

Salem City Council

March 26, 2017

Received At Council Meeting

Meeting Date: 3/27/17
Agenda Item: Developer Bridge
Received by: Kenny Larson
From: Rich Fry

At Issue; Subdivision Case No. SUB 15-04 (Formerly PUD-SUB03-01A3MOD)

A 4 lot subdivision on Sahalee Dr. that sets a precedent for a fee in lieu of building the Lone Oak extension and bridge on Lone Oak at Muirfield Avenue

Issue; Subdivision No. 08-4 - Oak Ridge Estates

A 38 lot subdivision with the "Road and Bridge Requirement" on it at this time. This subdivision will try to use this fee in lieu of to remove the conditions of the road and bridge and add another 38 + homes to our one access.

This is a fire and safety matter and a large liability for the City of Salem. If a fire or other disaster were to strike near the intersection of Sahalee and Devon there would be no accessing the community. The topography in the area is very hilly and has deep creeks on one side or the other.

Amended Planned Unit Development

GOLF CLUB ESTATES
AT CREEKSIDE

SEC. 15 T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer

HAWAII N.W.
VENTURES

698 12th ST. S.E.
SALEM, OREGON 97302

NEW 4
LOT

NEW
38 LOT
SUBDIVISION

APR 3 2006

Owner / D. Per.

