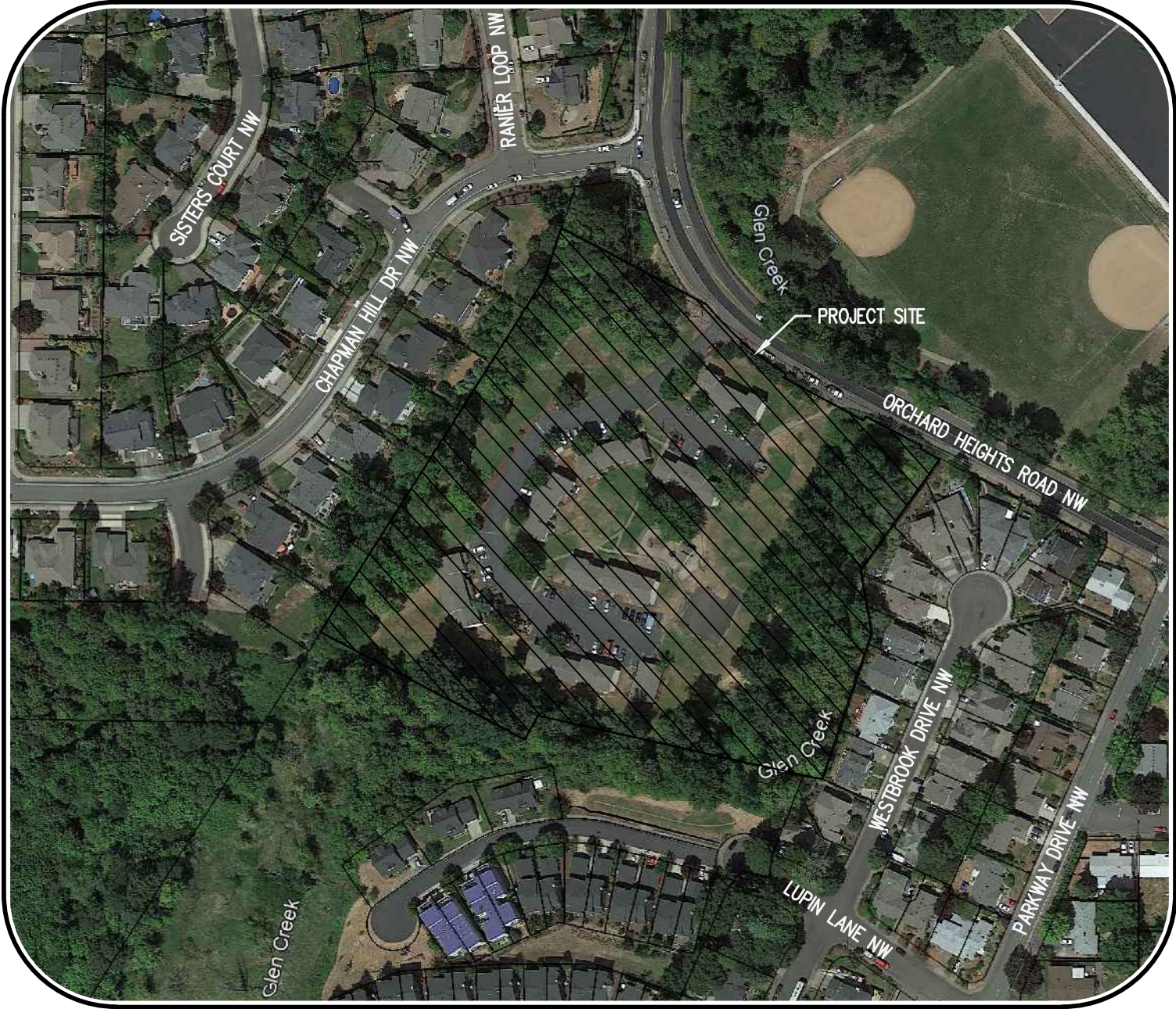


1320 ORCHARD HEIGHTS RD NW

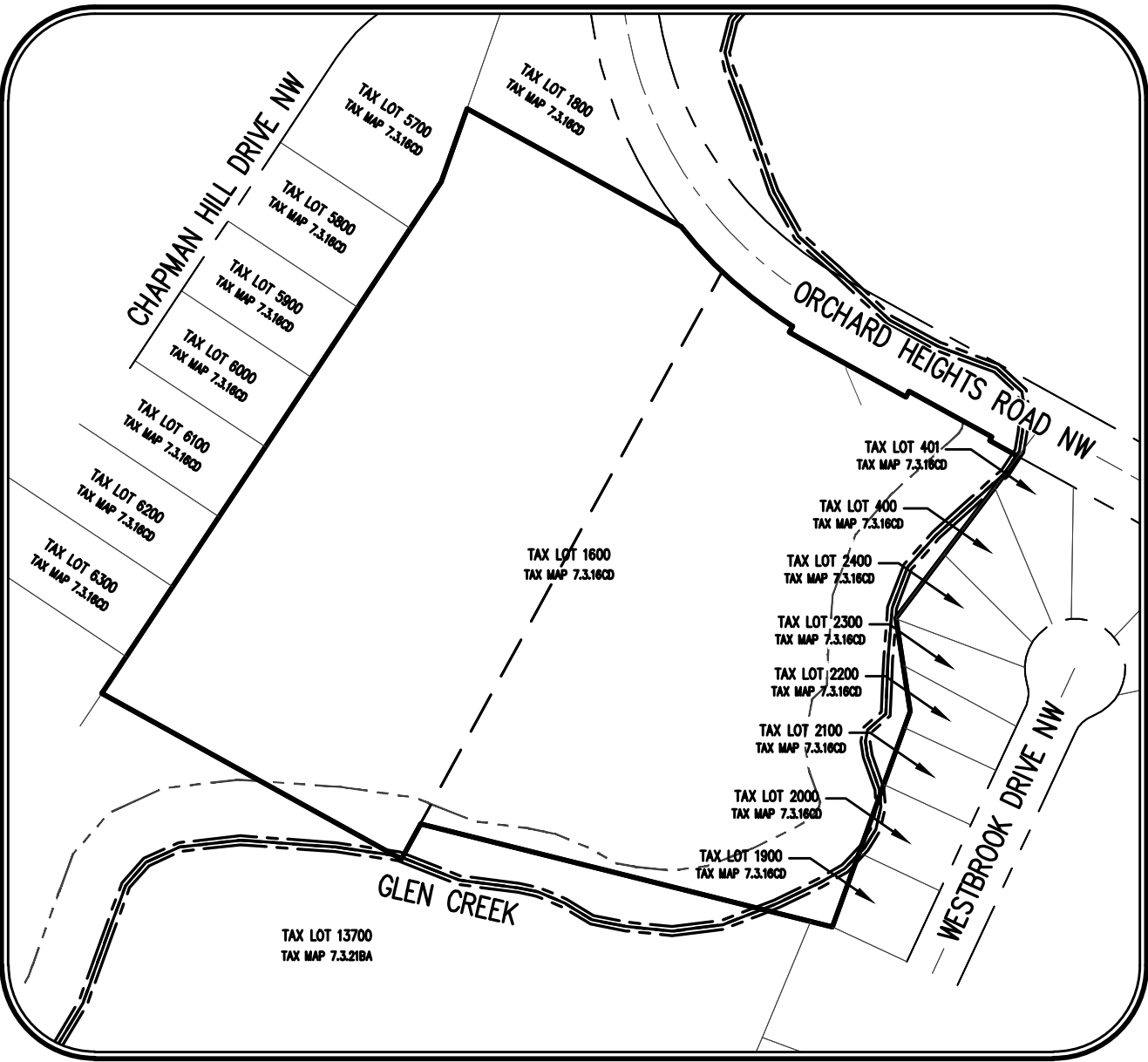
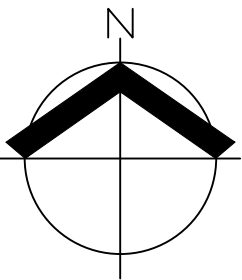
PROPERTY LINE ADJUSTMENT APPLICATION

