



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

<b>CASE NUMBER:</b>	Comprehensive Plan Change / Zone Change / Zone Change Case No.CPC-ZC-ZC19-10
<b>AMANDA APPLICATION NO:</b>	19-108088-ZO, 19-109021-ZO & 19-114785-ZO
<b>HEARING INFORMATION:</b>	Salem Planning Commission, Tuesday, September 3, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
<b>PROPERTY LOCATION:</b>	2465, 2499, 2501 & 2519 Wallace Rd NW & 1221 Riverbend Rd NW, Salem, OR 97304
<b>OWNER(S):</b>	3030 Riverbend, LLC (Scott Martin) & State of Oregon Department of Transportation
<b>APPLICANT(S):</b>	3030 Riverbend, LLC (Scott Martin)
<b>REPRESENTATIVE(S):</b>	Geoffrey James
<b>DESCRIPTION OF REQUEST:</b>	<p><b>SUMMARY:</b> An application to change the Comprehensive Plan Map designation and/or zoning for several tax lots to accommodate future commercial and mixed use development.</p> <p><b>REQUEST:</b> A consolidated application to change:</p> <ul style="list-style-type: none"><li>(1) The Comprehensive Plan Map designation from “Single-Family Residential” to “Mixed Use” and zoning from RS (Single Family Residential) to MU-II (Mixed Use 2) for approximately 6.2 acres located at 2499 Wallace Rd NW (Polk County Assessor Map and Tax Lot 073W09CD01000), 2501 Wallace Rd NW (Polk County Assessor Map and Tax Lot 073W09CD00900), and 2519 Wallace Rd NW (Polk County Assessor Map and Tax Lot 073W09CD01101) and</li><li>(2) The Comprehensive Plan Map designation from “Multi-Family Residential” to “Mixed Use” and zoning from RD (Duplex Residential) to MU-II (Mixed Use 2) for approximately 1.3 acres (Polk County Assessor Map and Tax Lot 073W09CD01301)</li></ul> <p>for a future mixed-use multi-family and commercial development in Phase 2 of the Riverbend Mixed Use Neighborhood Center and change</p> <ul style="list-style-type: none"><li>(3) The Comprehensive Plan Map designation from “Single-Family Residential” to “Commercial” and zoning from RS (Single Family Residential) to CR (Retail Commercial) for a 0.15-acre property located at 2465 Wallace Road NW 97304 (Polk County Assessor Map and Tax Lot 073W16BA09900) and</li><li>(4) The zoning from CO (Commercial Office) to CR (Retail Commercial) for a 1.582-acre portion of a property located at 1221 River Bend Road NW 97304 (Polk County Assessor Map and Tax Lot Number 073W16BA10000)</li></ul> <p>for a future commercial development in Phase 1 of the Riverbend Mixed Use Neighborhood Center.</p>

**CRITERIA TO BE  
CONSIDERED:**

**Comprehensive Plan Change**

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:

- (A) The Minor Plan Map Amendment is justified based on the existence of one of the following:
  - (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.

**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.

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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:**

**Pamela Cole, Planner II**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: [pcole@cityofsalem.net](mailto:pcole@cityofsalem.net).

**NEIGHBORHOOD ORGANIZATION:**

West Salem Neighborhood Association, Sarah DuVal, Land Use Chair;; Email: [sduvalnp@gmail.com](mailto:sduvalnp@gmail.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-notices-decisions.aspx>

**ACCESS:**

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

**NOTICE MAILING DATE:**

August 14, 2019

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

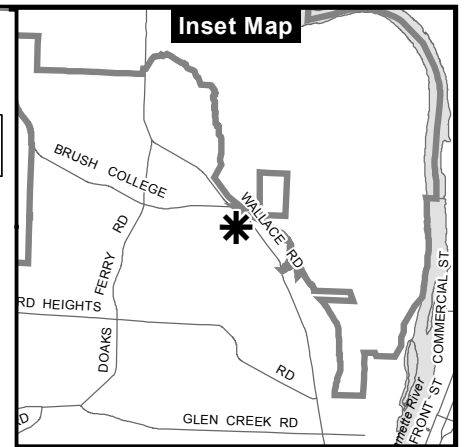
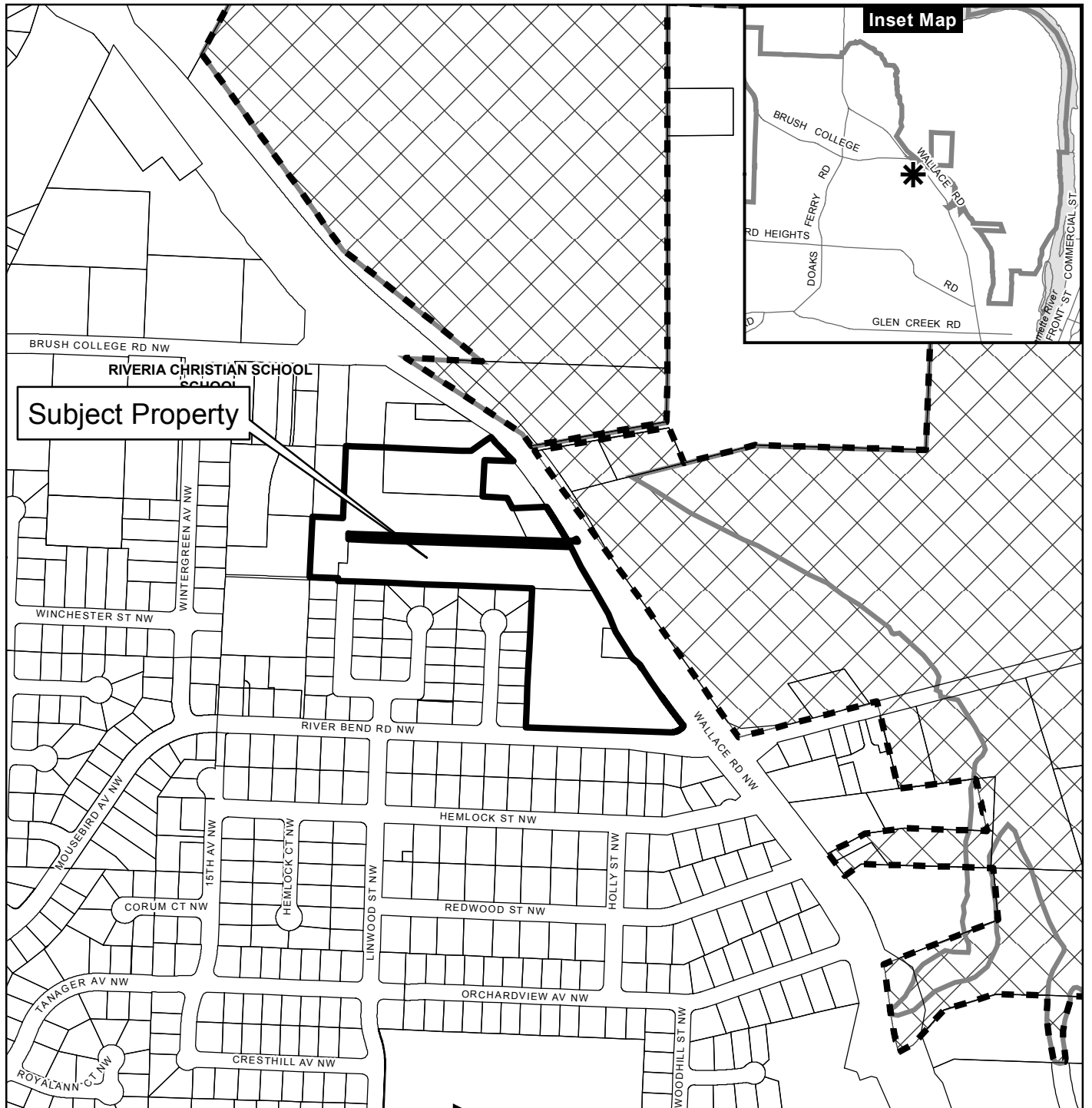
**<http://www.cityofsalem.net/planning>**