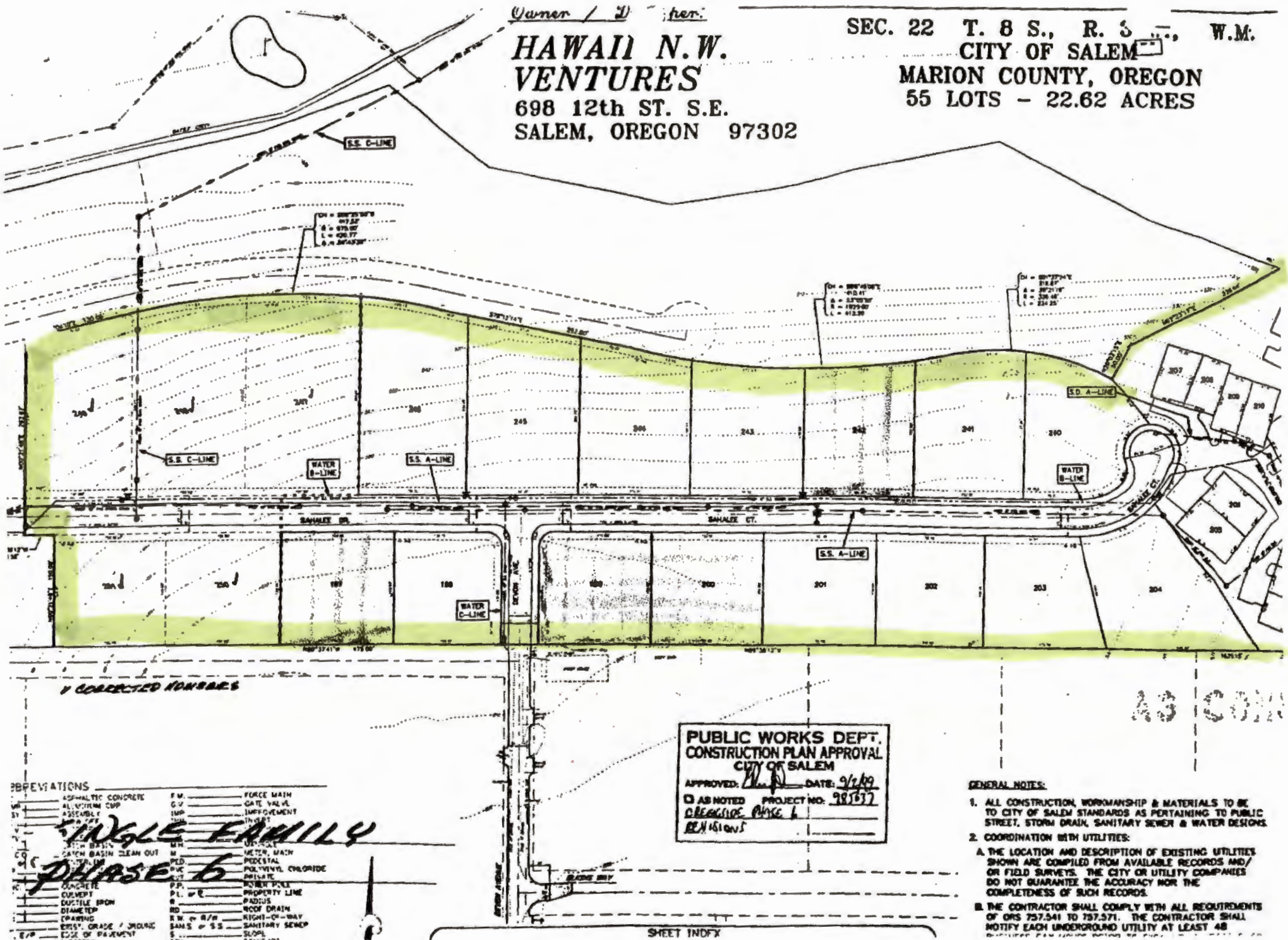
HAWAII N.W. VENTURES

698 12th ST. S.E.
SALEM, OREGON 97302

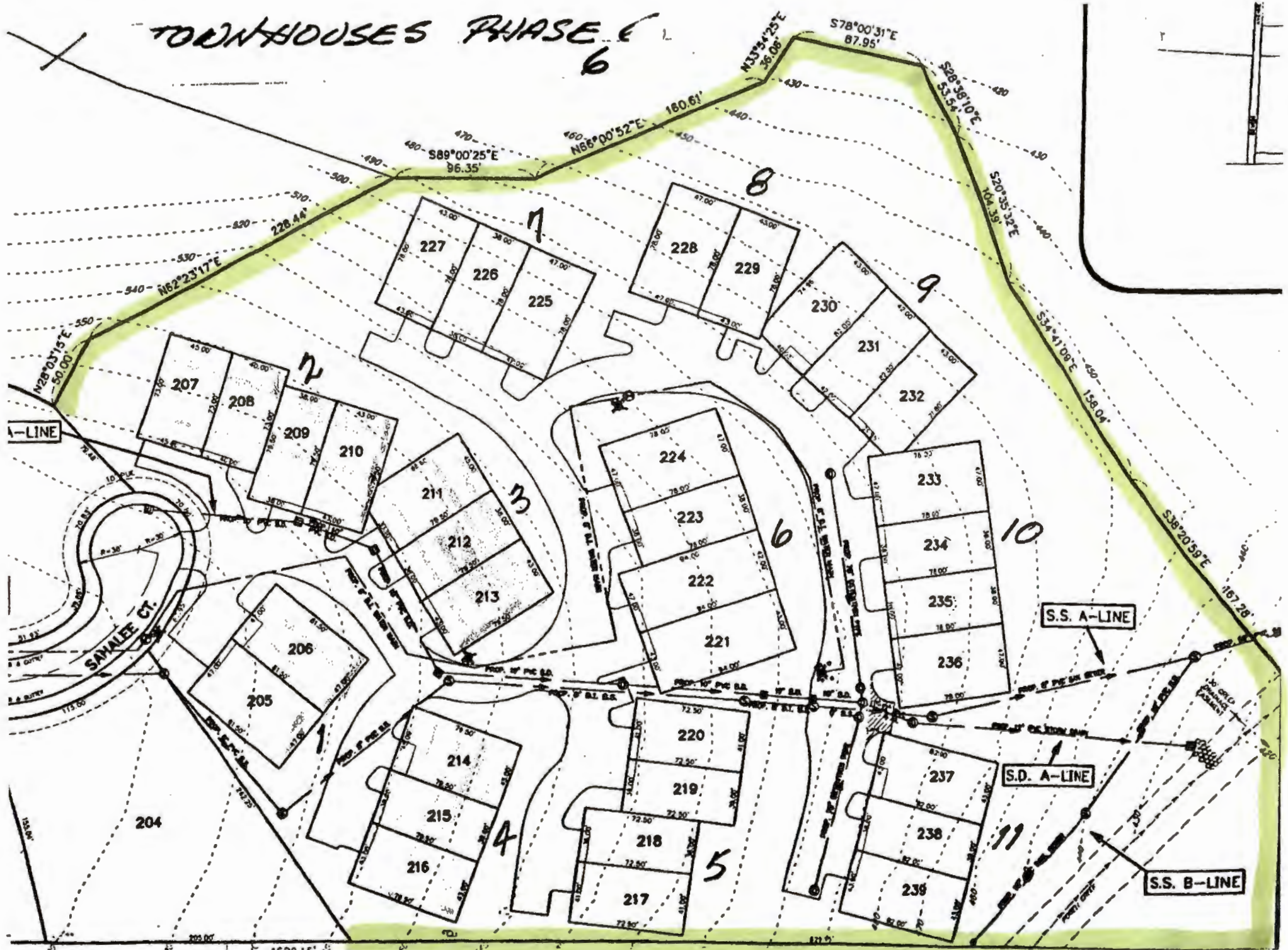
SEC. 22 T. 8 S., R. 3 E., W.M.

