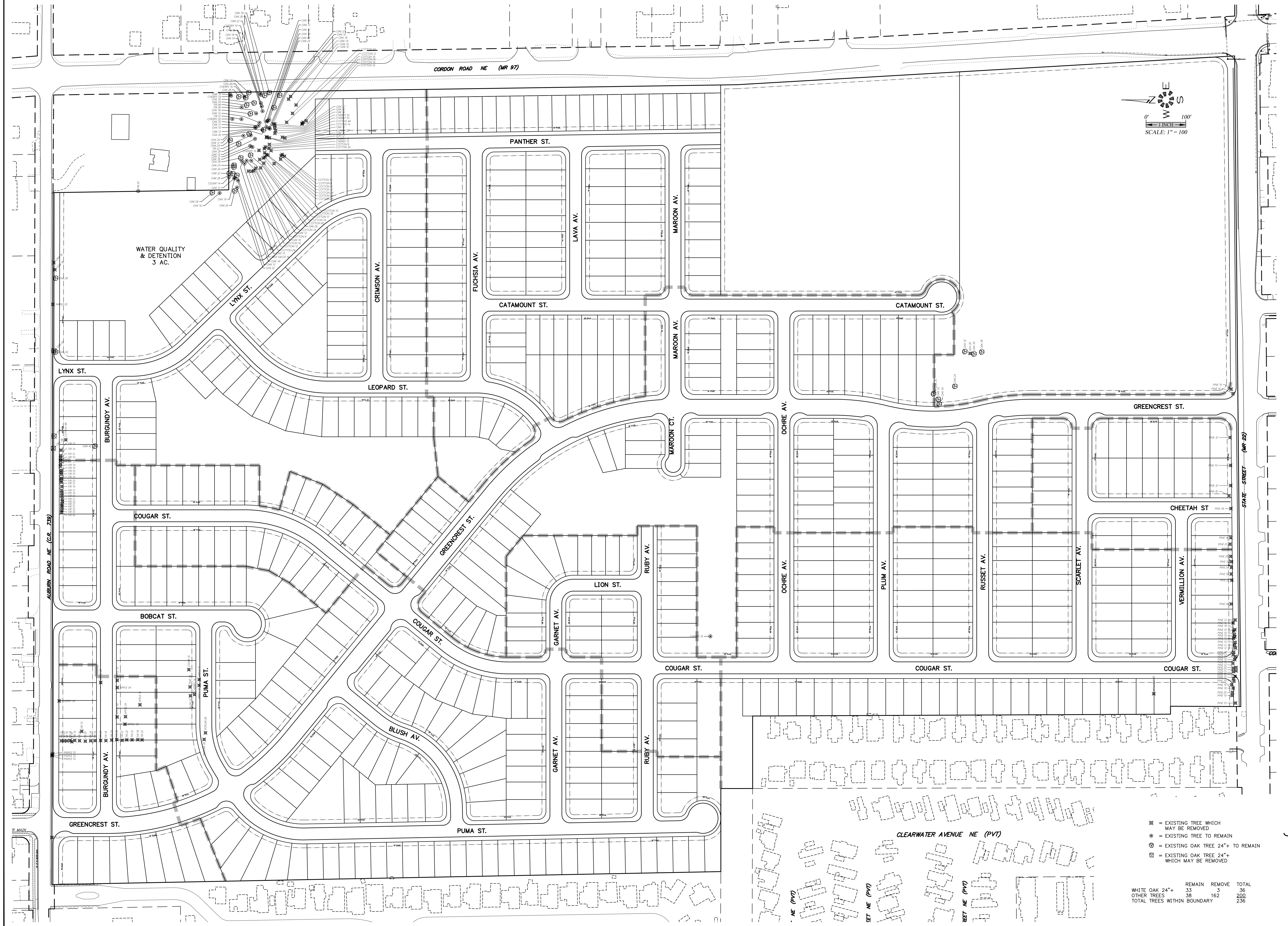


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P101

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WATER QUALITY & DETENTION
3 AC.

GREENCREST ST.

CHEETAH ST.

COUGAR ST.

CLEARWATER AVENUE NE (PVT)

- ⊗ = EXISTING TREE WHICH MAY BE REMOVED
- ⊙ = EXISTING TREE TO REMAIN
- ⊕ = EXISTING OAK TREE 24"+ TO REMAIN
- ⊖ = EXISTING OAK TREE 24"+ WHICH MAY BE REMOVED

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"+	33	3	36
OTHER TREES	38	162	200
TOTAL TREES WITHIN BOUNDARY			236

**TENTATIVE PLAN
TREE CONSERVATION PLAN**

**EAST PARK ESTATES
P.U.D.**

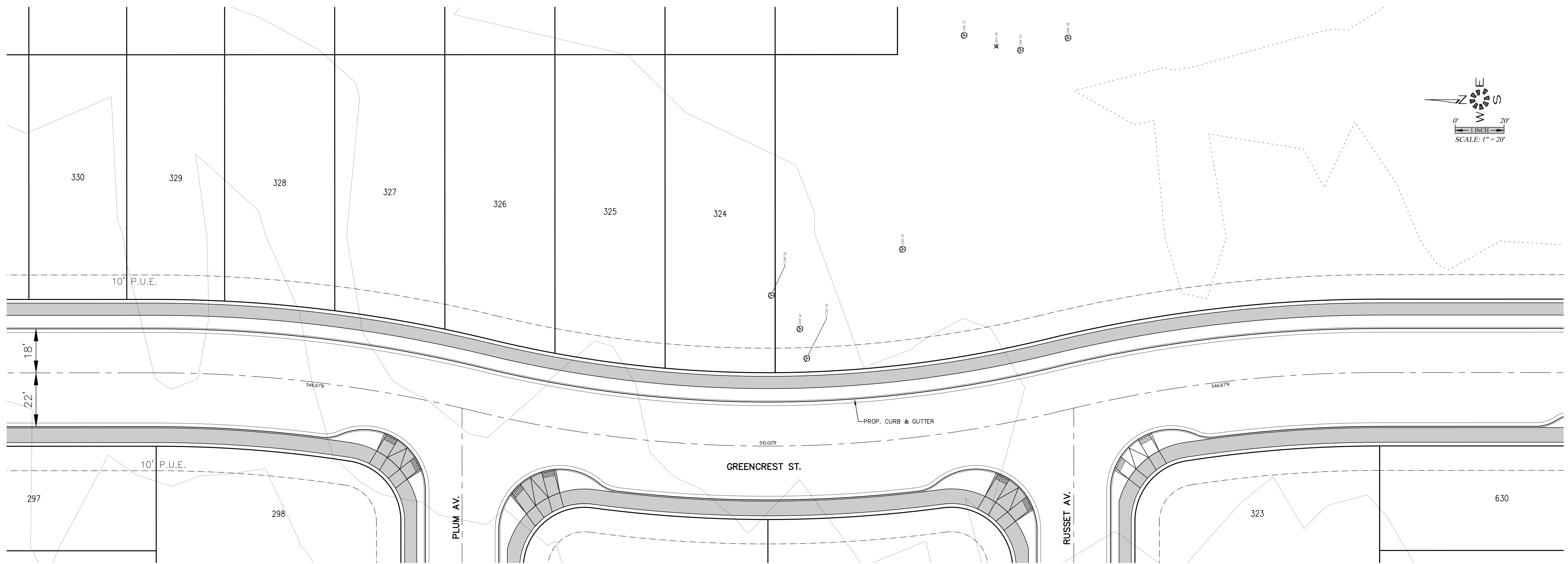
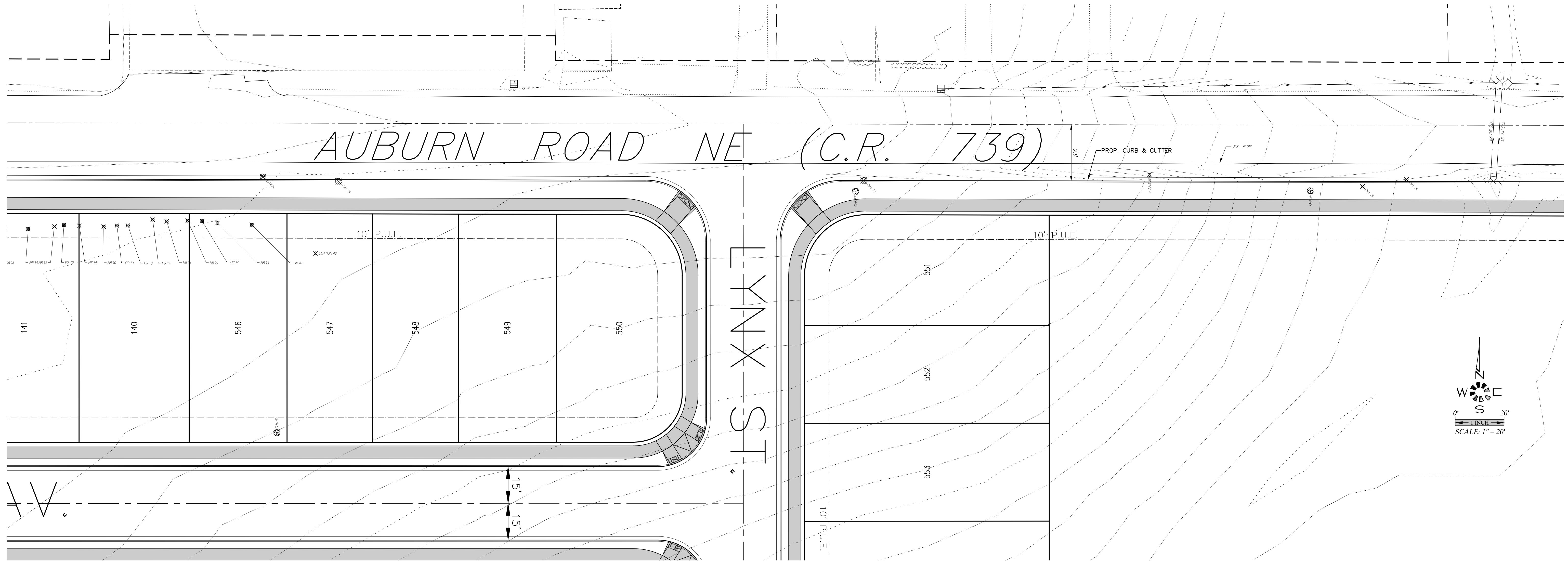
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Design: M.D.G.
Drawn: D.S.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN



EXPIRES: 06-30-2019
JOB # 6437

AUBURN ROAD NE (C.R. 739)



TENTATIVE PLAN TREE CONSERVATION PLAN

EAST PARK ESTATES P.U.D.