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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 - 2465, 2499, 2501, and 2519 Wallace Rd NW and 1221 River Bend Rd NW



## Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

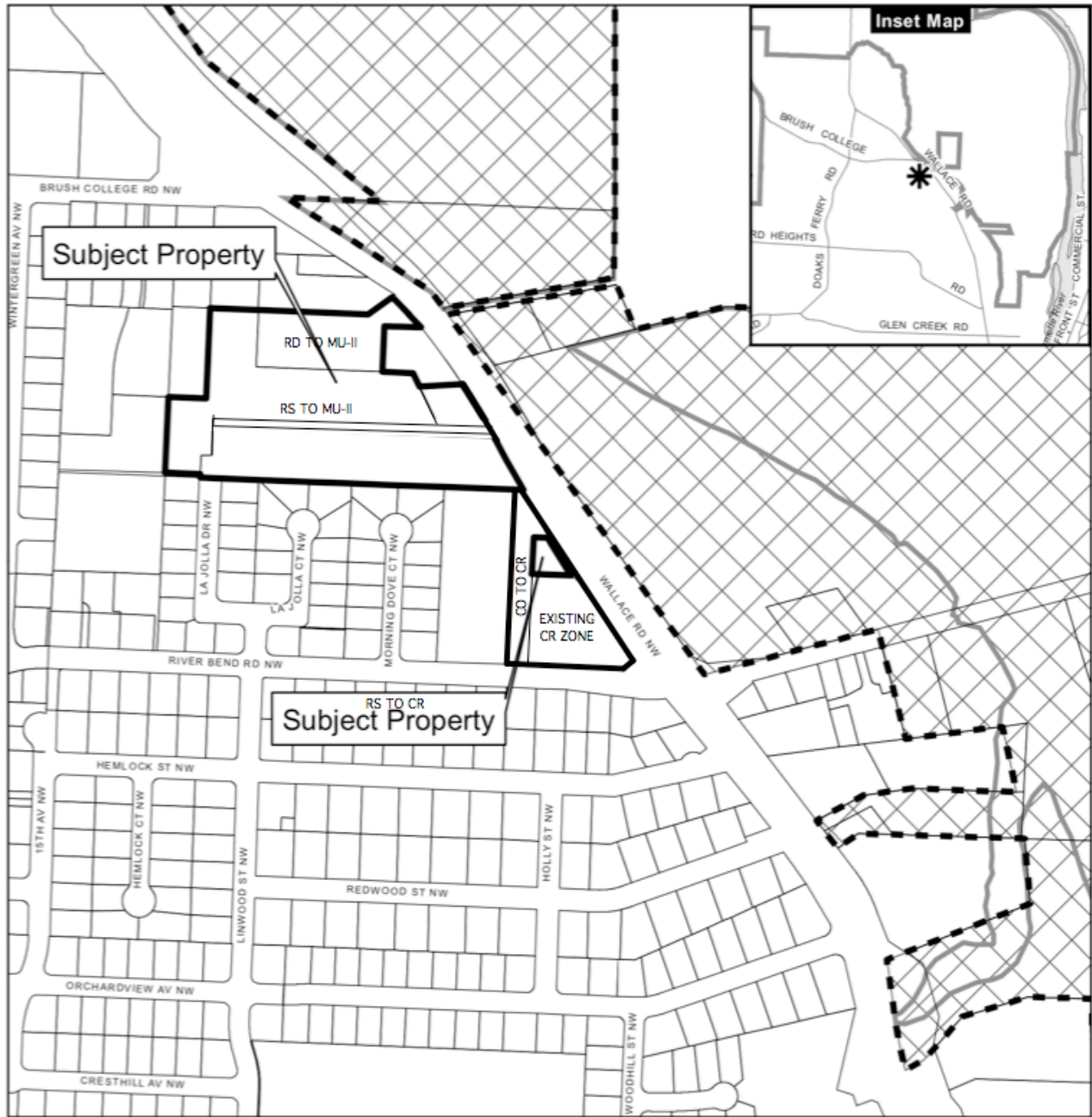
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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## Vicinity Map 2465, 2499, 2501, 2519 Wallace Rd NW