CITY OF SALEM

MARION COUNTY, OREGON
55 LOTS - 22.62 ACRES



TOWNHOUSES PHASE 6



45-18c

FRV

GOLF CLUB ESTATES

AT CREEKSIDE PHASE 11 P.U.D.

IN N.W. 1/4 & S.W.1/4 SEC. 22, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Joseph P. Fielding
OREGON
JAN 21 1987
JOSEPH P. FIELDING
2005
RENEW BN 12/31/97

BY:
MULTITECH ENGINEERING SERVICES, INC.
1100 13TH ST. SE
SALEM, OREGON 97302

- = MONUMENT FOUND AS NOTED
- SET 1/8" X 30" IRON ROD W/YELLOW PLASTIC CAP MARKED MULTITECH ENDS.
- 5/8" X 30" IRON ROD W/ALUMINUM CAP MARKED MULTITECH ENDS. TO BE POST-MONUMENTED WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE SET ON
- 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP MARKED MULTITECH ENDS. TO BE POST-MONUMENTED WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE SET ON

(R+M) = RECORD & MEASURED BEARING & DISTANCE PER REFERENCED SURVEY

- B.O.T.A. = BOOK OF TOWN PLATS
- COR. = CORNER
- C.S. = COUNTY SURVEY
- I.P. = IRON PIPE
- I.R. = IRON ROD
- M.C.M. = MARION COUNTY MONUMENT
- MOR. = MONUMENT
- P. = PAGE
- R. = REEL
- V. = VOLUME

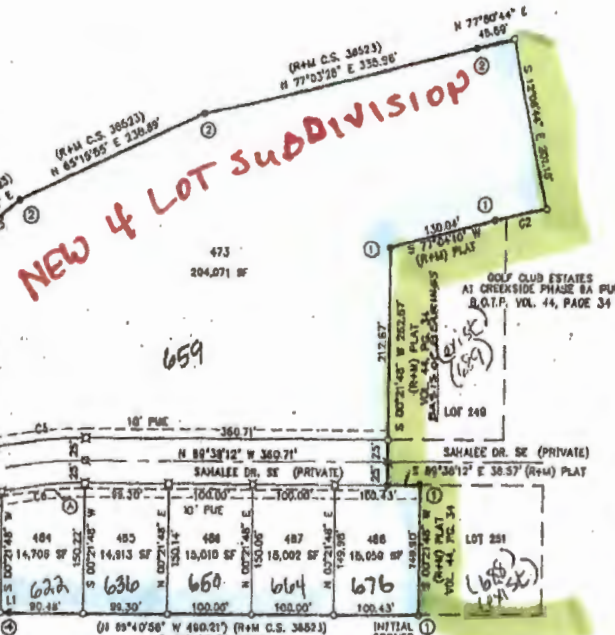
LINE TABLE
CENTERLINE 30" WIDE DRAINAGE EASEMENT
WITH TIES TO PROPERTY CORNERS

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| DL1 | S 67°52'34" E | 48.18 |
| DL2 | N 33°05'40" W | 33.18 |
| DL3 | N 71°12'18" W | 44.78 |
| DL4 | N 42°54'43" W | 10.22 |
| DL5 | S 25°08'08" W | 29.40 |
| DL6 | N 21°08'00" E | 48.88 |
| DL7 | N 48°42'05" W | 48.64 |
| DL8 | N 31°51'28" W | 33.73 |
| DL9 | N 61°51'60" W | 19.38 |
| DL10 | N 48°21'60" W | 41.10 |
| DL11 | N 29°04'28" W | 31.83 |
| DL12 | N 27°08'06" E | 38.46 |