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Design: M.D.G.
 Drawn: D.S.G.
 Checked: M.D.G.
 Date: NOV. 2018
 Scale: AS SHOWN



JOB # 6437

P501

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SEE SHEET P308
FOR PHASE 6

PHASE 1

PHASE 6

SEE SHEET P303
FOR PHASE 2
PHASE 2
PHASE 1

PHASE 2
SEE SHEET P303
FOR PHASE 2

Parcel Table	Parcel Table	Parcel Table	Parcel Table	Parcel Table	
LOT	S.F.	LOT	S.F.	LOT	S.F.
1	4,733	34	3,600	67	4,000
2	4,250	35	3,600	68	4,000
3	4,000	36	3,600	69	4,000
4	4,000	37	3,600	70	4,614
5	4,614	38	3,600	71	4,000
6	4,614	39	3,600	72	4,249
7	4,000	40	3,600	73	4,312
8	4,000	41	3,600	74	4,285
9	4,000	42	3,600	75	4,285
10	4,000	43	3,600	76	4,308
11	4,000	44	3,600	77	4,137
12	4,037	45	3,600	78	5,091
13	5,833	46	3,600	79	4,275
14	4,225	47	4,082	80	4,566
15	4,692	48	5,173	81	4,000
16	4,697	49	4,500	82	4,190
17	5,354	50	4,500	83	4,360
18	6,858	51	3,600	84	3,893
19	5,567	52	3,600	85	4,202
20	4,551	53	3,600	86	5,223
21	4,031	54	4,176	87	7,193
22	3,600	55	4,323	88	6,343
23	3,600	56	3,600	89	5,419
24	3,600	57	3,600	90	4,713
25	3,600	58	3,600	91	4,746
26	3,600	59	3,150	92	5,848
27	3,600	60	3,150	93	4,483
28	3,600	61	3,150	94	3,825
29	3,600	62	3,150	95	3,800
30	3,600	63	3,784	96	4,180
31	3,600	64	4,999	97	4,789
32	3,600	65	4,400	98	4,921
33	3,600	66	4,000	99	3,964

Parcel Table	Parcel Table
TRACT	S.F.
TRACT 1A	13,433
TRACT 1B	7,031



SEE SHEET P302
FOR PHASE 1 CONTINUATION



TENTATIVE SITE PLAN
PHASE 1

EAST PARK ESTATES
P.U.D.

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
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Drawn: D.S.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN



EXPIRES: 06-30-2019
JOB # 6437

P301

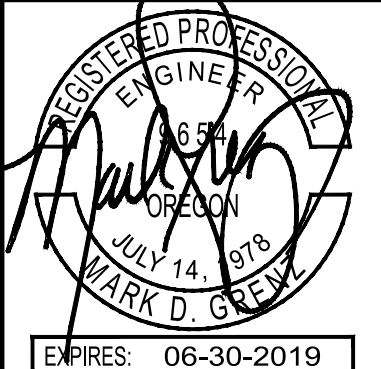
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**TENTATIVE SITE PLAN
 PHASE 1**

**EAST PARK ESTATES
 P.U.D.**

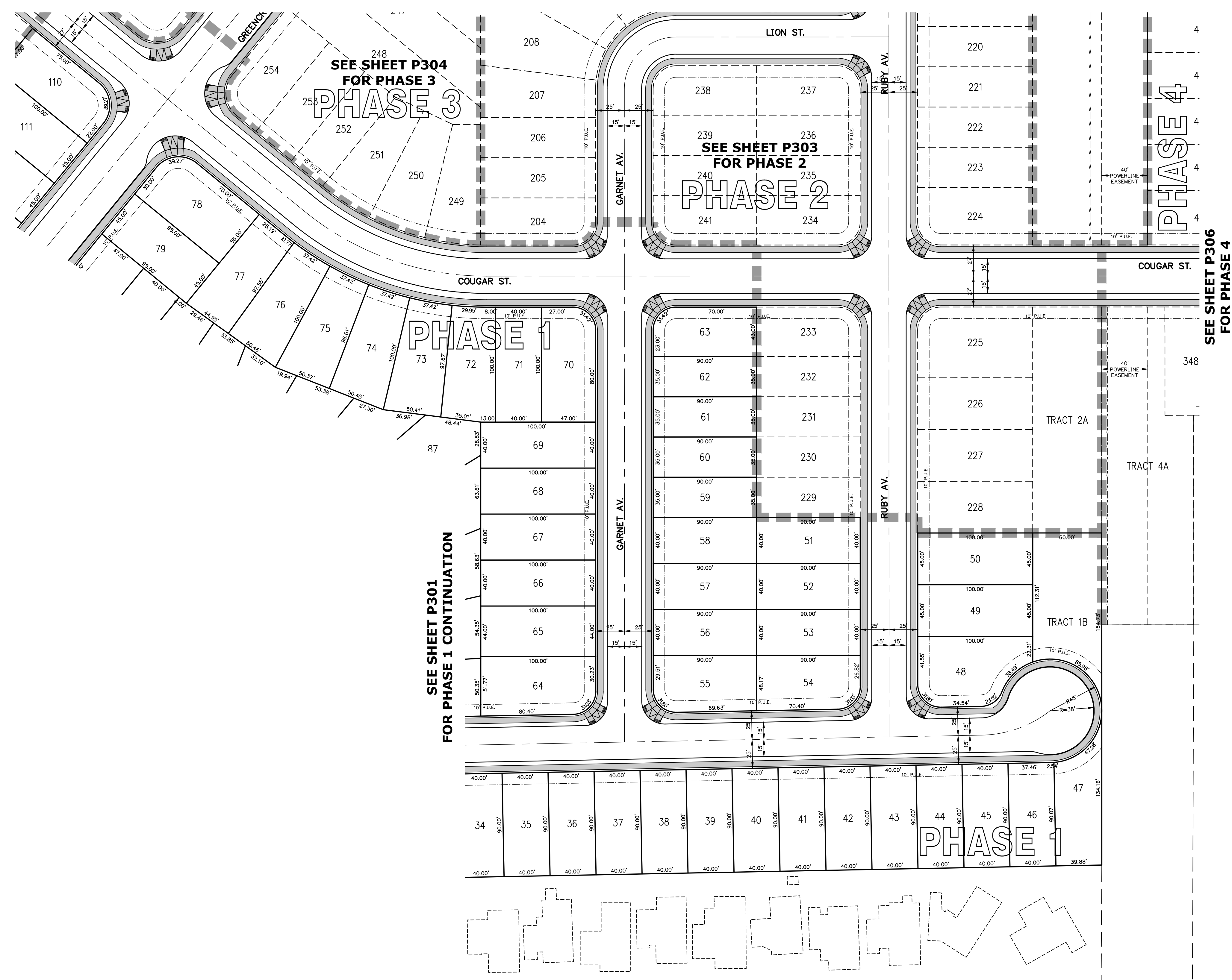
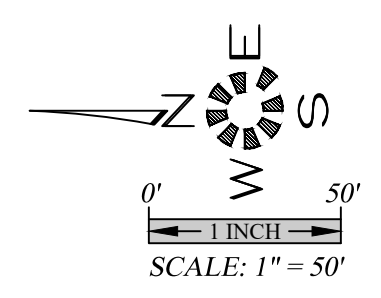
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EXPIRES: 06-30-2019
 JOB # 6437

P302



Parcel Table

LOT	S.F.
1	4,733
2	4,250
3	4,000
4	4,000
5	4,614
6	4,614
7	4,000
8	4,000
9	4,000
10	4,000
11	4,000
12	4,037
13	5,833
14	4,225
15	4,692
16	4,697
17	5,354
18	6,858
19	5,567
20	4,551
21	4,031
22	3,600
23	3,600
24	3,600
25	3,600
26	3,600
27	3,600
28	3,600
29	3,600
30	3,600
31	3,600
32	3,600
33	3,600

Parcel Table

LOT	S.F.
34	3,600
35	3,600
36	3,600
37	3,600
38	3,600
39	3,600
40	3,600
41	3,600
42	3,600
43	3,600
44	3,600
45	3,600
46	3,600
47	4,082
48	5,173
49	4,500
50	4,500
51	3,600
52	3,600
53	3,600
54	4,176
55	4,323
56	3,600
57	3,600
58	3,600
59	3,150
60	3,150
61	3,150
62	3,150
63	3,784
64	4,999
65	4,400
66	4,000

PHASE 1

LOT	S.F.
67	4,000
68	4,000
69	4,000
70	4,614
71	4,000
72	4,249
73	4,312
74	4,285
75	4,285
76	4,308
77	4,137
78	5,091
79	4,275
80	4,566
81	4,000
82	4,190
83	4,360
84	3,893
85	4,202
86	5,223
87	7,193
88	6,343
89	5,419
90	4,713
91	4,746
92	5,848
93	4,483
94	3,825
95	3,800
96	4,180
97	4,789
98	4,921
99	3,964

Parcel Table

LOT	S.F.
100	4,671
101	4,373
102	4,040
103	4,806
104	4,275
105	4,275
106	4,290
107	4,415
108	4,686
109	6,219
110	4,566
111	4,500
112	4,500
113	4,500
114	4,500
115	4,500
116	4,500
117	4,500
118	4,077
119	4,396
120	4,683
121	5,281
122	5,058
123	4,500
124	4,500
125	6,939
126	9,264
127	8,645
128	7,626
129	6,419
130	3,999
131	4,000
132	4,000