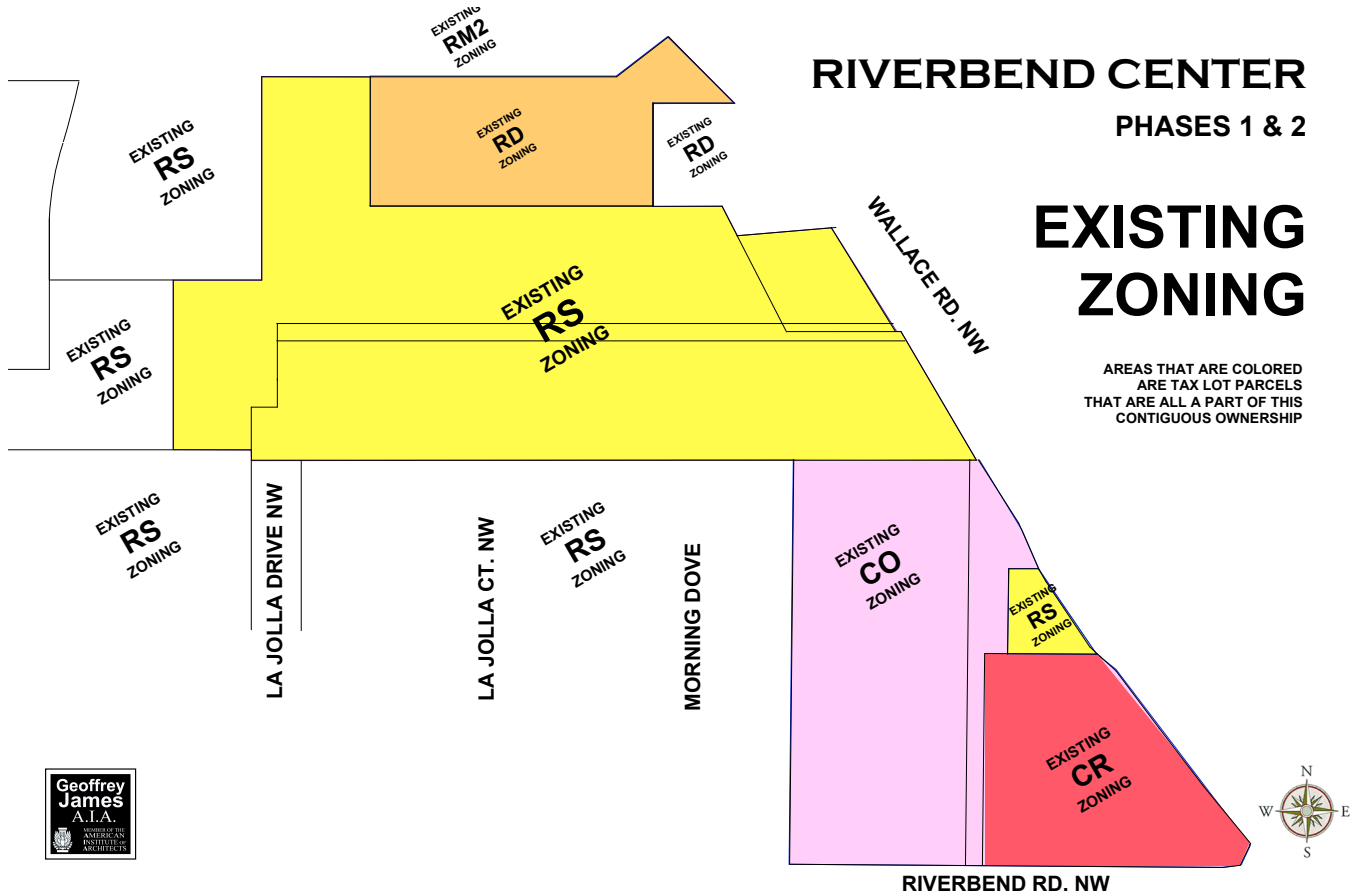
**Legend**

- |                       |                           |       |
|-----------------------|---------------------------|-------|
| Taxlots               | Outside Salem City Limits | Parks |
| Urban Growth Boundary | Historic District         |       |
| City Limits           | Schools                   |       |

0 100 200 400 Feet

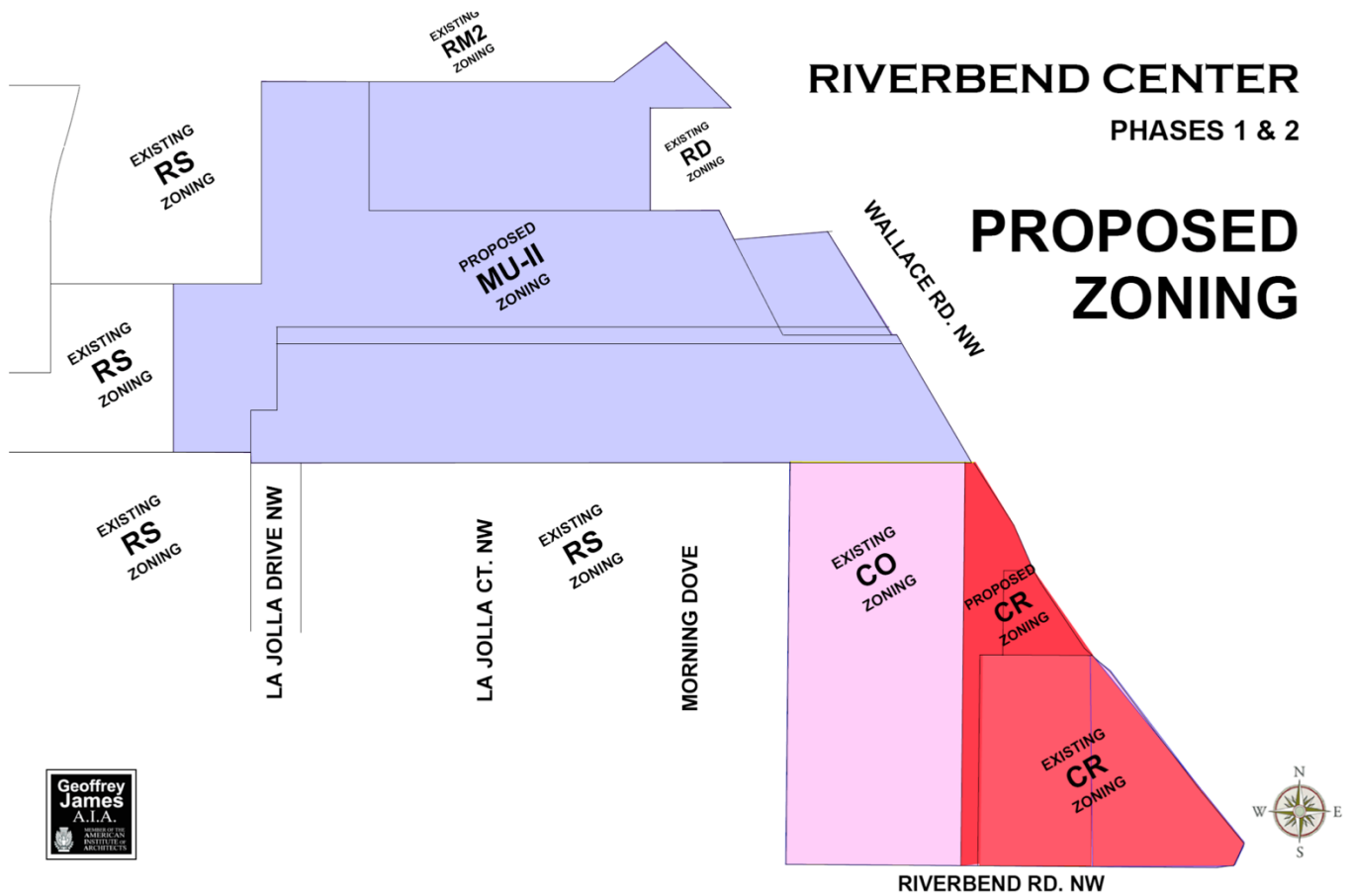
## EXISTING ZONING

This diagram is the existing zoning of the actual subject properties in contiguous ownership by the applicant. Phase 1 (at the south) was zoned in 2017 to CR & CO. There was a small RS lot that was not included but is now acquired, and is now included in this ZC/CPC application.



# PROPOSED ZONING

This diagram is the proposed zoning of the subject properties. Phase 1 (at the south) was zoned in 2017 to CR & CO. There was a small RS lot that was not included, but is included in this current ZC/CPC application, and the CR zoning for the three retail buildings is proposed to be “squared off” or extended to encompass this additional lot, and is contiguous with Phase 2. The retail along Wallace is therefore intended to all be in the CR zone. The apartments to the west, will remain in the CO “half” of Phase 1. Phase 2 (the northern portion) is all proposed to be MU-2 zoning to permit this proposed Mixed-Use development of shops and apartments, all connected by pedestrian walks.