SCALE: 1" = 100'
DATE: 03/20/06

TRACT B 1' RESERVE
STRIP TO CITY OF SALEM

TRACT A 1' RESERVE
STRIP TO CITY OF SALEM



MONUMENT NOTES

- ① 5/8" IR YPC MULTITECH, FLUSA B.O.T.P. VOL. 44, PG. 34, HELD.
- ② 5/8" IR RED PLASTIC CAP, NORTHSTAR FLUSA, C.S. 34738, HELD.
- ③ 5/8" IR YPC WILSON PLS 2007, FLUSA, C.S. 36523, HELD.
- ④ 3/4" IR FLUSA, C.S. 15228, HELD PER C.S. 36523.
- ⑤ 3/4" IR FLUSA, C.S. 6374, HELD PER C.S. 36523.

LOT 7
BATTLE CREEK FRUIT FARM, NO. 1
B.O.T.P. VOL. 2, PAGE 92

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|--------|--------|--------|---------------|-----------|
| C1 | 330.00 | 33.76 | 33.75 | N 64°58'43" W | 05°01'44" |
| C2 | 975.00 | 84.08 | 84.07 | S 78°57'08" W | 03°45'58" |
| C3 | 500.00 | 83.32 | 238.94 | S 77°03'10" W | 28°13'10" |
| C4 | 400.00 | 280.40 | 284.18 | S 42°58'22" W | 41°38'53" |
| C5 | 625.00 | 111.13 | 110.83 | S 84°47'57" W | 12°07'41" |
| C6 | 475.00 | 181.04 | 100.65 | N 84°12'53" E | 12°11'17" |
| C7 | 475.00 | 118.91 | 118.90 | N 70°55'51" E | 14°22'48" |
| C8 | 525.00 | 105.42 | 105.24 | S 72°28'58" W | 11°30'18" |
| C9 | 525.00 | 27.38 | 27.38 | S 85°14'00" W | 02°58'20" |
| C10 | 25.00 | 36.27 | 35.38 | N 22°52'14" W | 82°00'40" |
| C11 | 375.00 | 272.33 | 268.39 | N 45°08'22" E | 41°18'33" |
| C12 | 25.00 | 29.27 | 35.35 | S 87°07'44" W | 28°59'20" |
| C13 | 425.00 | 86.80 | 84.45 | S 77°02'09" W | 11°48'04" |
| C14 | 425.00 | 98.81 | 95.98 | S 61°04'57" W | 13°00'04" |
| C15 | 425.00 | 122.83 | 123.51 | S 42°09'24" W | 16°14'23" |
| C16 | 300.00 | 33.77 | 33.78 | N 64°58'09" W | 05°18'58" |
| C17 | 270.00 | 33.76 | 33.70 | N 64°17'31" W | 07°10'06" |