TAX LOT 1600

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

OWNER/APPLICANT

SALEM HOUSING AUTHORITY
CONTACT: STEVE WALDRON
360 CHURCH STREET SE
SALEM, OR 97301

APPLICANT'S REPRESENTATIVE

AKS ENGINEERING & FORESTRY, LLC
CONTACT: DAISY GOEBEL
3700 RIVER ROAD N, SUITE 1
KEIZER, OR 97303
PHONE: (503) 400-6028

SHEET INDEX:

- 01 COVER SHEET
- 02 EXISTING CONDITIONS PLAN
- 03 TENTATIVE PROPERTY LINE ADJUSTMENT PLAN

ZONE:

RA (RESIDENTIAL AGRICULTURE)

WATER DISTRICT:

CITY OF SAELM

SEWER DISTRICT:

CITY OF SALEM

PROPERTY DESCRIPTION:

TAX MAP 7.3.16CD
TAX LOT 1600 – 1320 ORCHARD HEIGHTS ROAD NW

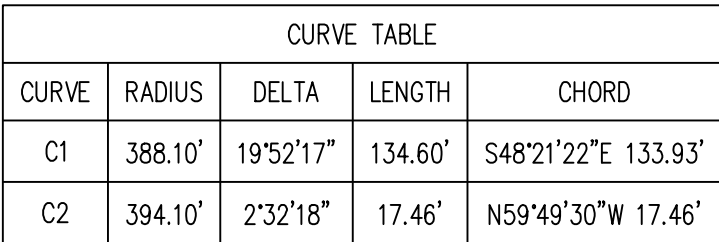
PROJECT PURPOSE:

THE PURPOSE OF THIS PROPERTY LINE
ADJUSTMENT IS TO CONSOLIDATE THE PARCELS AS
SHOWN.

LEGEND

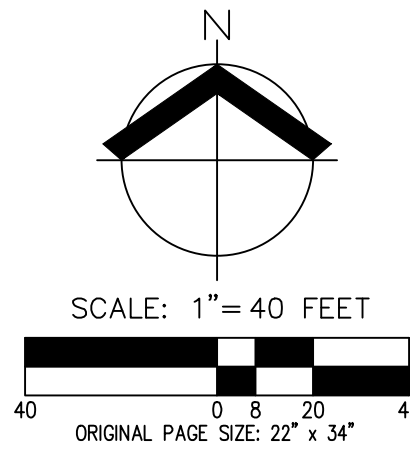
EXISTING		EXISTING	
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER MANHOLE	
WATER BLOWOFF		GAS METER	
WATER METER		GAS VALVE	
WATER VALVE		GUY WIRE ANCHOR	
DOUBLE CHECK VALVE		POWER POLE	
AIR RELEASE VALVE		POWER VAULT	
SANITARY SEWER CLEAN OUT		POWER JUNCTION BOX	
SANITARY SEWER MANHOLE		POWER PEDESTAL	
SIGN		COMMUNICATIONS VAULT	
STREET LIGHT		COMMUNICATIONS JUNCTION BOX	
MAILBOX		COMMUNICATIONS RISER	
EXISTING			
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
LOT LINE			
DEED LOT LINE			
CENTERLINE			
CREEK			
CURB			
EDGE OF PAVEMENT			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM SEWER LINE			
SANITARY SEWER LINE			
WATER LINE			

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 22029196 AND CITY OF SALEM, GIS UTILITY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED FEBRUARY 2, AND 21, AND MARCH 1, AND 11, 2022.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK NO. 06Q534, LOCATED ALONG THE SALEM-DALLAS HIGHWAY ABOUT 175 FEET EAST OF CITY HALL AND 30 FEET NORTH OF CENTER OF HIGHWAY. ELEVATION = 153.74 FEET (NAVOD88) THEN ADJUSTED TO NAVD29 WITH A VERTCON SHIFT OF -3.37 FEET, SETTING THE NAVD29 ELEVATION AT 150.37 FEET.
4. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
5. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
6. CONTOUR INTERVAL IS 1 FOOT.
7. FLOODWAY LINES ARE A GRAPHICAL OVERLAY PER FLOOD INSURANCE RATE MAP NUMBER 41047C0329 6 AND 41047C0333 1 WITH AN EFFECTIVE DATE OF JANUARY 19, 2000 AND JANUARY 2, 2003 RESPECTIVELY. FLOODPLAIN WAS MAPPED USING TOPOGRAPHIC AND FEMA GIS INFORMATION.
8. PROPERTY IS SUBJECT TO A WATER AND PIPELINE EASEMENT TO THE CITY OF SALEM, PRE BOOK 29, PAGE 225, BOOK 29, PAGE 228.
9. PROPERTY IS SUBJECT TO A TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO SALEM ELECTRIC PER BOOK 37, PAGE 31 POLK COUNTY RECORDS.