Parcel Table

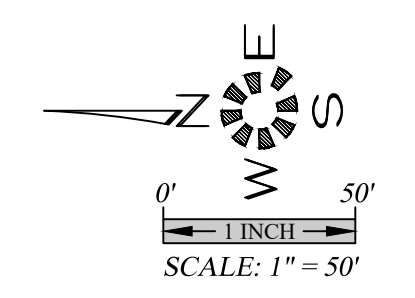
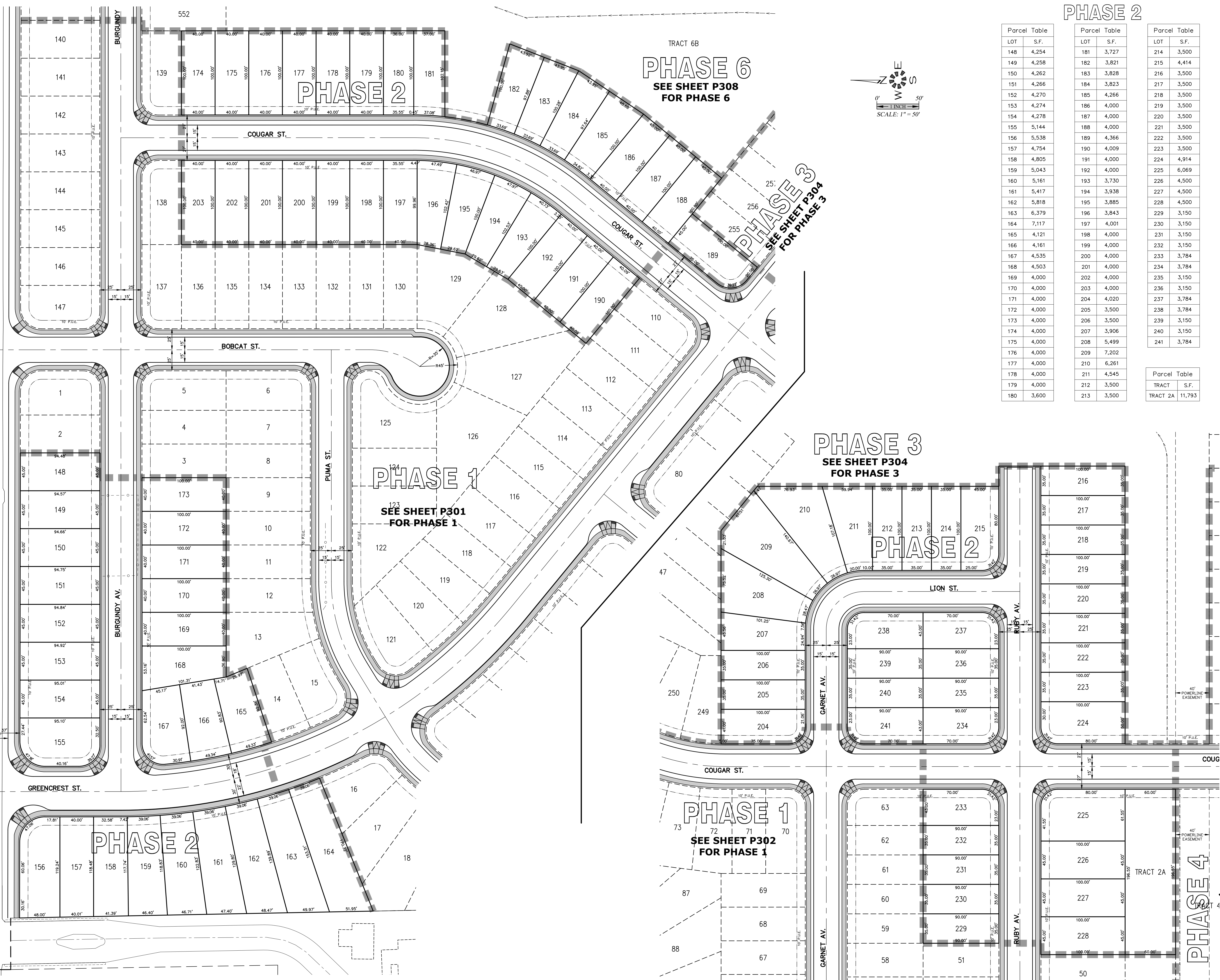
LOT	S.F.
133	4,000
134	4,000
135	4,000
136	4,000
137	4,614
138	4,614
139	4,614
140	4,208
141	4,212
142	4,216
143	4,220
144	4,224
145	4,228
146	4,232
147	4,627

Parcel Table

TRACT	S.F.
TRACT 1A	13,433
TRACT 1B	7,031

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Parcel Table

LOT	S.F.
148	4,254
149	4,258
150	4,262
151	4,266
152	4,270
153	4,274
154	4,278
155	5,144
156	5,538
157	4,754
158	4,805
159	5,043
160	5,161
161	5,417
162	5,818
163	6,379
164	7,117
165	4,121
166	4,161
167	4,535
168	4,503
169	4,000
170	4,000
171	4,000
172	4,000
173	4,000
174	4,000
175	4,000
176	4,000
177	4,000
178	4,000
179	4,000
180	3,600

Parcel Table

LOT	S.F.
181	3,727
182	3,821
183	3,828
184	3,823
185	4,266
186	4,000
187	4,000
188	4,000
189	4,366
190	4,009
191	4,000
192	4,000
193	3,730
194	3,938
195	3,885
196	3,843
197	4,001
198	4,000
199	4,000
200	4,000
201	4,000
202	4,000
203	4,000
204	4,020
205	3,500
206	3,500
207	3,906
208	5,499
209	7,202
210	6,261
211	4,545
212	3,500
213	3,500

Parcel Table

LOT	S.F.
214	3,500
215	4,414
216	3,500
217	3,500
218	3,500
219	3,500
220	3,500
221	3,500
222	3,500
223	3,500
224	4,914
225	6,069
226	4,500
227	4,500
228	4,500
229	3,150
230	3,150
231	3,150
232	3,150
233	3,784
234	3,784
235	3,150
236	3,150
237	3,784
238	3,784
239	3,150
240	3,150
241	3,784

Parcel Table

TRACT	S.F.
TRACT 2A	11,793



TENTATIVE SITE PLAN
PHASE 2

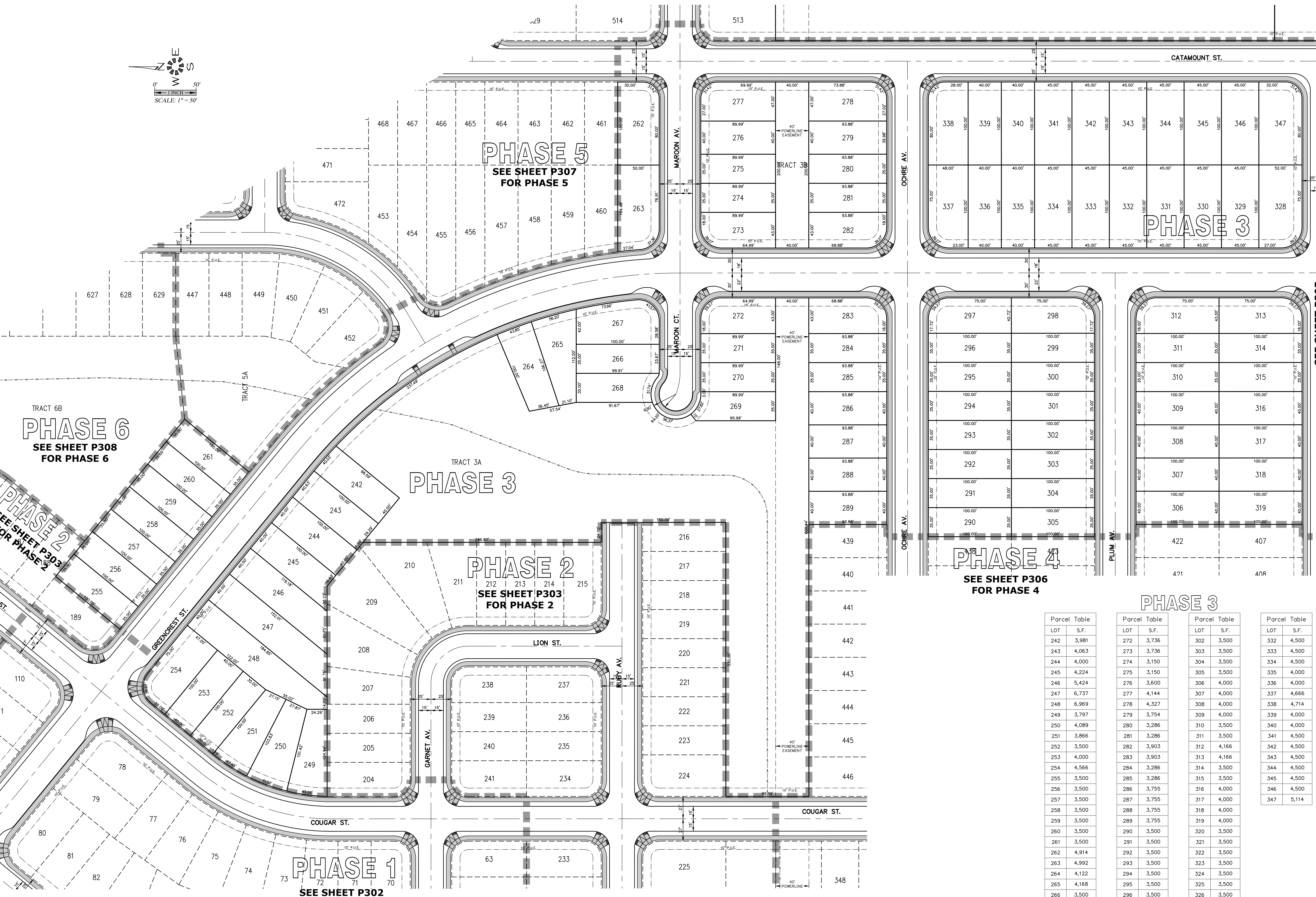
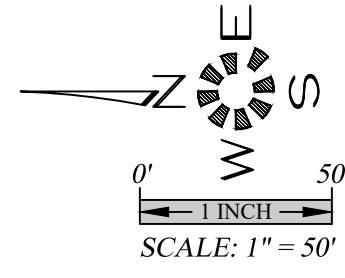
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Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

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ENGINEER
MARK D. GREVIL
EXPIRES: 06-30-2019
JOB # 6437

P303



PHASE 6
SEE SHEET P308
FOR PHASE 6

PHASE 5
SEE SHEET P307
FOR PHASE 5

PHASE 3

PHASE 2
SEE SHEET P303
FOR PHASE 2

PHASE 1
SEE SHEET P302
FOR PHASE 1

PHASE 4
SEE SHEET P306
FOR PHASE 4

PHASE 3

Parcel Table

LOT	S.F.
242	3,981
243	4,063
244	4,000
245	4,224
246	5,424
247	6,737
248	6,969
249	3,797
250	4,089
251	3,866
252	3,500
253	4,000
254	4,566
255	3,500
256	3,500
257	3,500
258	3,500
259	3,500
260	3,500
261	3,500
262	4,914
263	4,992
264	4,122
265	4,168
266	3,500
267	4,857
268	3,250
269	3,308
270	3,150
271	3,150