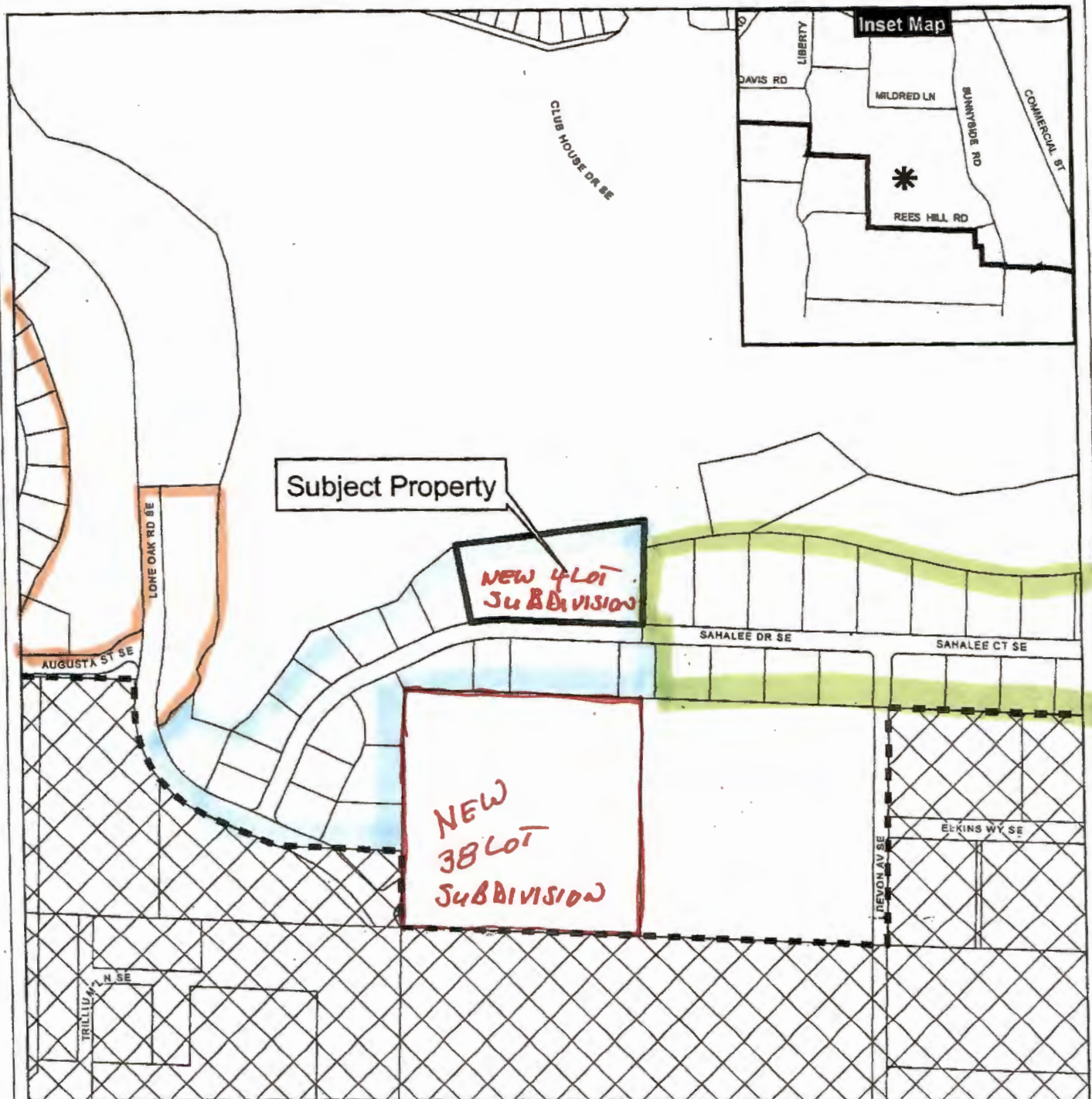
LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 88°55'15" W | 5.79 |
| L2 | N 28°15'21" W | 54.80 |
| L3 | N 33°07'40" E | 25.12 |
| L4 | N 68°02'29" E | 54.72 |
| L5 | N 88°02'09" E | 50.71 |
| L6 | S 22°08'00" W | 24.10 |
| L7 | S 89°32'53" E | 81.24 |
| L8 | S 89°32'53" E | 81.24 |
| L9 | N 22°08'00" E | 30.17 |
| L10 | N 22°08'00" E | 30.17 |

NOTE: POINTS TO THE SOUTH LINE OF A 20.00 FEET WIDE CITY OF SALEM WATER LINE EASEMENT PER DEED REEL 1094, PAGE 787, THAT LINE IS 8.00 FEET SOUTHERLY OF THE NORTH AND WESTERLY PROPERTY LINES OF LOT 481 THROUGH 487 AS SHOWN. THE EFFECT OF THE EASEMENT ON LOT 488-491 IS AS SHOWN ON THAT LOT.