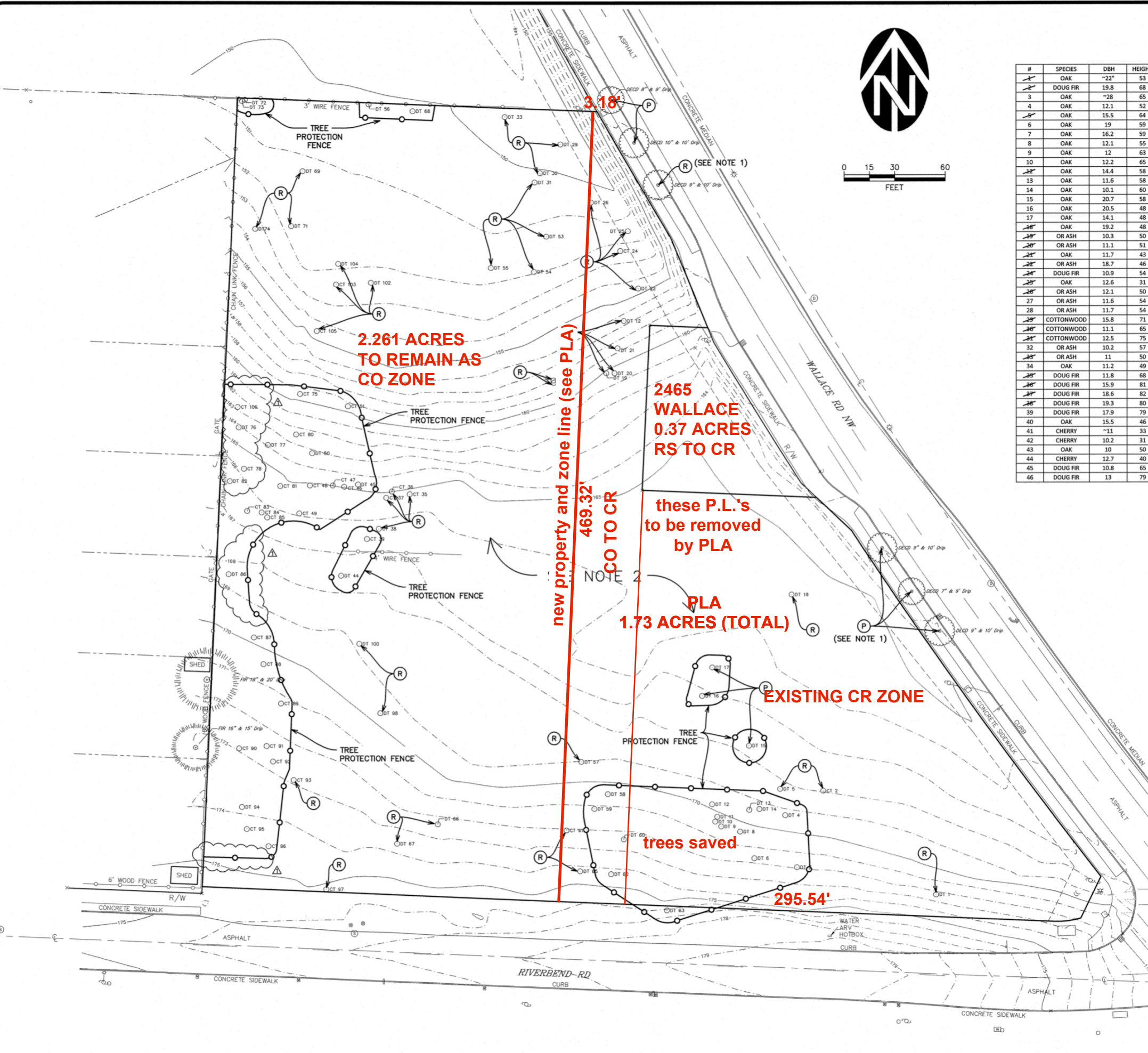
# RIVERBEND PHASE 2 MIXED USE ZC/CPC 2465,2499,2501,2519 WALLACE RD NW



## RIVERBEND PHASE 2 DEVELOPMENT PLAN (plus existing Phase 1)

Phase 2 continues the same theme as Phase 1. Retail shops are planned to be located along the Wallace frontage, but set back at the 20 ft. ODOT easement line. Parking (to code) is shown located west of the retail. Some 8 apartment buildings are shown arranged around a driveway/parking loop to the west. As before, i.e. in Phase 1, the major trees are mapped, and then the improvements are located (as much as possible) so as to preserve the trees. Circulation is a simple loop (24 ft. driveways) of parking, and access to the development is from three driveways at the arterials. A separate pedestrian walkway system connects all buildings, retail and apartments, to ADA wheelchair specs, and connects to the adjacent public streets. There are four existing dwellings on the property, and three are preserved as rentals on this map. There is a Barn, that the applicant proposes to restore as a focal point, and as a meeting spot for the residents. The Children's Play Area is at the center of the development. There is an extensive network of walking paths on the plan, so residents (and neighbors) can walk or bicycle to the shops. At the end of La Jolla Drive there is a proposed standard bulb turnaround (preferred by the neighbors) and a connected pedestrian walk through the development, i.e. to the shops.

R:\Drawings\Scott\Riverbend Rd 3048.0000.0\Civil\Photos\3048.0000.0 TREES.dwg (Layout1.tbx)



TREE TABLE PER  
LEI ENGINEERING AND SURVEYING  
PROJECT # 61-01

#	SPECIES	DBH	HEIGHT	47	DOUG FIR	17	84	87	DOUG FIR	37	98
1	OAK	~22"	53	48	DOUG FIR	17.3	81	88	DOUG FIR	15.5	90
2	DOUG FIR	19.8	68	49	DOUG FIR	16.5	79	89	DOUG FIR	24.6	102
3	OAK	~28"	65	50	DOUG FIR	12.8	58	90	DOUG FIR	18.7	76
4	OAK	12.1	52	51	DOUG FIR	15.6	76	91	DOUG FIR	29	104
5	OAK	15.5	64	52	OR ASH	13	59	92	DOUG FIR	12.2	72
6	OAK	19	59	53	OAK	11.4	41	93	DOUG FIR	25.6	93
7	OAK	16.2	59	54	OAK	11	48	94	OAK	14.1	64
8	OAK	12.1	55	55	OAK	14	45	95	DOUG FIR	27.1	83
9	OAK	12	63	56	OAK	30.2	69	96	DOUG FIR	22.4	79
10	OAK	12.2	65	57	OAK	11	45	97	DOUG FIR	22.9	86
11	OAK	14.4	58	58	OAK	20.9	68	98	CHERRY	10.2	49
12	OAK	11.6	58	59	OAK	19.4	58	99	COTTONWOOD	11.4	62
13	OAK	10.1	60	60	OAK	14.2	52	100	OAK	10	50
14	OAK	20.7	58	61	DOUG FIR	10.3	48	101	OR ASH	17	52
15	OAK	20.5	48	62	CHERRY	16	58	102	DOUG FIR	17.7	66
16	OAK	14.1	48	63	OAK	23	24	103	DOUG FIR	15.5	68
17	OAK	19.2	48	64	CHERRY	12.3	40	104	HAWTHORNE	10.8	45
18	OR ASH	10.3	50	65	OAK	16.7	64	105	DOUG FIR	13.5	64
19	OR ASH	11.1	51	66	OAK	21.3	67	106	DOUG FIR	11	60
20	OAK	11.7	43	67	OAK	19.2	66				
21	OR ASH	18.7	46	68	OAK	24.8	61				
22	DOUG FIR	10.9	54	69	OAK	12.3	43				
23	OAK	12.6	31	70	HAWTHORNE	12.2	53				
24	OR ASH	12.1	50	71	HAWTHORNE	11.6	39				
25	OR ASH	11.6	54	72	COTTONWOOD	11.1	65				
26	OR ASH	11.7	54	73	COTTONWOOD	12.5	75				
27	OR ASH	10.2	57	74	OR ASH	10.2	57				
28	OR ASH	11	50	75	OR ASH	11	50				
29	OAK	11.2	49	76	DOUG FIR	11.8	68				
30	DOUG FIR	11.8	68	77	DOUG FIR	15.9	81				
31	DOUG FIR	15.9	81	78	DOUG FIR	18.6	82				
32	DOUG FIR	18.6	82	79	DOUG FIR	19.3	80				
33	DOUG FIR	19.3	80	80	DOUG FIR	17.9	79				
34	DOUG FIR	17.9	79	81	OAK	15.5	46				
35	OAK	15.5	46	82	CHERRY	~11	33				
36	CHERRY	~11	33	83	CHERRY	10.2	31				
37	CHERRY	10.2	31	84	OAK	10	50				
38	OAK	10	50	85	DOUG FIR	12.7	40				
39	DOUG FIR	12.7	40	86	DOUG FIR	10.8	65				
40	DOUG FIR	10.8	65		DOUG FIR	13	79				