Parcel Table

LOT	S.F.
272	3,736
273	3,736
274	3,150
275	3,150
276	3,600
277	4,144
278	4,327
279	3,754
280	3,286
281	3,286
282	3,903
283	3,903
284	3,286
285	3,286
286	3,755
287	3,755
288	3,755
289	3,755
290	3,500
291	3,500
292	3,500
293	3,500
294	3,500
295	3,500
296	3,500
297	4,138
298	4,138
299	3,500
300	3,500
301	3,500

Parcel Table

LOT	S.F.
302	3,500
303	3,500
304	3,500
305	3,500
306	4,000
307	4,000
308	4,000
309	4,000
310	3,500
311	3,500
312	4,166
313	4,166
314	3,500
315	3,500
316	4,000
317	4,000
318	4,000
319	4,000
320	3,500
321	3,500
322	3,500
323	3,500
324	3,500
325	3,500
326	3,500
327	4,138
328	5,066
329	4,500
330	4,500
331	4,500

Parcel Table

LOT	S.F.
332	4,500
333	4,500
334	4,500
335	4,000
336	4,000
337	4,666
338	4,714
339	4,000
340	4,000
341	4,500
342	4,500
343	4,500
344	4,500
345	4,500
346	4,500
347	5,114

Parcel Table

TRACT	S.F.
TRACT 3A	125,545
TRACT 3B	8,000

SEE SHEET P305
FOR PHASE 3 CONTINUATION



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1155 13th St. S.E. Salem, OR, 97302
PH: (503) 363-9227 FAX: (503) 364-1260
www.mte.com engineering.net office@mte.com

**TENTATIVE SITE PLAN
PHASE 3**

**EAST PARK ESTATES
P.U.D.**

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JOB # 6437

P304

I:\A00-6437\A00-6437-Corridor\A00-6437.dwg - 18/Nov/2018 8:17:39 AM 0010

PHASE 3

Parcel Table	LOT	S.F.
242	3,981	
243	4,063	
244	4,000	
245	4,224	
246	5,424	
247	6,737	
248	6,969	
249	3,797	
250	4,089	
251	3,866	
252	3,500	
253	4,000	
254	4,566	
255	3,500	
256	3,500	
257	3,500	
258	3,500	
259	3,500	
260	3,500	
261	3,500	
262	4,914	
263	4,992	
264	4,122	
265	4,168	
266	3,500	
267	4,857	
268	3,250	
269	3,308	
270	3,150	
271	3,150	

Parcel Table	LOT	S.F.
272	3,736	
273	3,736	
274	3,150	
275	3,150	
276	3,600	
277	4,144	
278	4,327	
279	3,754	
280	3,286	
281	3,286	
282	3,903	
283	3,903	
284	3,286	
285	3,286	
286	3,755	
287	3,755	
288	3,755	
289	3,755	
290	3,500	
291	3,500	
292	3,500	
293	3,500	
294	3,500	
295	3,500	
296	3,500	
297	4,138	
298	4,138	
299	3,500	
300	3,500	
301	3,500	

Parcel Table	LOT	S.F.
302	3,500	
303	3,500	
304	3,500	
305	3,500	
306	4,000	
307	4,000	
308	4,000	
309	4,000	
310	3,500	
311	3,500	
312	4,166	
313	4,166	
314	3,500	
315	3,500	
316	4,000	
317	4,000	
318	4,000	
319	4,000	
320	3,500	
321	3,500	
322	3,500	
323	3,500	
324	3,500	
325	3,500	
326	3,500	
327	4,138	
328	5,066	
329	4,500	
330	4,500	
331	4,500	

Parcel Table	LOT	S.F.
332	4,500	
333	4,500	
334	4,500	
335	4,000	
336	4,000	
337	4,666	
338	4,714	
339	4,000	
340	4,000	
341	4,500	
342	4,500	
343	4,500	
344	4,500	
345	4,500	
346	4,500	
347	5,114	

Parcel Table	TRACT	S.F.
TRACT		
TRACT 3A	125,545	
TRACT 3B	8,000	

SEE SHEET P304 FOR PHASE 3 CONTINUATION



PHASE 4
SEE SHEET P306 FOR PHASE 4

PHASE 6

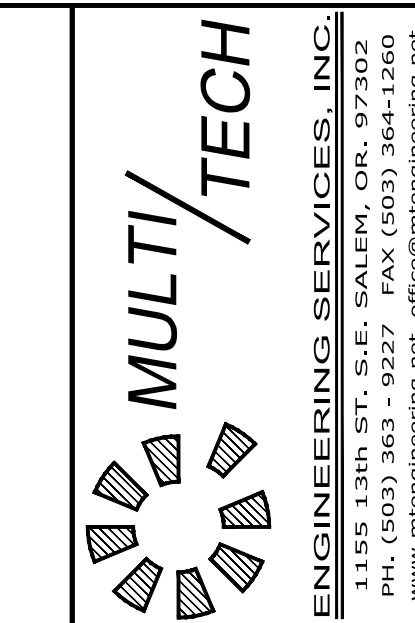
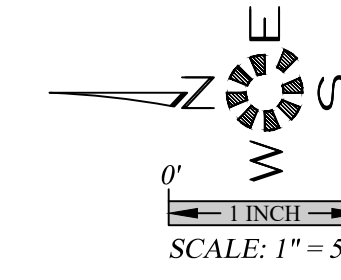
Parcel Table	LOT	S.F.
548	3,694	
549	4,000	
550	4,000	
551	4,000	
552	4,000	
553	4,204	
554	4,200	
555	4,196	
556	4,192	
557	4,573	
558	4,375	
559	4,000	
560	4,000	
561	4,500	
562	3,984	
563	4,000	
564	4,000	
565	4,000	
566	4,000	
567	4,000	
568	4,000	
569	4,000	
570	4,000	
571	4,000	
572	4,000	
573	8,633	
574	5,111	
575	4,399	
576	4,800	
577	3,210	

Parcel Table	LOT	S.F.
578	3,150	
579	3,150	
580	3,150	
581	3,150	
582	3,150	
583	3,150	
584	3,150	
585	5,590	
586	4,500	
587	4,500	
588	4,500	
589	4,500	
590	4,500	
591	4,500	
592	4,500	
593	4,500	
594	4,500	
595	4,500	
596	5,543	
597	4,414	
598	3,500	
599	3,500	
600	4,000	
601	3,500	
602	3,500	
603	3,500	
604	4,000	
605	4,500	
606	5,589	
607	6,337	

Parcel Table	LOT	S.F.
608	3,500	
609	3,500	
610	3,500	
611	3,500	
612	3,500	
613	4,414	
614	4,566	
615	3,500	
616	3,983	
617	3,918	
618	3,915	
619	3,913	
620	3,913	
621	3,916	
622	3,922	
623	4,001	
624	4,000	
625	4,000	
626	4,000	
627	4,000	
628	4,000	
629	4,000	
630	4,138	
631	3,500	
632	3,500	
633	3,500	
634	3,500	
635	3,500	
636	3,500	
637	3,500	

Parcel Table	LOT	S.F.
638	3,489	
639	4,415	
640	4,415	
641	3,489	
642	3,590	
643	4,514	
644	5,077	
645	4,500	
646	4,500	
647	4,000	
648	4,000	
649	4,000	
650	4,500	
651	4,444	
652	4,396	
653	4,500	
654	4,000	
655	4,000	
656	4,000	
657	4,500	
658	4,500	
659	4,795	

Parcel Table	TRACT	S.F.
TRACT 6A	181,785	
TRACT 6B	132,752	
TRACT 6C	22,804	



TENTATIVE SITE PLAN
PHASES 3 & 6 (SOUTH)

EAST PARK ESTATES
P.U.D.

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04579 P305-SITE

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREV
NOV 14 2018
EXPIRES: 06-30-2019
JOB # 6437

P305

TENTATIVE SITE PLAN
PHASE 4

EAST PARK ESTATES
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Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN

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ENGINEER
MARK D. GREEN
JULY 24 1978
OR