⑥ 10" IR LOCATED OUTSIDE OF THE

Vicinity Map 659 Sahalee Drive SE



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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1
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LINE TABLE

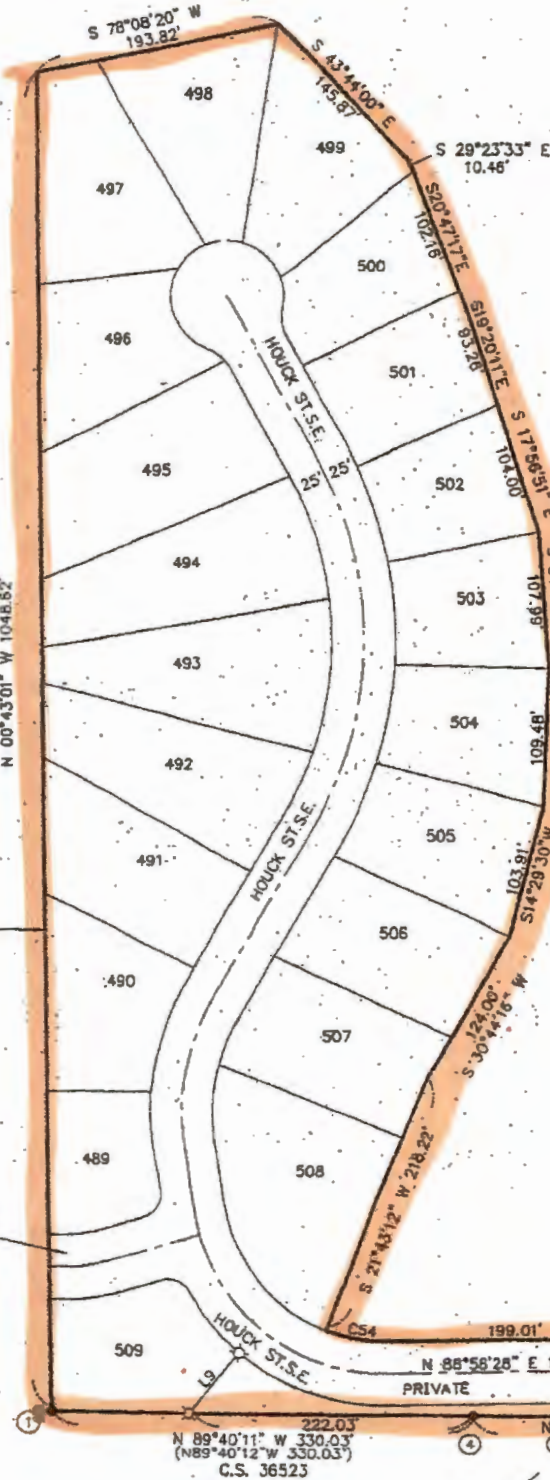
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 84°31'42" W | 59.14 |
| L5 | N 47°36'35" E | 80.42 |
| L6 | N 28°22'21" E | 29.95 |
| L7 | S 67°45'34" W | 24.02 |
| L24 | S 22°08'06" W | 30.21 |
| L25 | S 22°08'06" W | 30.17 |
| L26 | N 47°36'35" E | 74.32 |
| L27 | N 28°22'21" E | 30.89 |
| L28 | N 67°45'34" E | 26.60 |

PHASE 12

BASIS OF BEARINGS
(N 00°43'01" W C.S. 36523)
N 00°43'01" W 1048.82'

EAST LINE OF THE
N.E. 1/4 SEC. 21

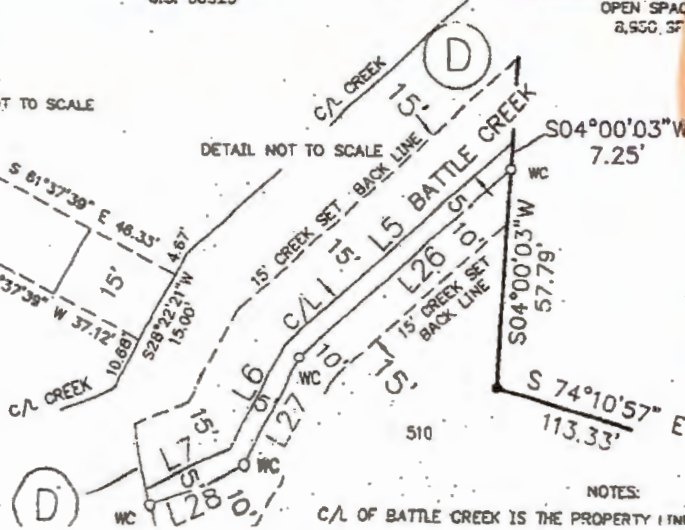
LIGHTNING BAY
AVE. S.E.
PRIVATE (PVT)
50' R/W