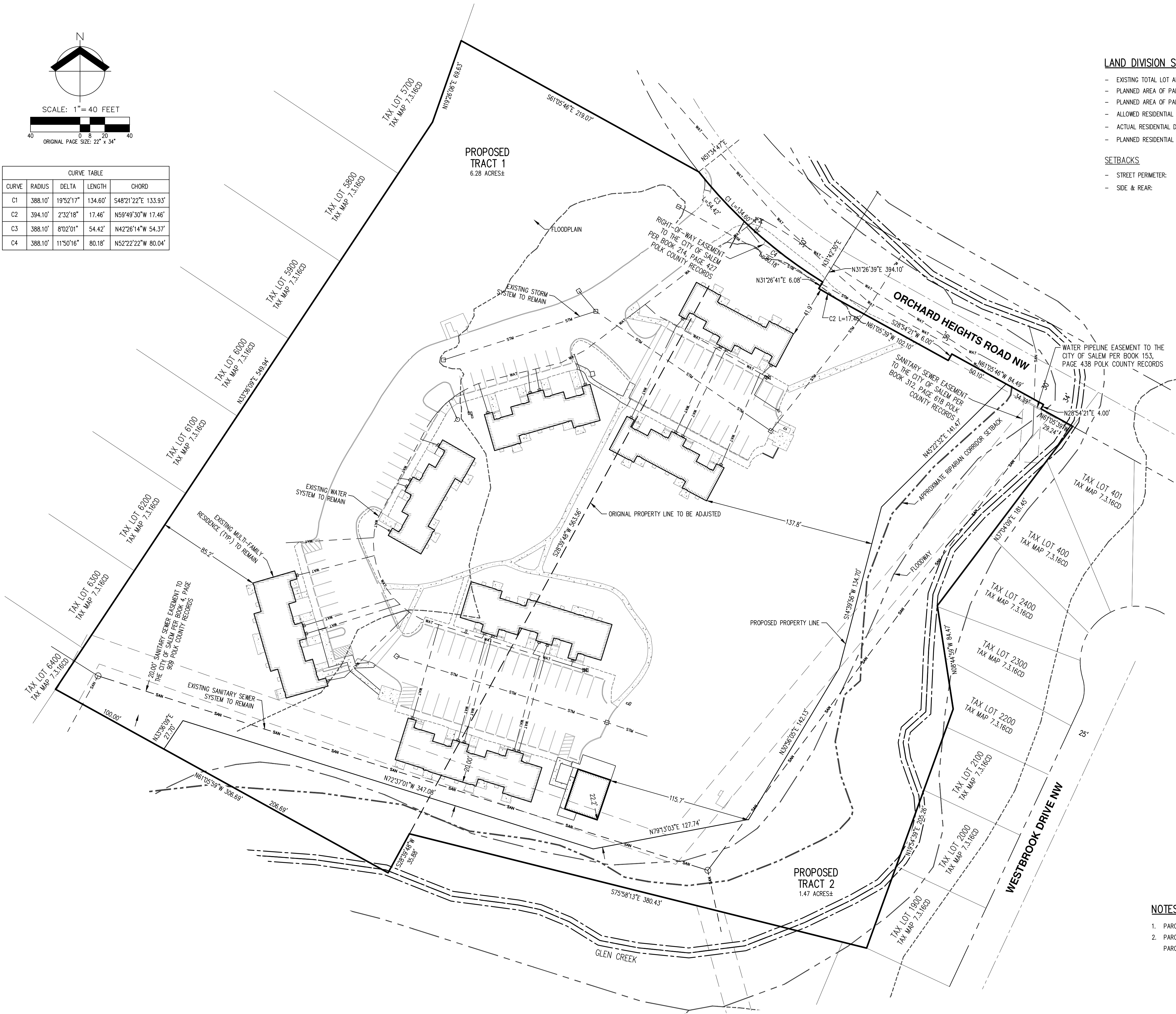


TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10056	CONIFEROUS	13
10057	CONIFEROUS	13
10058	CONIFEROUS	12
10059	CONIFEROUS	13
10060	CONIFEROUS	14
10061	CONIFEROUS	10
10062	CONIFEROUS	13
10063	OAK	14
10064	OAK	20
10065	OAK	20
10066	OAK	14
10067	OAK	10
10068	OAK	10
10069	OAK	12
10070	OAK	12
10071	OAK	10
10072	OAK	12
10073	DECIDUOUS	12
10074	DECIDUOUS	14
10075	DECIDUOUS	13
10076	DECIDUOUS	20
10077	DECIDUOUS	12
10078	CONIFEROUS	10
10079	CONIFEROUS	12
10100	DECIDUOUS	12
10101	DECIDUOUS	10
10102	DECIDUOUS	20
10104	DECIDUOUS	16
10105	DECIDUOUS	18
10106	DECIDUOUS	14
10107	DECIDUOUS	20

TREE TABLE		
TREE NUMBER	TYPE	DBH (N.)
10132	DECIDUOUS	12
10133	DECIDUOUS	14
10134	DECIDUOUS	30
10135	DECIDUOUS	24
10136	DECIDUOUS	14
10137	DECIDUOUS	12
10138	DECIDUOUS	20
10139	DECIDUOUS	30
10140	DECIDUOUS	14
10141	DECIDUOUS	14
10142	DECIDUOUS	18
10143	DECIDUOUS	14
10144	DECIDUOUS	12
10145	DECIDUOUS	12
10146	DECIDUOUS	12
10147	DECIDUOUS	12
10148	DECIDUOUS	10
10149	DECIDUOUS	14
10150	DECIDUOUS	14
10151	DECIDUOUS	14
10152	DECIDUOUS	12
10153	DECIDUOUS	12
10154	DECIDUOUS	10
10155	DECIDUOUS	12
10156	DECIDUOUS	14
10157	DECIDUOUS	14
10158	DECIDUOUS	12