(R) REMOVE TREE		
TREES REMOVED	39	36.8%
TREES SAVED	67	63.2%

- NOTES:
- TREES REMOVED IN R/W REQUIRE PERMIT PER SRC 86.
  - CLEAR ALL TREES TO TREE PROTECTION LIMITS.
  - ANY SIGNIFICANT TREE REQUIRE THAT AT LEAST 70 PERCENT OF A CIRCULAR AREA BENEATH THE TREE MEASURING ONE FOOT IN RADIUS FOR EVERY ONE INCH OF DBH BE PROTECTED BY AN ABOVE GROUND SILT FENCE, OR ITS EQUIVALENT. PROTECTION MEASURES SHALL CONTINUE UNTIL THE ISSUANCE OF FINAL OCCUPANCY. (24" WHITE OAK)
  - PERMITS SHALL BE OBTAINED FOR THE REMOVAL OF ANY STREET TREES, AND ALL STREET TREES REMOVED SHALL BE REPLACED PURSUANT TO SRC CHAPTER 86 AND PWDs.

**TOPO &  
TREE SURVEY  
ZC/CPC  
DATE: 07-01-2019**

VERIFY SCALE  
 ONE INCH ON  
 DRAWING  
 REPRESENTS  
 100 FEET  
 IF NOT ONE INCH ON  
 THIS SHEET, ADJUST  
 SCALES ACCORDINGLY

TN	TMT	BY

NO.	DATE	DESCRIPTION	REVISIONS

DSN. SAW 2 8-24-18 PER CITY COMMENTS  
 DRN. TMT 1 7/12/2018 PUBLIC STORM DRAIN  
 CKD. SAW NO. DATE  
 DATE: MAR 2018

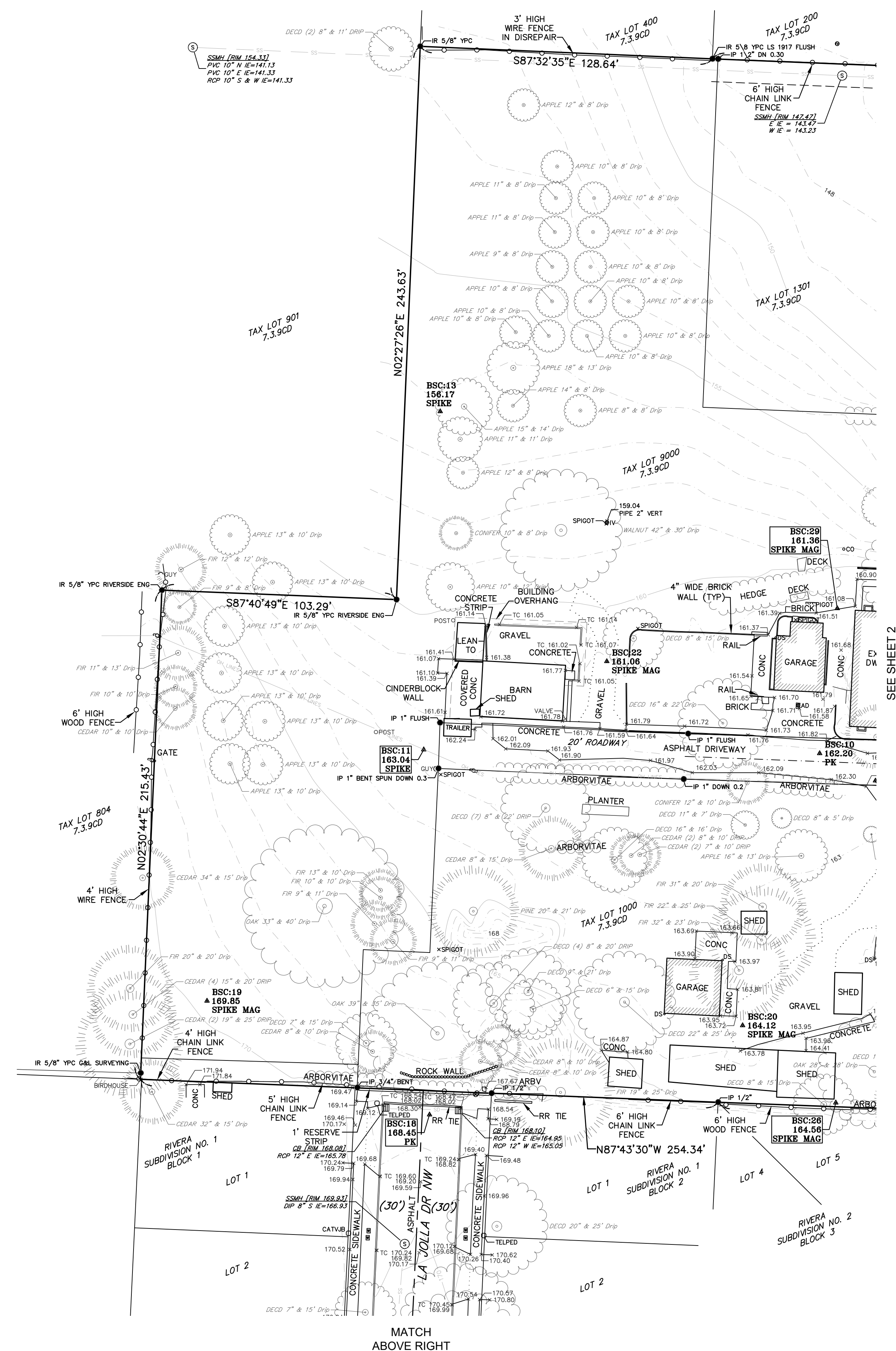
REGISTERED PROFESSIONAL ENGINEER  
 STEVEN A.  
 LICENSE NO. 14541

WESTTECH ENGINEERING, INC.  
 CONSULTING ENGINEERS AND PLANNERS  
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 585-2474, Fax: (503) 585-3986  
 E-mail: westech@westech-eng.com