DETAIL NOT TO SCALE

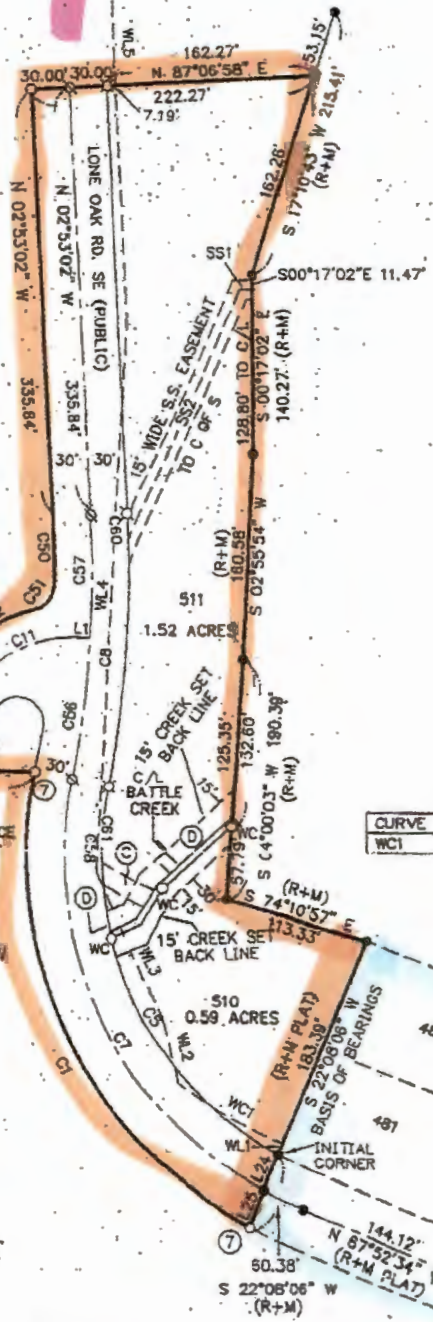
(C)

