

WRITTEN STATEMENT

FOR: PROPOSED REPLAT

PROPERTY OWNER: S & V GARCIA INVESTMENTS, LLC

PROPERTY LOCATION: VACANT LOT – SE CORNER OF OAK ST SE AND 17TH ST SE

TAX LOT: 073W26CD04401

ZONED: RM-II

The property owner is proposing to replat the property into two parcels for development related to Case No. SPR-ADJ-DAP=DR24-27

The preliminary site plan shows the future development not impeding on adjacent land. There is an alley and fences separating the development site from adjacent properties. No vacation of alley way is proposed.

The proposed replat will not create a situation which does not conform to development code. Site plan review has already been completed by City of Salem staff.

Subject property is adjacent two city streets allowing for future development to be serviced by existing infrastructure.

There are no proposed street systems. We are unaware if the adjacent existing streets conforms to the Salem Transportation System Plan.

There is a proposed driveway and parking areas on the east side of the property designed to meet safe, orderly and efficient circulation of traffic through and in/out of the property.

A topographic survey performed by Barker Surveying was provided to Ron Ped Architects in order for them to design around the current topography. There are no proposed tree removals.

The proposed replat is a condition of the approval mentioned above.

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