

## REQUEST FOR COMMENTS

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

**REGARDING:** Property Line Adjustment Case No. PLA22-28

**PROJECT ADDRESS:** 4130 Portland Rd NE and 4000 Deerhaven Drive NE

**AMANDA Application No.:** 22-117413-PLN

**COMMENT PERIOD ENDS:** Wednesday, September 21, 2022 at 5:00 PM

**REQUEST:** A property line adjustment to remove a common property line between two legal units of land, resulting in one parcel approximately 7.94 acres in size, for property zoned RS (Single Family Residential) and CR (Retail Commercial), located at 4130 Portland Rd NE and 4000 Deerhaven Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12AC / 3200 & 3201).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m., Wednesday, September 21, 2022**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Liz Olmstead, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2363; E-Mail: [eolmstead@cityofsalem.net](mailto:eolmstead@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

### PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_

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Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

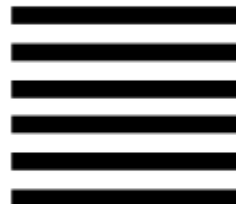
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FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

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555 LIBERTY ST SE  
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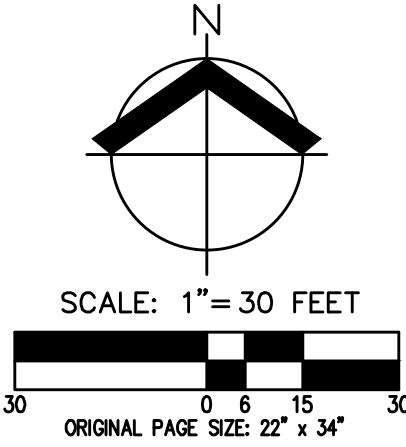




SITE PLAN

NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS PROVIDED BY OTHERS PER PUBLIC UTILITY LOCATE TICKET NUMBERS 21033012, 21033016, AND 21040299 AND PER PRIVATE LOCATING SERVICES. 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 11, 16, AND 17 AND MARCH 4 AND 18, 2021.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK QE1447, LOCATED AT THE INTERSECTION OF LANCASTER DRIVE NE AND WOLVERINE STREET NE APPROXIMATELY 105 FEET EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF THE DRIVE AND 30 FT SOUTH OF THE CENTER OF THE STREET. THE NAVD88 ELEVATION OF 202.94 FEET WAS ADJUSTED TO NGVD29 WITH A VERTCON SHIFT OF -3.36 FEET, SETTING THE NGVD29 ELEVATION AT 199.58.
4. HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83 (2011) EPOCH 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.00010483058952 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FEET STATE PLANE GRID COORDINATES OF N:488178.996 E:7556065.358 AND A MERIDIAN CONVERGENCE ANGLE OF -1°46'15". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FEET GROUND VALUES.
5. THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
6. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
7. CONTOUR INTERVAL IS 1 FOOT.
8. TREES WITH A DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED WITH A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
9. STRUCTURE WAS FOUND WITHOUT UTILITIES MARKED. ADDITIONAL UNDERGROUND UTILITIES MAY BE IN THE AREA.
10. SUBJECT TO A STATE OF OREGON EASEMENT FOR THE IMPROVEMENT AND MAINTENANCE OF CLAGGETT CREEK PER VOLUME 474 PAGE 528.
11. SUBJECT TO CITY OF SALEM EASEMENTS FOR SEWER UTILITIES AND RESTRICTIONS PER VOLUME 99 PAGES 375 AND 384, MARION COUNTY DEED RECORDS. THE EASEMENTS FALL WITHIN THE WESTERLY PORTION OF THE SITE. THE EXACT LOCATION CAN NOT BE DETERMINED.
12. AN EASEMENT OVER THE ENTIRETY OF TAX LOT 3200 OF TAX MAP 07 3W 12AC WAS GRANTED BY ITS FORMER OWNER TO SALEM-KEIZER SCHOOL DISTRICT 24J FOR THE PURPOSE OF A BUS ACCESS AND TURNAROUND PER R2973 P268.