DETAIL NOT TO SCALE



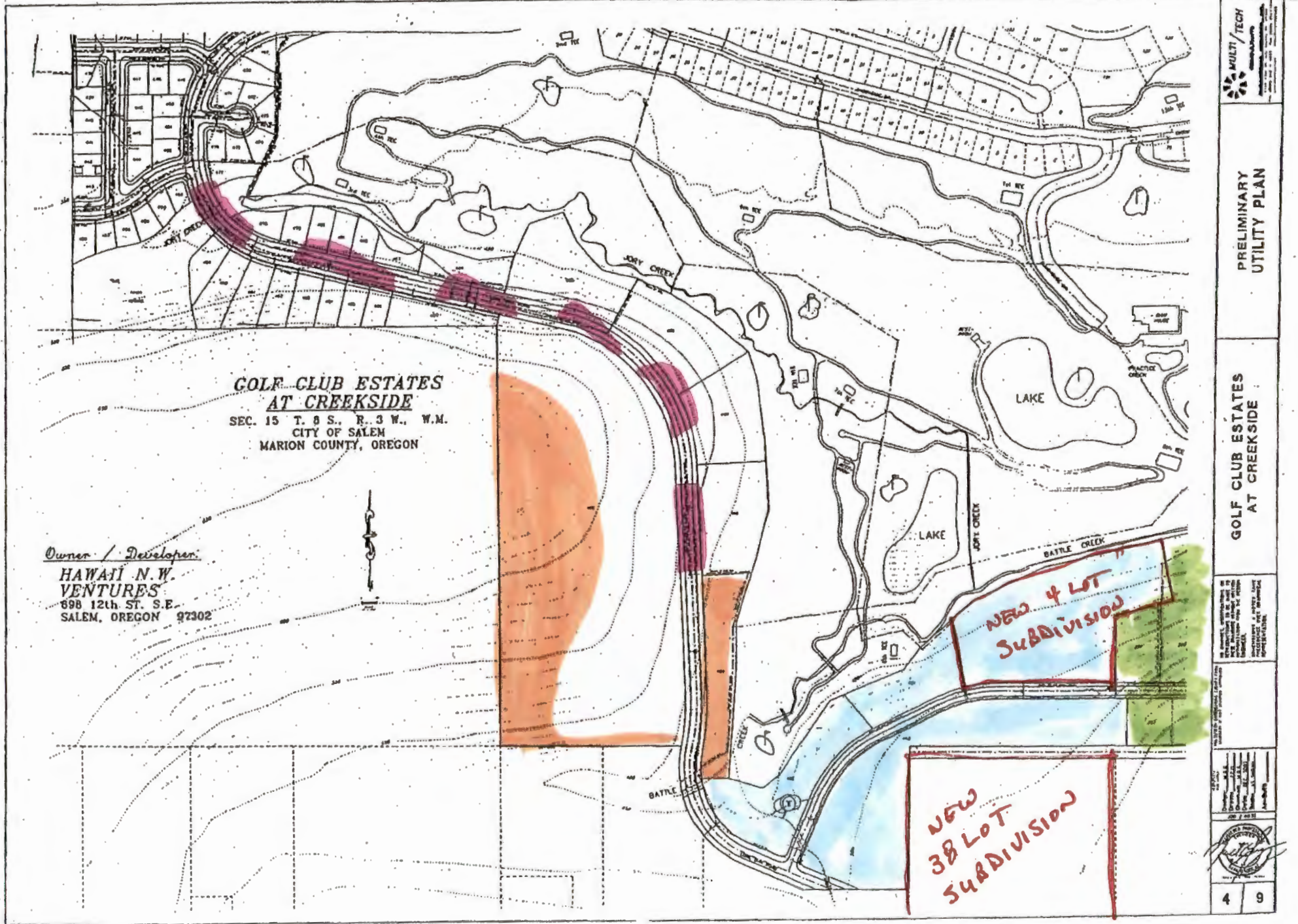
NOTES:

C/L OF BATTLE CREEK IS THE PROPERTY LINE BETWEEN LOTS 510 & 511



Tentative Planned Unit Development May 27, 2003

EXHIBIT





OAK RIDGE ESTATES

SEC.22, T.8 S., R.3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

THE LOT #100

Owner/Developer:
GARRET & ALICE BERNDT
c/o BRUCE THORN
P.O. BOX 56
COLLEGE PLACE, WA 99324

PARCEL SIZE: _____
 DEVELOPABLE AREA _____ 15.03 AC.
 NUMBER OF UNITS _____ 38
 DENSITY _____ 3.79 UNITS/ACRE
 LARGEST LOT _____ 13,760 SQ. FT.
 SMALLEST LOT _____ 7,500 SQ. FT.
 AVERAGE _____ 8,660 SQ. FT.

EXISTING ZONE _____ Residential Agriculture
 COMPREHENSIVE DESG. _____ Single Family Residential

UTILITIES:
CABLE _____ COMCAST CABLE SERVICES
POWER _____ P.G.E.
PHONE _____ QWEST COMMUNICATIONS
GAS _____ N.Y. NATURAL
STORM DRAIN _____ CITY OF SALEM
SANITARY SEWER _____
WATER _____

AUG 05 2008

2000

PAE LOT 1000

24x105 pps

1 - CLEVELAND, OHIO, 8-4-63, WFO
FROM: NEWARK, NJ, 8-4-63
TO: BUREAU, WFO, WFO

ATTACHMENT 3

LTI/TECH
NEERING SERVICES, INC.
3000 W. 10th St., Suite 200, Omaha, NE 68104
402.476.1000 FAX 402.476.1001
www.lti-tech.com

NOT FOR
CONSTRUCTION
UNLESS STAMPED
APPROVED HERE



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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: H.O.G.
 Drawn: P.A.G.
 Checked: H.O.G.
 Date: April 2001
 Scale: As Shown
 As-Built: _____

OAK RIDGE ESTATES

PRELIMINARY PLAN

Project Number
4984
Sheet Number
1 of 1



(<https://maps.google.com/maps?ll=44.862105,-123.042505&z=16&t=k&hl=en-US&gl=US&mapclient=apiv3>)

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