SCOTT MARTIN  
 RIVERBEND ROAD SITE DEVELOPMENT  
 TREE CONSERVATION PLAN

DRAWING  
 C1.0  
 JOB NUMBER  
 3048.0000.0

# TOPOGRAPHIC SURVEY



**ABBREVIATIONS**

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	INV	INVERT
ASSY	ASSEMBLY	JB	JUNCTION BOX
BLDG, BLD	BUILDING	LP	LIGHT POLE
BW	BOTTOM OF WALL	M	METER, MAIN
CATV	CABLE TELEVISION	MB	MAILBOX
CB	CATCH BASIN	MH	MANHOLE
CO	CLEAN-OUT	OH	OVER-HEAD
CONC	CONCRETE	P/L, R	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
EG	EDGE OF GRAVEL	PWR	POWER
EOP, EP	EDGE OF PAVEMENT	R, RAD	RADIUS
ELEV	ELEVATION	ROW, R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTOR	SD	STORM DRAIN
FT	FEET	SVC	SERVICE
FF	FINISH FLOOR	SWK, S/W	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEL	TELEPHONE
FI	FIELD INLET	TR	TRANSFORMER
FM	FORCE MAIN	TS	TRAFFIC SIGNAL
GRAV	GRAVEL	TW	TOP OF WALL
GM	GAS METER	TP	TYPICAL
GP	GATE POST	UG, U/G	UNDER GROUND
GS	GROUND SHOT	UTIL	UTILITY
GV	GAS VALVE	VL	VAULT
HC	HANDICAP	W/	WITH
HYD	HYDRANT	WM	WATER METER
IR	IRON ROD	WLM	WETLANDS MARKER
IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

**SYMBOLS**

AD	AREA DRAIN	SP	SIGN POST
CB	CATCH BASIN	PE	PEDESTAL
CO	CLEANOUT	MB	MAIL BOX
FH	FIRE HYDRANT	IV	IRRIGATION VALVE
GV	GAS VALVE	LP	LIGHT POLE
WV	WATER VALVE	UP	UTILITY/POWER POLES
MP	GAS/POWER/WATER METER	TP	TEST PIT
DS	DOWN SPOUT	MF	MONUMENT FOUND
MT	MANHOLE TELEPHONE		
MSD	MANHOLE STORM DRAIN		
MS	MANHOLE SANITARY SEWER		

**LINE TYPES**

CATV LINE — CATV — CATV — CATV — CATV — CATV — CATV — CATV —

COMMUNICATION LINE — COM — COM — COM — COM — COM — COM — COM — COM —

EASEMENT LINE — EASE — EASE — EASE — EASE — EASE — EASE — EASE — EASE —

FENCE LINE — FENCE — FENCE — FENCE — FENCE — FENCE — FENCE — FENCE —

FIBER OPTIC LINE — FOC — FOC — FOC — FOC — FOC — FOC — FOC — FOC —

GAS LINE — GAS — GAS — GAS — GAS — GAS — GAS — GAS — GAS —

EDGE OF GRAVEL LINE — EG — EG — EG — EG — EG — EG — EG — EG —

OVERHEAD LINE — OH — OH — OH — OH — OH — OH — OH — OH —

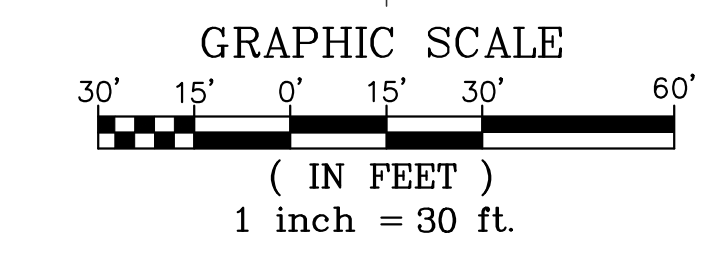
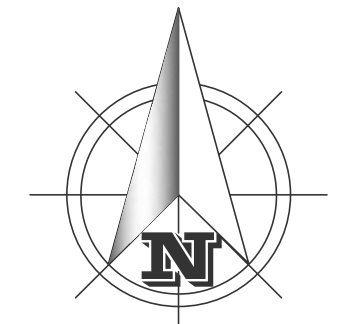
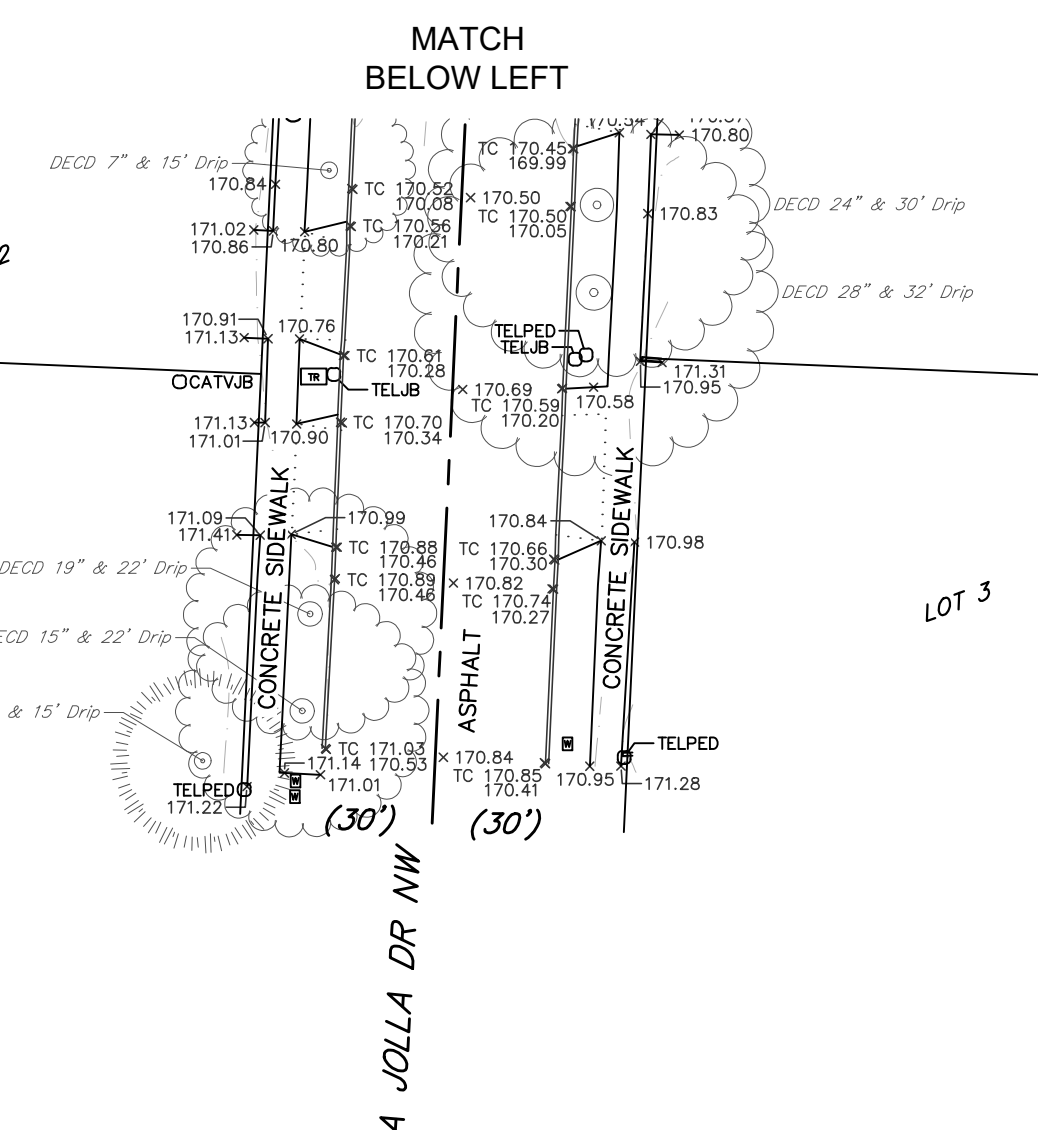
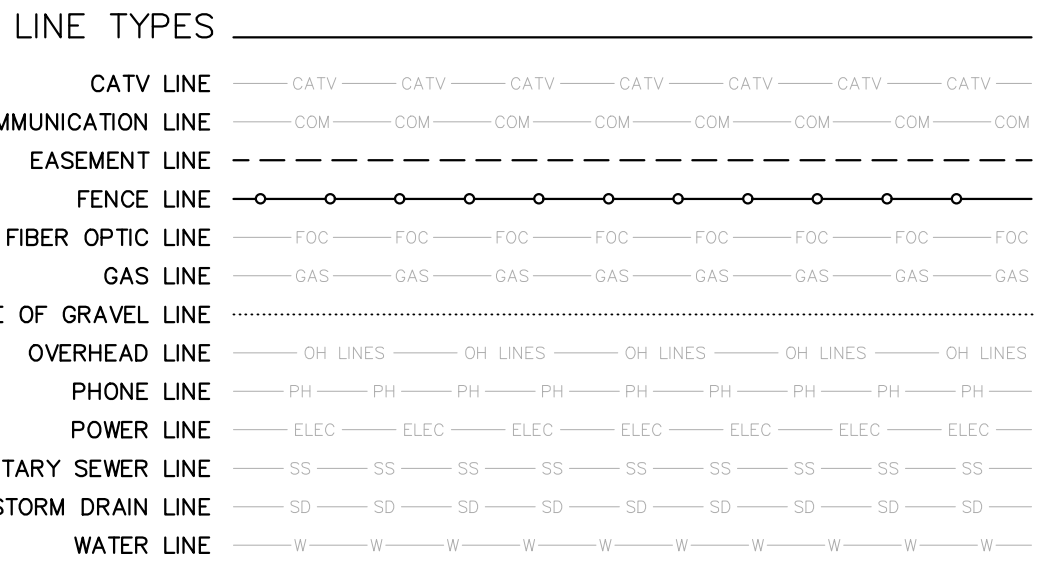
PHONE LINE — PH — PH — PH — PH — PH — PH — PH — PH —