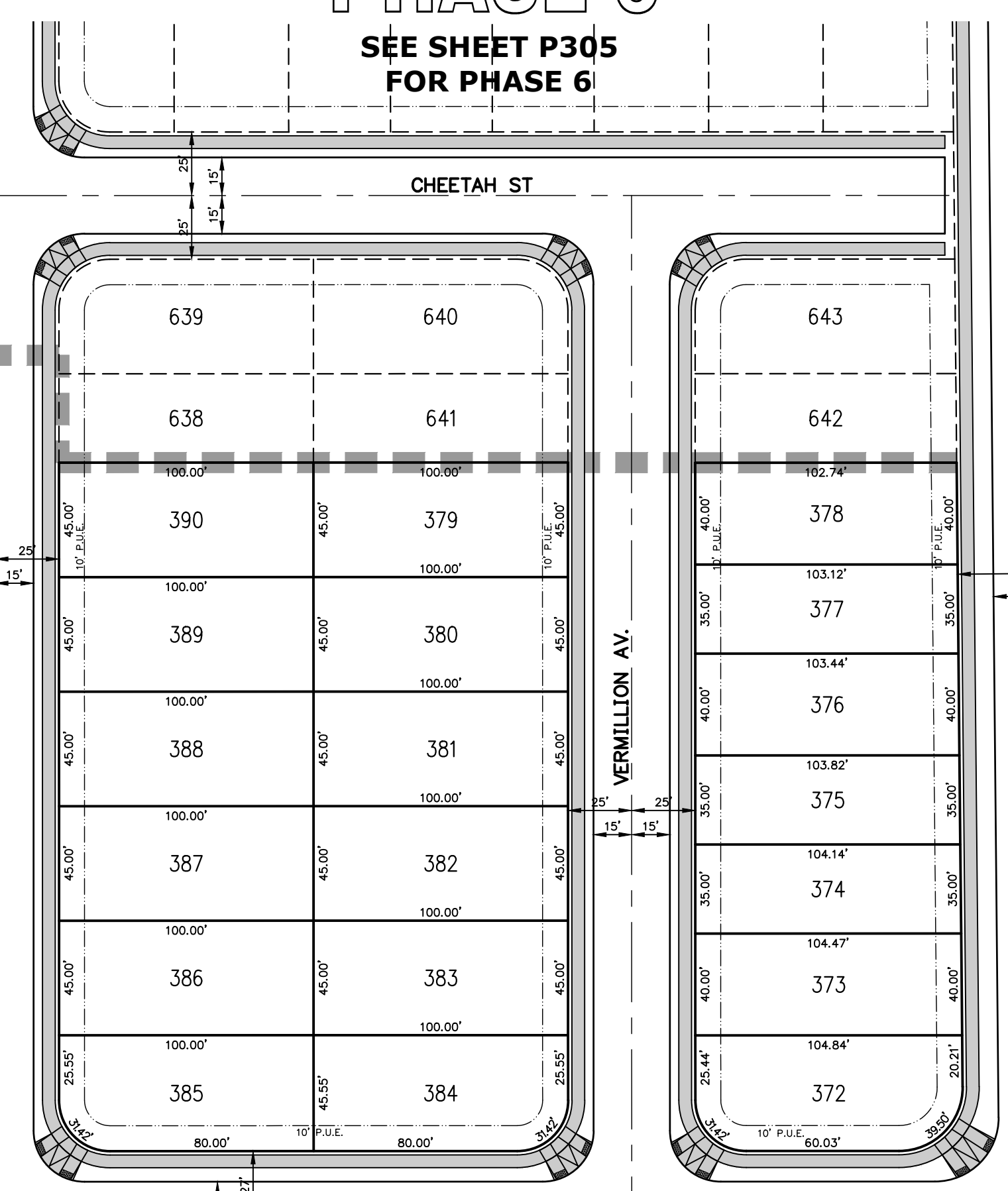
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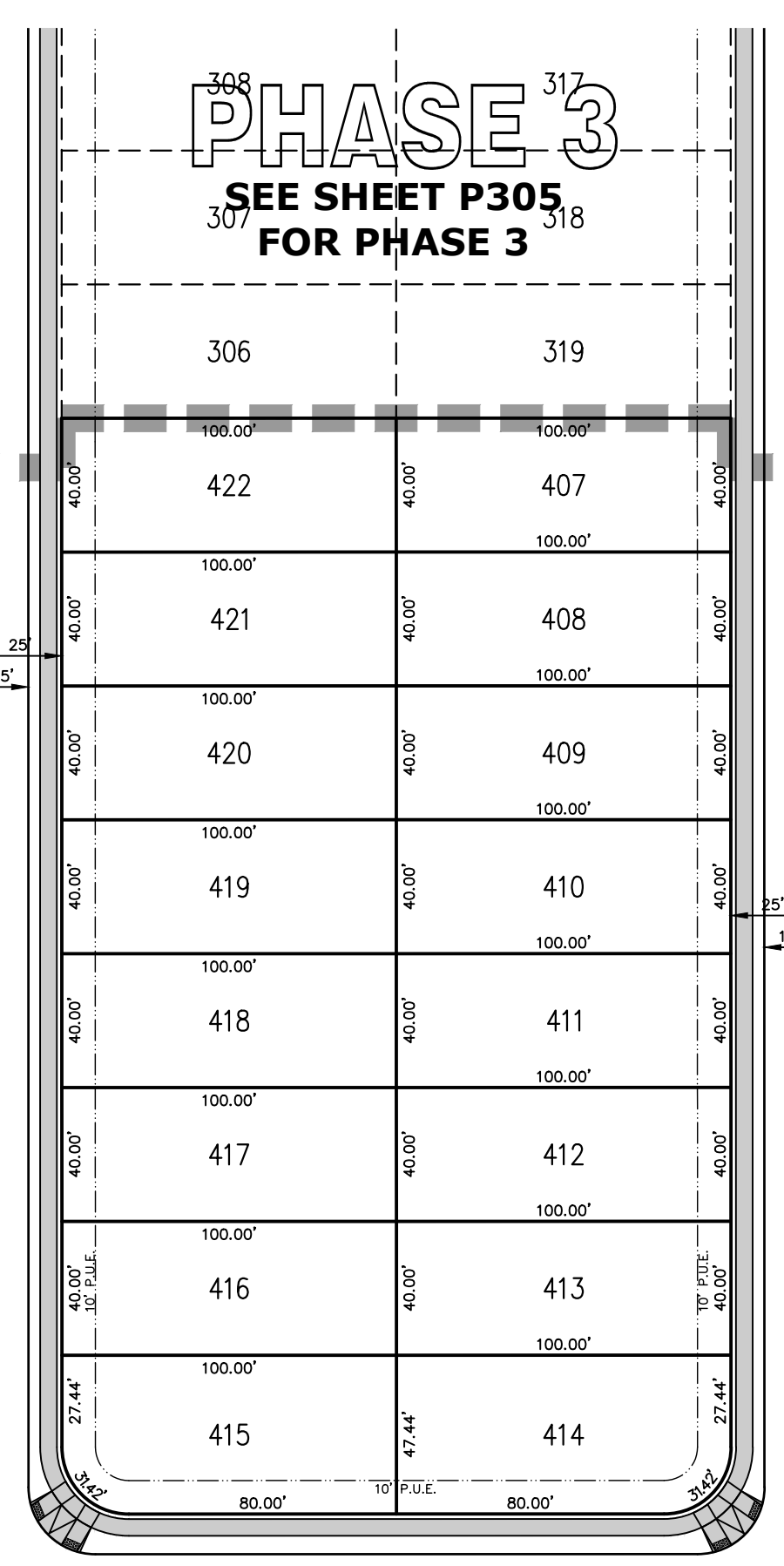
P306

PHASE 6

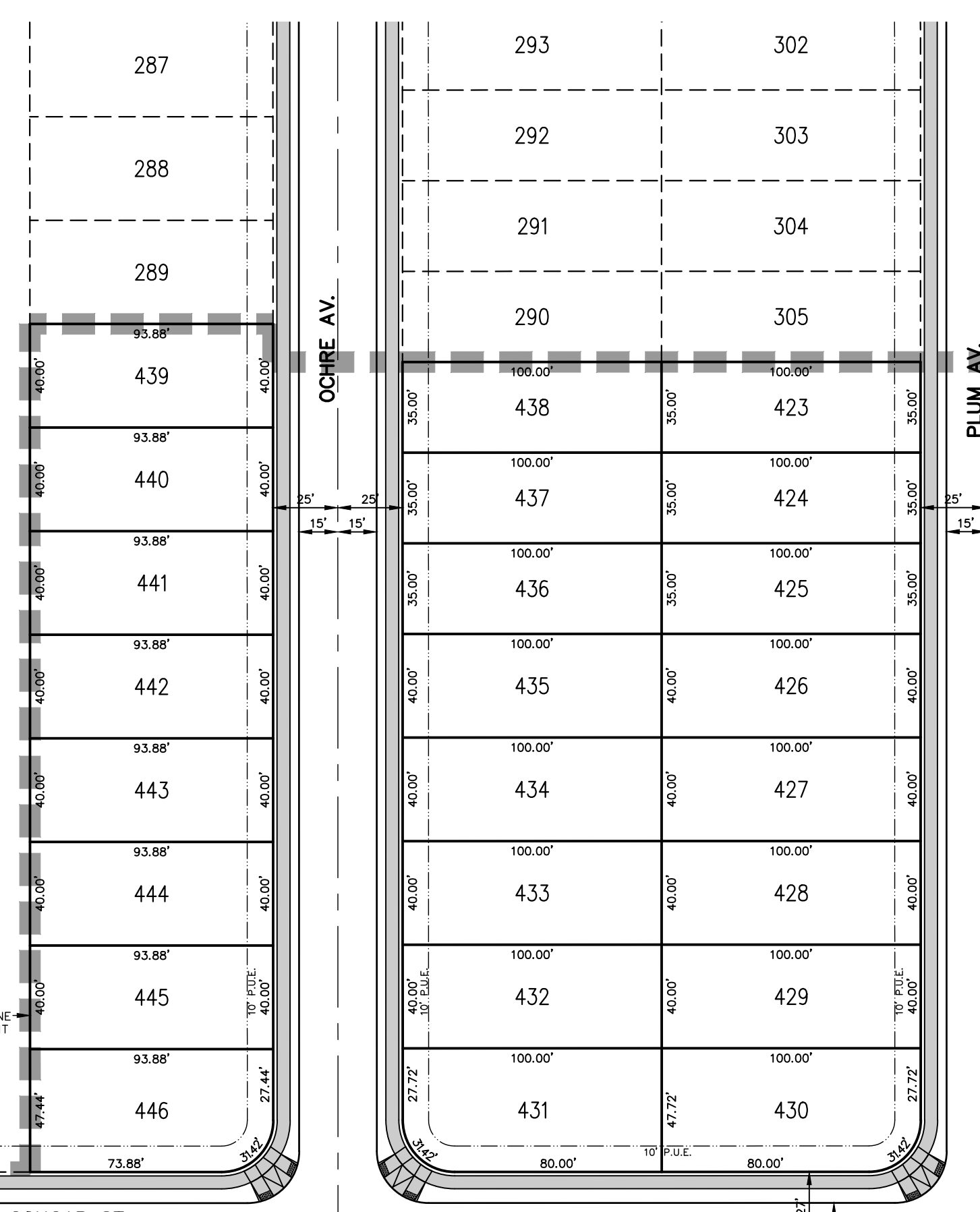
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FOR PHASE 6



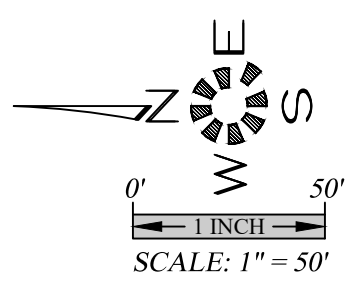
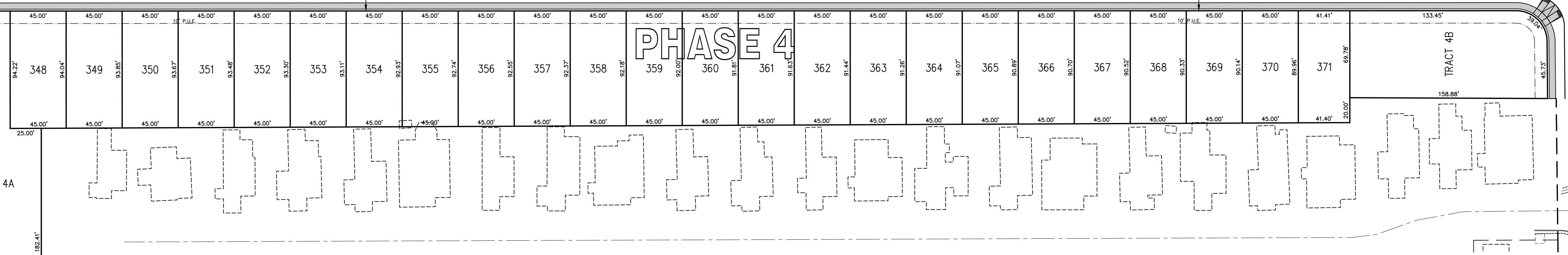
PHASE 3
SEE SHEET P305
FOR PHASE 3