10159	DECIDUOUS	12
10160	DECIDUOUS	10



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	388.10'	19°52'17"	134.60'	S48°21'22"E 133.93'
C2	394.10'	2°32'18"	17.46'	N59°49'30"W 17.46'
C3	388.10'	8°02'01"	54.42'	N42°26'14"W 54.37'
C4	388.10'	11°50'16"	80.18'	N52°22'22"W 80.04'



LAND DIVISION SUMMARY

- EXISTING TOTAL LOT AREA: 7.75 ACRES±
- PLANNED AREA OF PARCEL 1: 6.28 ACRES±
- PLANNED AREA OF PARCEL 2: 1.47 ACRES±
- ALLOWED RESIDENTIAL DENSITY ON PARCEL 1: 20 DWELLING UNITS/ACRE
- ACTUAL RESIDENTIAL DENSITY ON PARCEL 1: 5 DWELLING UNITS/ACRE
- PLANNED RESIDENTIAL DENSITY ON PARCEL 1: 5 DWELLING UNITS/ACRE

SETBACKS

- STREET PERIMETER: MIN. 20'
- SIDE & REAR: MIN. 5' PLUS 1' FOR EACH 1' OF HEIGHT OVER 35', BUT NEED NOT EXCEED 20'

NOTES:

1. PARCEL 2 IS A CONSERVATION PARCEL PER SALEM REVISED CODE SECTION 205.045
2. PARCEL 2 IS SUBJECT TO A STORMWATER EASEMENT OVER ITS ENTIRETY BENEFITING PARCEL 1

TENTATIVE PARTITION PLAT
1320 ORCHARD HEIGHTS RD NW
SALEM HOUSING AUTHORITY
SALEM, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2021
BRYAN KAHNAMOJIAN
95376PLS
RENEWS: 6/30/23

JOB NUMBER: 6163-12
DATE: 04/27/2022
DESIGNED BY:
DRAWN BY: AK
CHECKED BY: BRH