POWER LINE — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC —

SANITARY SEWER LINE — SS — SS — SS — SS — SS — SS — SS — SS —

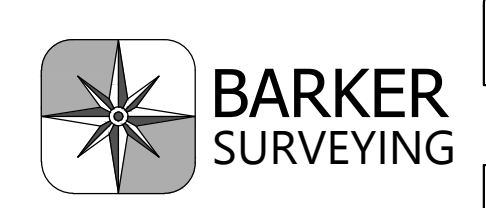
STORM DRAIN LINE — SD — SD — SD — SD — SD — SD — SD — SD —

WATER LINE — W — W — W — W — W — W — W — W —



**BENCHMARK UTILIZED:**  
ELEV: 178.12' NGVD29  
SURVEY MAG NAIL BSC POINT #1101 IN ASPHALT AS SHOWN  
ELEVATIONS ARE BASED ON GPS OBSERVATION WITH A VERTCON ADJUSTMENT OF -3.36' FROM NAVD 88 TO NGVD 29 DATUM

**DISCLAIMER:** UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY. SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.



REGISTERED PROFESSIONAL LAND SURVEYOR

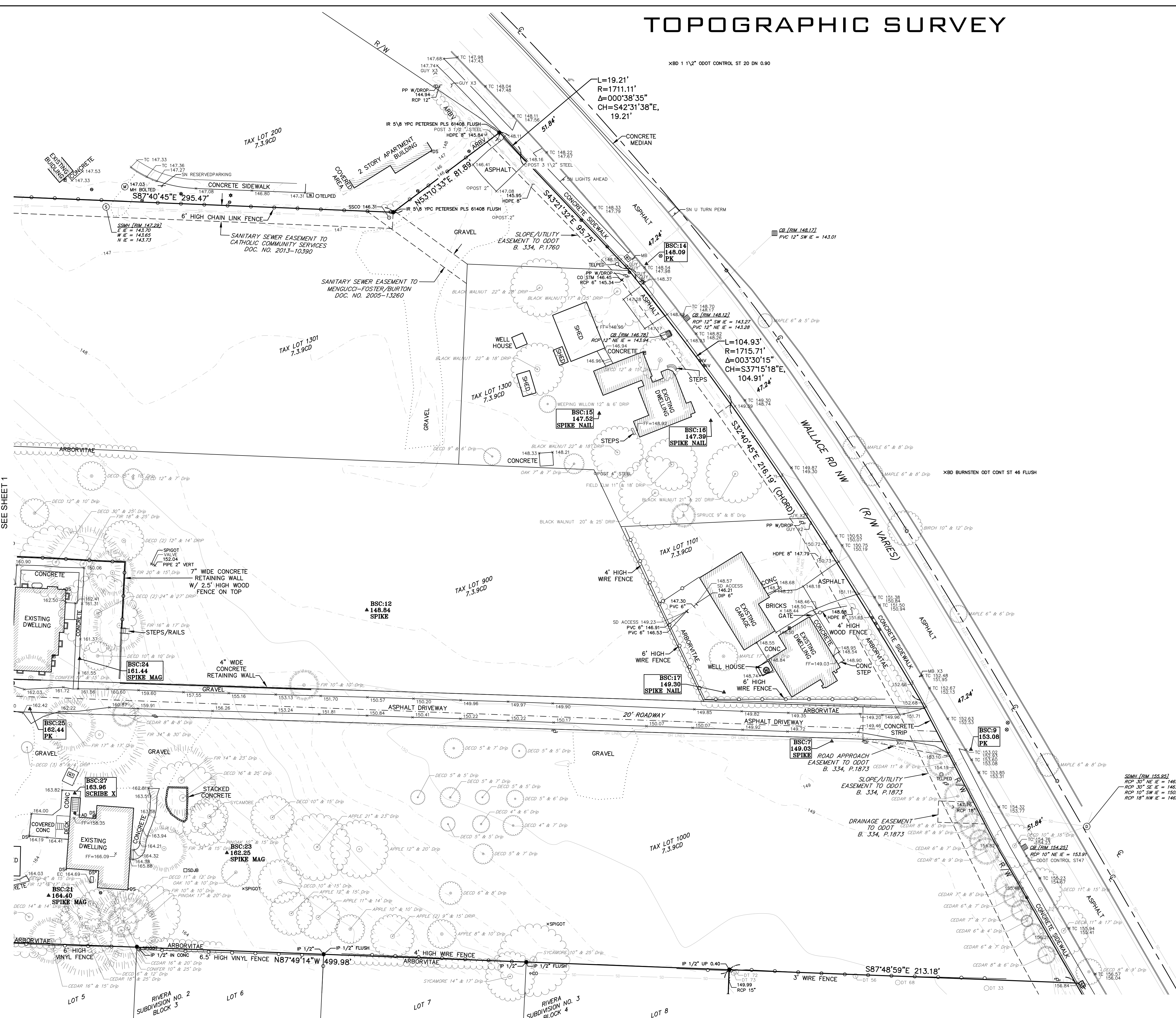
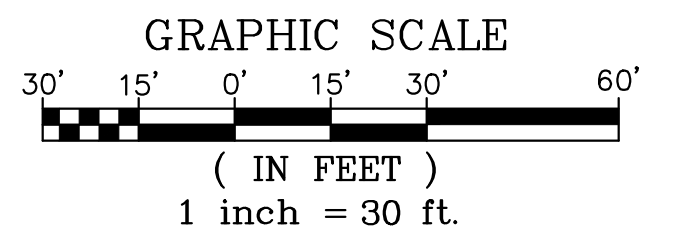
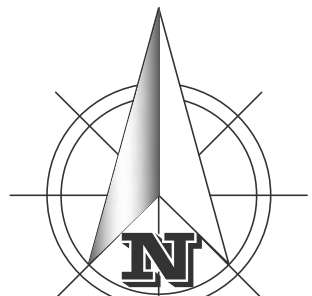
OREGON  
JULY 19, 1994  
GREGORY L. WILSON  
2687