PHASE 3
SEE SHEET P304
FOR PHASE 3



PHASE 4



PHASE 4

Parcel Table	LOT	S.F.
348	4,236	
349	4,228	
350	4,219	
351	4,211	
352	4,203	
353	4,194	
354	4,186	
355	4,177	
356	4,169	
357	4,161	
358	4,152	
359	4,144	
360	4,136	
361	4,127	
362	4,119	
363	4,111	
364	4,102	
365	4,094	
366	4,086	
367	4,077	
368	4,069	
369	4,061	
370	4,052	
371	3,722	
372	4,551	

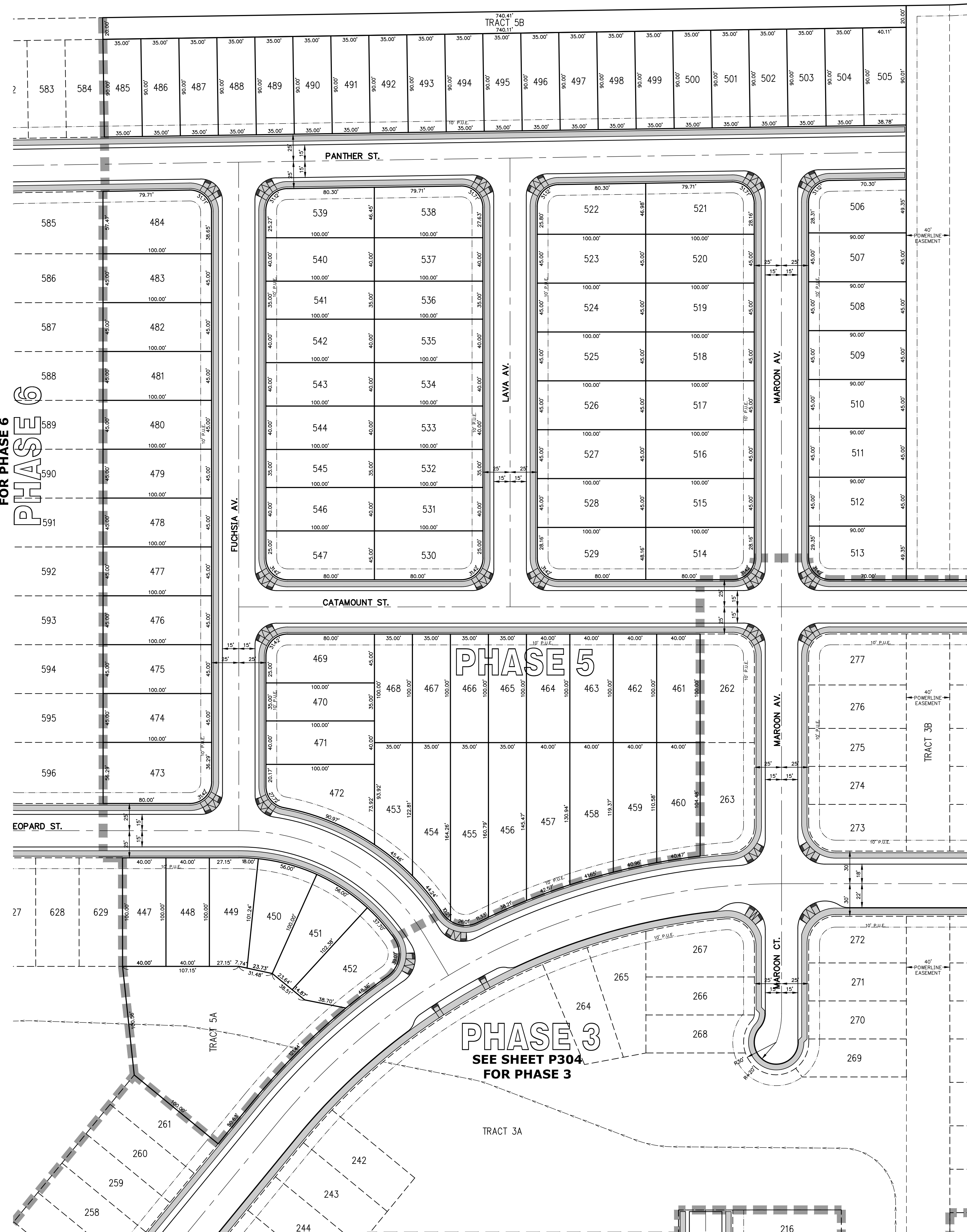
Parcel Table	LOT	S.F.
373	4,186	
374	3,651	
375	3,639	
376	4,145	
377	3,615	
378	4,117	
379	4,500	
380	4,500	
381	4,500	
382	4,500	
383	4,500	
384	4,469	
385	4,469	
386	4,500	
387	4,500	
388	4,500	
389	4,500	
390	4,500	
391	3,500	
392	3,500	
393	3,500	
394	4,000	
395	4,000	
396	4,000	
397	4,000	

Parcel Table	LOT	S.F.
398	4,686	
399	4,686	
400	4,000	
401	4,000	
402	4,000	
403	4,000	
404	3,500	
405	3,500	
406	3,500	
407	4,000	
408	4,000	
409	4,000	
410	4,000	
411	4,000	
412	4,000	
413	4,000	
414	4,659	
415	4,659	
416	4,000	
417	4,000	
418	4,000	
419	4,000	
420	4,000	
421	4,000	
422	4,000	

Parcel Table	LOT	S.F.
423	3,500	
424	3,500	
425	3,500	
426	4,000	
427	4,000	
428	4,000	
429	4,000	
430	4,686	
431	4,686	
432	4,000	
433	4,000	
434	4,000	
435	4,000	
436	3,500	
437	3,500	
438	3,500	
439	3,755	
440	3,755	
441	3,755	
442	3,755	
443	3,755	
444	3,755	
445	3,755	
446	4,368	

Parcel Table	TRACT	S.F.
TRACT 4A	19,768	
TRACT 4B	10,990	

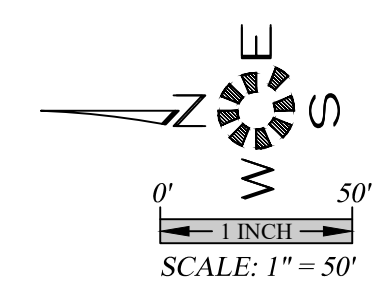
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SEE SHEET P308
FOR PHASE 6
PHASE 6

PHASE 5

PHASE 3
SEE SHEET P304
FOR PHASE 3



Parcel Table

LOT	S.F.
447	4,000
448	4,000
449	4,005
450	4,030
451	4,043
452	4,773
453	3,758
454	5,019
455	5,813
456	5,352
457	5,518
458	4,997
459	4,590
460	4,293
461	4,000
462	4,000
463	4,000
464	4,000
465	3,500
466	3,500
467	3,500
468	3,500
469	4,414
470	3,500
471	4,000
472	5,053
473	5,543
474	4,500
475	4,500
476	4,500

Parcel Table

LOT	S.F.
477	4,500
478	4,500
479	4,500
480	4,500
481	4,500
482	4,500
483	4,500
484	5,732
485	3,150
486	3,150
487	3,150
488	3,150
489	3,150
490	3,150
491	3,150
492	3,150
493	3,150
494	3,150
495	3,150
496	3,150
497	3,150
498	3,150
499	3,150
500	3,150
501	3,150
502	3,150
503	3,150
504	3,150
505	3,550
506	4,298

Parcel Table

LOT	S.F.
508	4,050
509	4,050
510	4,050
511	4,050
512	4,050
513	4,355
514	4,730
515	4,500
516	4,500
517	4,500
518	4,500
519	4,500
520	4,500
521	4,683
522	4,541
523	4,500
524	4,500
525	4,500
526	4,500
527	4,500
528	4,500
529	4,730
530	4,414
531	4,000
532	3,500
533	4,000
534	4,000
535	4,000
536	3,500