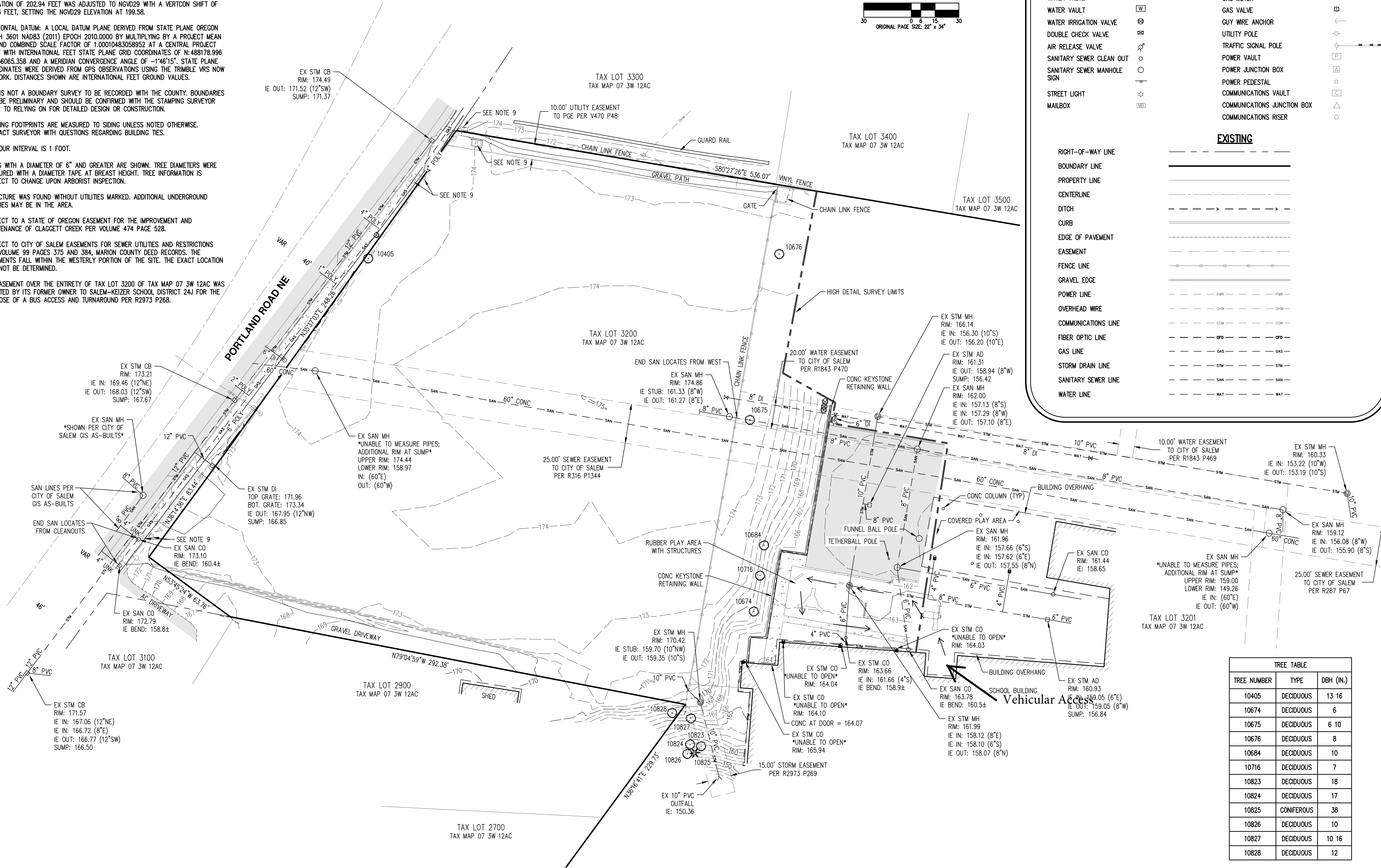


LEGEND

EXISTING	EXISTING
DECIDUOUS TREE	STORM DRAIN CLEAN OUT
CONIFEROUS TREE	STORM DRAIN CATCH BASIN
FIRE HYDRANT	STORM DRAIN AREA DRAIN
WATER BLOWOFF	STORM DRAIN MANHOLE
WATER METER	STORM DRAIN DOWNSPOUT
WATER VALVE	GAS METER
WATER VAULT	GAS VALVE
WATER IRRIGATION VALVE	GUY WIRE ANCHOR
DOUBLE CHECK VALVE	UTILITY POLE
AIR RELEASE VALVE	TRAFFIC SIGNAL POLE
SANITARY SEWER CLEAN OUT	POWER VAULT
SANITARY SEWER MANHOLE	POWER JUNCTION BOX
SIGN	POWER PEDESTAL
STREET LIGHT	COMMUNICATIONS VAULT
MAILBOX	COMMUNICATIONS JUNCTION BOX
	COMMUNICATIONS RISER

EXISTING
RIGHT-OF-WAY LINE
BOUNDARY LINE
PROPERTY LINE
CENTERLINE
DITCH
CURB
EDGE OF PAVEMENT
EASEMENT
FENCE LINE
GRAVEL EDGE
POWER LINE
OVERHEAD WIRE
COMMUNICATIONS LINE
FIBER OPTIC LINE
GAS LINE
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE



AKS  
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503.608.5500  
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

HALLMAN  
ELEMENTARY SCHOOL

SALEM  
TAX LOTS 3200 AND 3201

EXISTING CONDITIONS  
PLAN

DESIGNED BY:  
DRAWN BY: JB  
MANAGED BY: JFS  
CHECKED BY: NSW  
DATE: 03/31/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Nick White*  
OREGON  
JANUARY 9, 2007  
70682LS  
RENEWS: 6/30/22

REVISIONS

JOB NUMBER  
6656-32

SHEET  
C001

AKS DRAWING FILE: 6656-32EXCOND.DWG | LAYOUT: LAYOUT1