EXPIRATION DATE: 6/30/2020

SURVEY FOR	WESTTECH ENGINEERING
LOCATION:	TAX LOTS 900, 1000, & 1301 7.3.9CD
	SW 1/4 SECTION 9 CITY OF SALEM
	T7S, R3W, W.M. POLK COUNTY, OREGON
SCALE:	1"=30'
DATE:	4/10/2019
DRAWN BY:	R.J.C.
BARKER SURVEYING	3657 KASHMIR WAY SE SALEM, OREGON 97317 PHONE (503) 588-8800 FAX (503) 363-2469 EMAIL: INFO@BARKERWILSON.COM
SHEET 1 OF 2	JOB NUMBER: 40843

# TOPOGRAPHIC SURVEY

XBD 1 1/2" ODOT CONTROL ST 20 DN 0.90



**ABBREVIATIONS**

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	INV	INVERT
ASSY	ASSEMBLY	JB	JUNCTION BOX
BLDG, BLD	BUILDING	LP	LIGHT POLE
BW	BOTTOM OF WALL	M	METER, MAIN
CATV	CABLE TELEVISION	MB	MAILBOX
CB	CATCH BASIN	MH	MANHOLE
CO	CLEAN-OUT	OH	OVER-HEAD
CONC	CONCRETE	P/L	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
EG	EDGE OF GRAVEL	PWR	POWER
EOP, EP	EDGE OF PAVEMENT	R, RAD	RADIUS
ELEV	ELEVATION	ROW, R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTOR	SS	STORM DRAIN
FT	FEET	SVC	SERVICE
FF	FINISH FLOOR	SWK, S/W	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEL	TELEPHONE
FI	FIELD INLET	TR	TRANSFORMER
FM	FORCE MAIN	TS	TRAFFIC SIGNAL
GRAV	GRAVEL	TW	TOP OF WALL
GM	GAS METER	TYP	TYPICAL
GP	GATE POST	UG, U/G	UNDER GROUND
GS	GROUND SHOT	UTL	UTILITY
GV	GAS VALVE	VLT	Vault
HC	HANDICAP	W/	WITH
HYD	HYDRANT	WM	WATER METER
IR	IRON ROD	WLM	WETLANDS MARKER
IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

**SYMBOLS**

AD	AREA DRAIN	SP	SIGN POST
CB	CATCH BASIN	PE	PEDESTAL
CO	CLEAN-OUT	MB	MAIL BOX
FH	FIRE HYDRANT	IV	IRRIGATION VALVE
GV	GAS VALVE	LP	LIGHT POLE
WV	WATER VALVE	UP	UTILITY/POWER POLES
GM	GAS/POWER/WATER METER	TP	TEST PIT
DSO	DOWN SPOUT	MP	MONUMENT FOUND
MT	MANHOLE TELEPHONE		
MSD	MANHOLE STORM DRAIN		
MS	MANHOLE SANITARY SEWER		

Trees - \*TREE NAME\* DIAMETER (INCHES)/DRIP RADIUS (FEET)  
 NOTE: DIAMETER MEASURED AT BREAST HEIGHT

**LINE TYPES**

CATV LINE	---CATV---CATV---CATV---CATV---CATV---CATV---CATV---
COMMUNICATION LINE	---COM---COM---COM---COM---COM---COM---COM---
EASEMENT LINE	---EASE---EASE---EASE---EASE---EASE---EASE---
FENCE LINE	---FENCE---FENCE---FENCE---FENCE---FENCE---FENCE---
FIBER OPTIC LINE	---FOC---FOC---FOC---FOC---FOC---FOC---FOC---
GAS LINE	---GAS---GAS---GAS---GAS---GAS---GAS---GAS---
EDGE OF GRAVEL LINE	---EG---EG---EG---EG---EG---EG---EG---
OVERHEAD LINE	---OH---OH---OH---OH---OH---OH---OH---
PHONE LINE	---PH---PH---PH---PH---PH---PH---PH---
POWER LINE	---ELEC---ELEC---ELEC---ELEC---ELEC---ELEC---ELEC---
SANITARY SEWER LINE	---SS---SS---SS---SS---SS---SS---SS---
STORM DRAIN LINE	---SD---SD---SD---SD---SD---SD---SD---
WATER LINE	---W---W---W---W---W---W---W---

BENCHMARK UTILIZED:  
**ELEV: 178.12' NGVD29**  
 SURVEY MAG NAIL BSC POINT #11001 IN ASPHALT AS SHOWN  
 ELEVATIONS ARE BASED ON GPS OBSERVATION WITH A VERTICAL ADJUSTMENT  
 OF -3.36' FROM NAVD 88 TO NGVD 29 DATUM

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.  
 SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 19, 1994  
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CITY OF SALEM	POLK COUNTY, OREGON
SHEET 2 OF 2	JOB NUMBER: 40843