Parcel Table

LOT	S.F.
537	4,000
538	4,630
539	4,488
540	4,000
541	3,500
542	4,000
543	4,000
544	4,000
545	3,500
546	4,000
547	4,414

Parcel Table

TRACT	S.F.
TRACT 5A	20,089
TRACT 5B	14,805



**TENTATIVE SITE PLAN
PHASE 5**

**EAST PARK ESTATES
P.U.D.**

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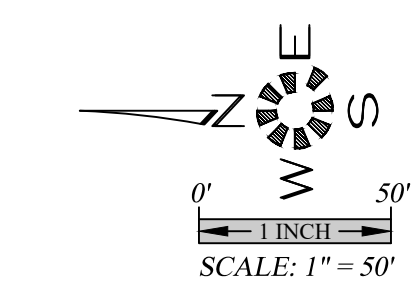
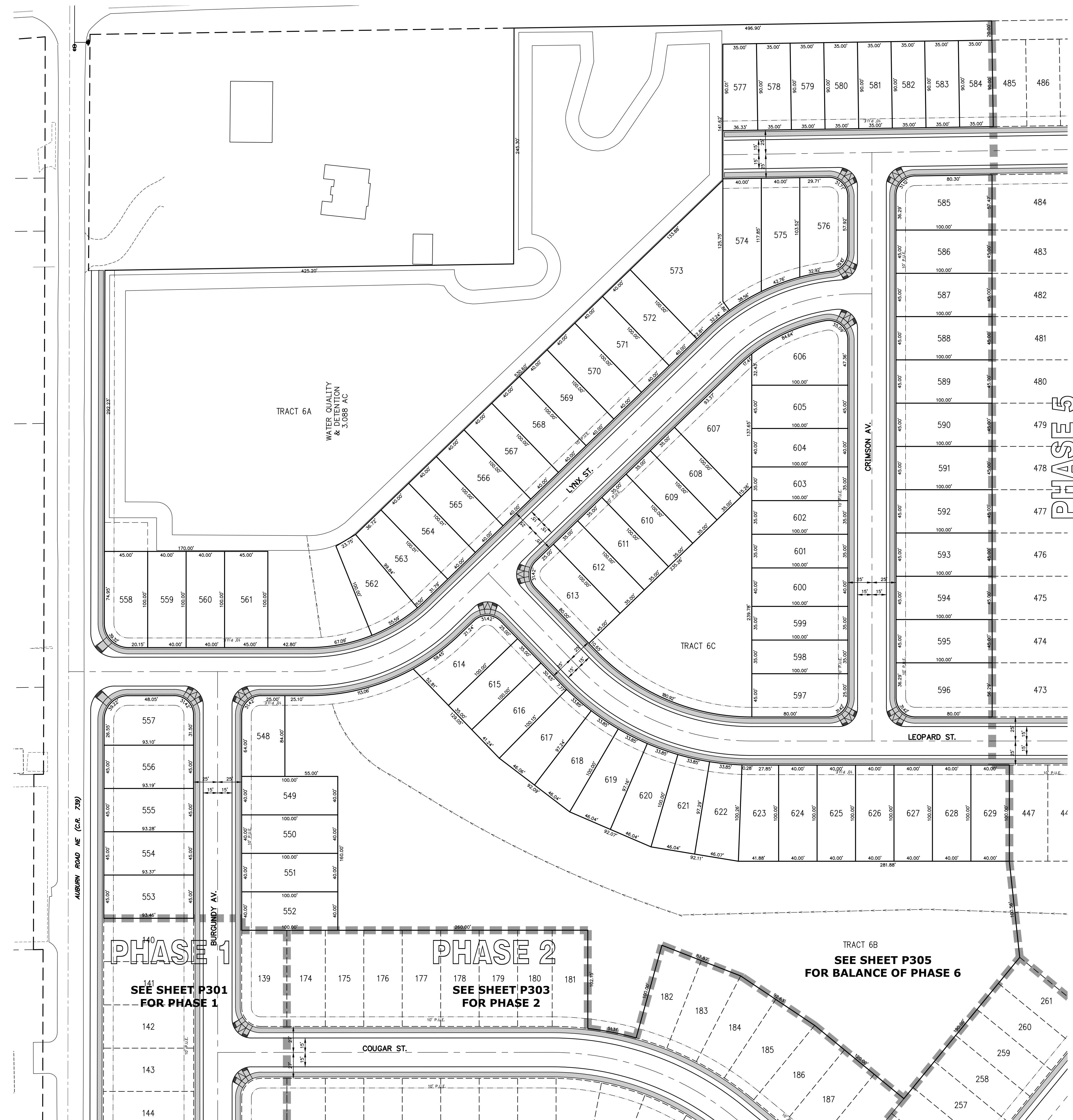
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**TENTATIVE SITE PLAN
PHASE 6 (NORTH)**

**EAST PARK ESTATES
P.U.D.**

**PHASE 5
SEE SHEET P307
FOR PHASE 5**

PHASE 6

Parcel Table	LOT	S.F.
548	3,694	
549	4,000	
550	4,000	
551	4,000	
552	4,000	
553	4,204	
554	4,200	
555	4,196	
556	4,192	
557	4,573	
558	4,375	
559	4,000	
560	4,000	
561	4,500	
562	3,984	
563	4,000	
564	4,000	
565	4,000	
566	4,000	
567	4,000	
568	4,000	
569	4,000	
570	4,000	
571	4,000	
572	4,000	
573	8,633	
574	5,111	
575	4,399	
576	4,800	
577	3,210	

Parcel Table	LOT	S.F.
578	3,150	
579	3,150	
580	3,150	
581	3,150	
582	3,150	
583	3,150	
584	3,150	
585	5,590	
586	4,500	
587	4,500	
588	4,500	
589	4,500	
590	4,500	
591	4,500	
592	4,500	
593	4,500	
594	4,500	
595	4,500	
596	4,500	
597	4,500	
598	4,500	
599	3,500	
600	4,000	
601	3,500	
602	3,500	
603	3,500	
604	4,000	
605	4,500	
606	5,589	
607	6,337	

Parcel Table	LOT	S.F.
608	3,500	
609	3,500	
610	3,500	
611	3,500	
612	3,500	
613	4,414	
614	4,566	
615	3,500	
616	3,983	
617	3,918	
618	3,915	
619	3,913	
620	3,913	
621	3,916	
622	3,922	
623	4,001	
624	4,000	
625	4,000	
626	4,000	
627	4,000	
628	4,000	
629	4,000	
630	4,138	
631	3,500	
632	3,500	
633	3,500	
634	3,500	
635	3,500	
636	3,500	
637	3,500	

Parcel Table	LOT	S.F.
638	3,489	
639	4,415	
640	4,415	
641	3,489	
642	3,590	
643	4,514	
644	5,077	
645	4,500	
646	4,500	
647	4,000	
648	4,000	
649	4,000	
650	4,500	
651	4,444	
652	4,396	
653	4,500	
654	4,000	
655	4,000	
656	4,000	
657	4,500	
658	4,500	
659	4,795	

Parcel Table	TRACT	S.F.
TRACT 6A	181,785	
TRACT 6B	132,752	
TRACT 6C	22,804	

**PHASE 1
SEE SHEET P301
FOR PHASE 1**

**PHASE 2
SEE SHEET P303
FOR PHASE 2**

**TRACT 6B
SEE SHEET P305
FOR BALANCE OF PHASE 6**

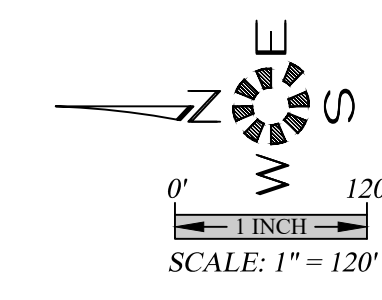
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P308



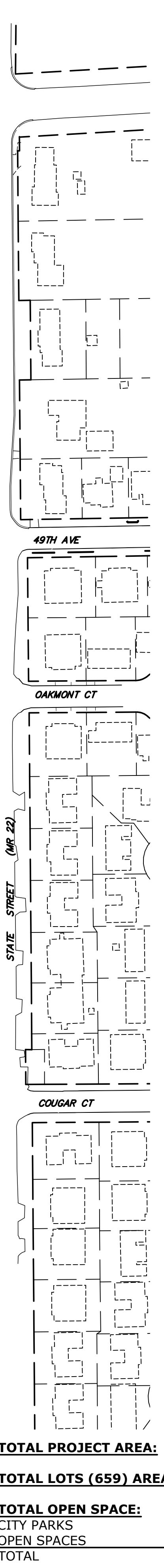
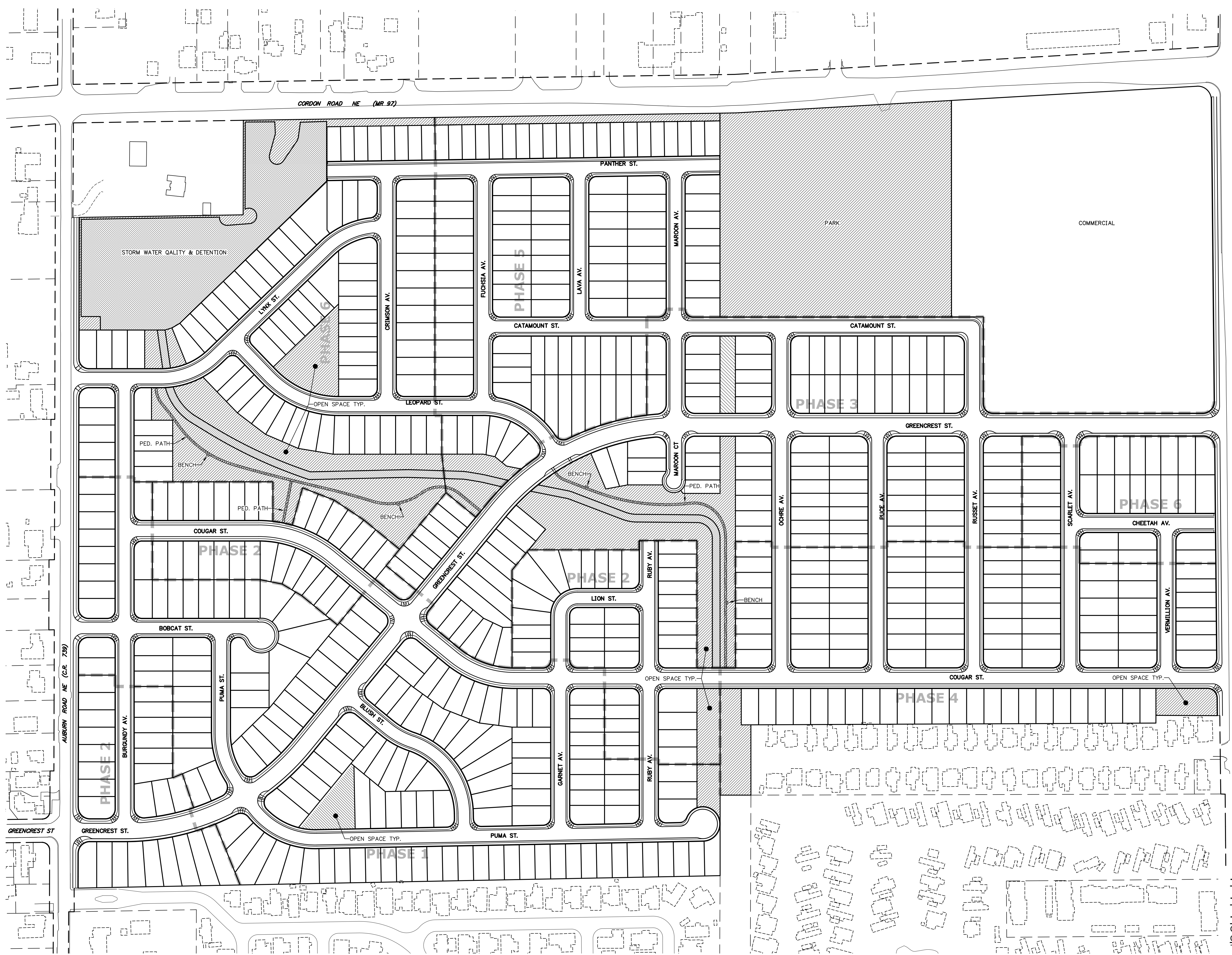
**TENTATIVE
 OPEN SPACE PLAN**

**EAST PARK ESTATES
 P.U.D.**

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 CHECKED: M.D.G.
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 SCALE: AS SHOWN

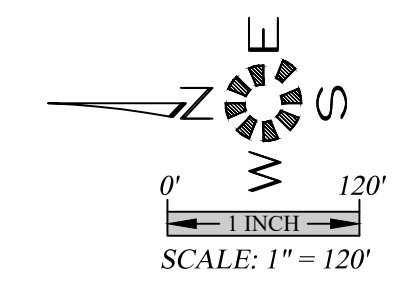
REGISTERED PROFESSIONAL
 ENGINEER
 MARK D. GRAY
 EXPIRES: 06-30-2019
 JOB # 6437



TOTAL PROJECT AREA:	122.68 AC.
TOTAL LOTS (659) AREA:	62.63 AC.
TOTAL OPEN SPACE:	7.51 AC.
CITY PARKS	13.03 AC.
OPEN SPACES	20.54 AC.
TOTAL	

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APARTMENT MAP

EAST PARK ESTATES P.U.D.

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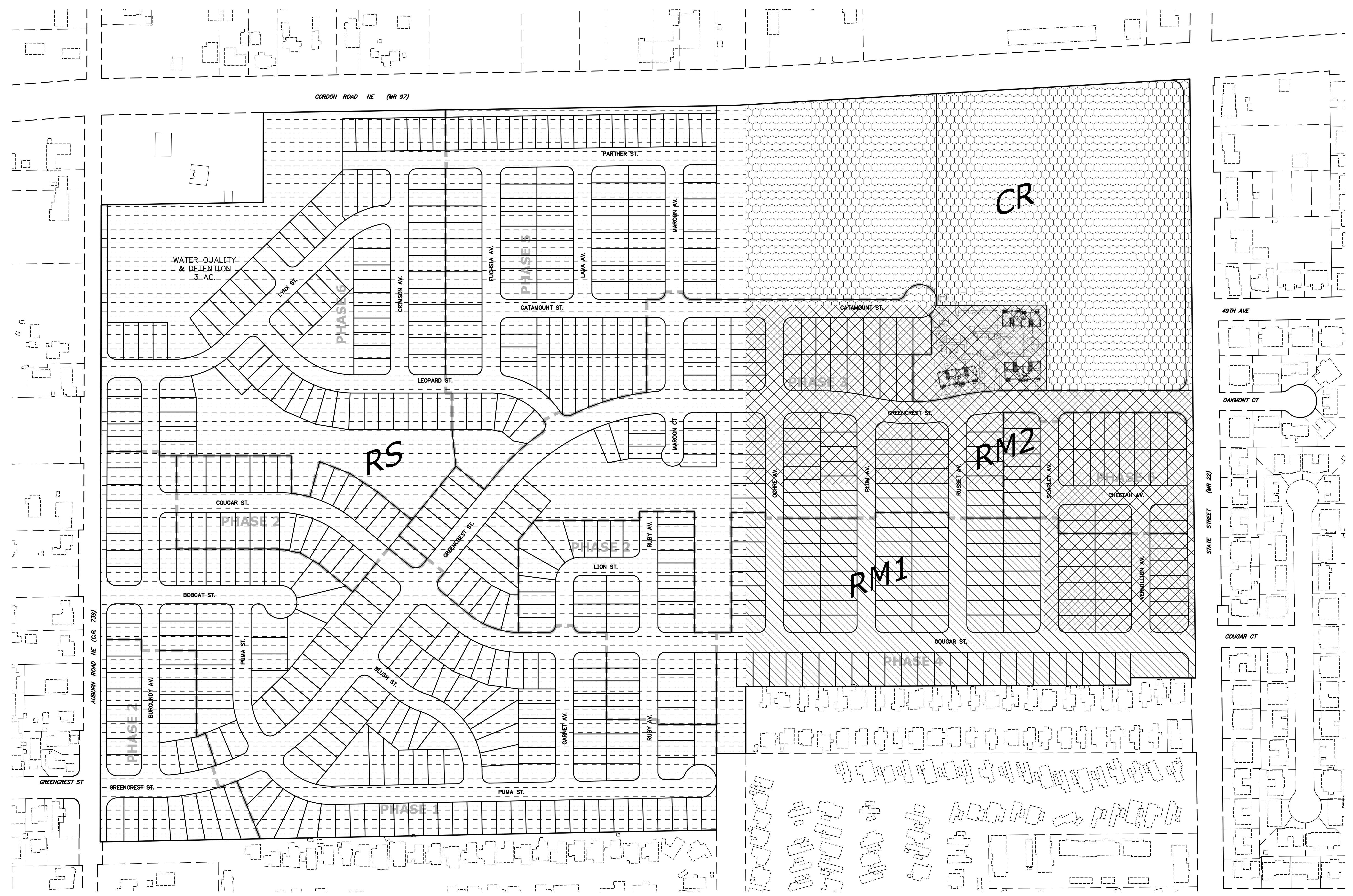
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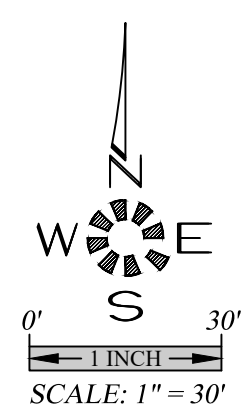
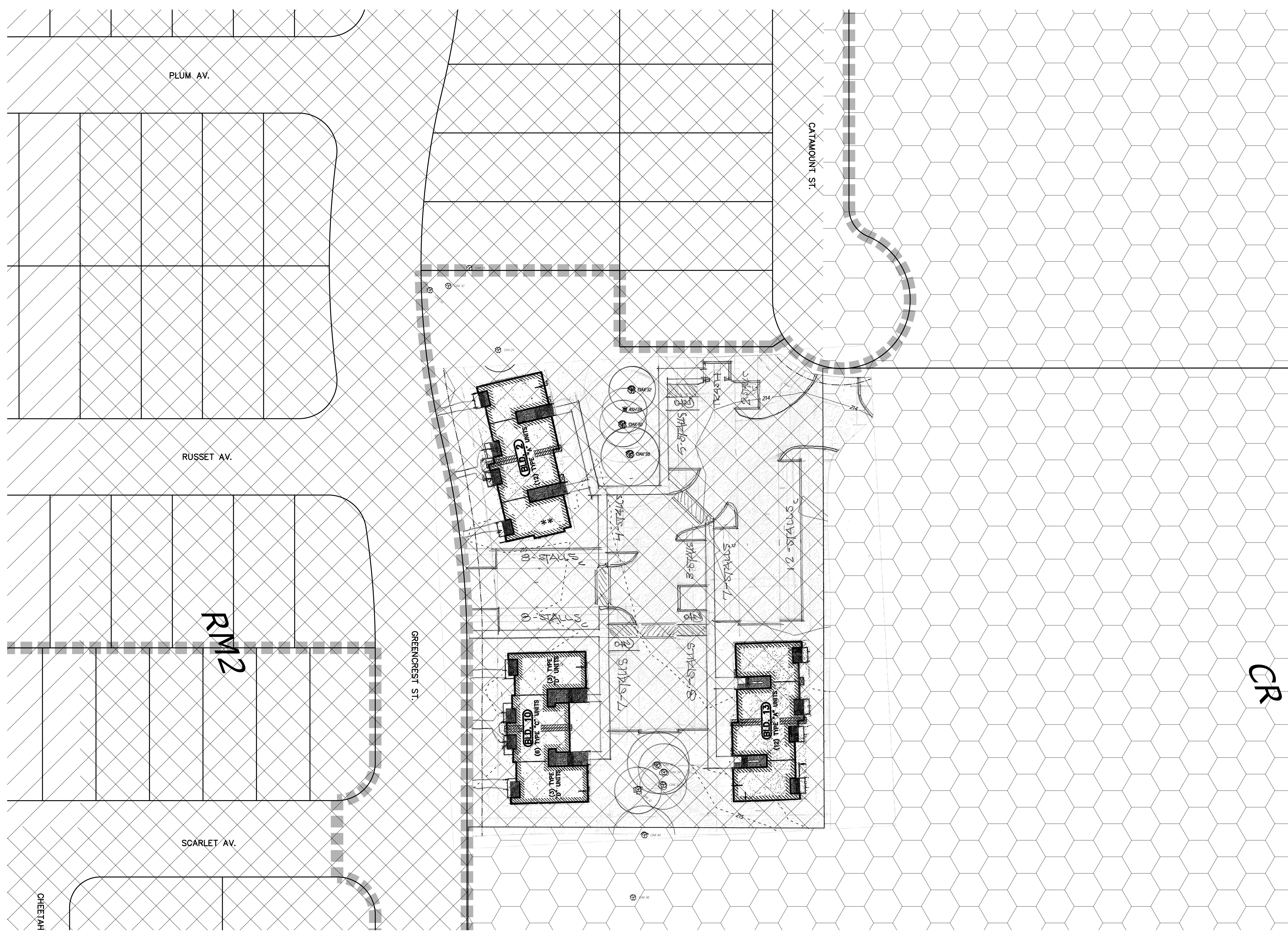
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JOB # 6437



NUMBER OF UNITS REQUIRED IN RM2 97
 NUMBER OF LOTS SHOWN 98
 NUMBER OF APARTMENTS SHOWN 36

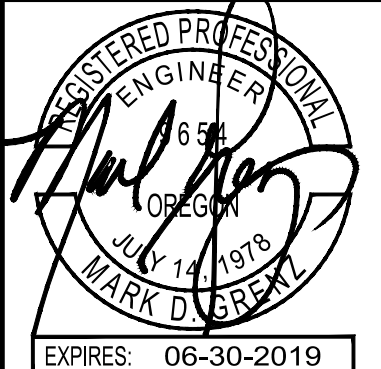
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NUMBER OF UNITS REQUIRED IN RM2 _ 97
 NUMBER OF LOTS SHOWN _ 98
 NUMBER OF APARTMENTS SHOWN _ 36