

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE PLANNING ADMINISTRATOR

REPLAT CASE NO.: REP19-02

APPLICATION NO. : 19-102412-LD

NOTICE OF DECISION DATE: April 24, 2019

SUMMARY: An application to replat a portion of University Addition subdivision, approximately 9.5 acres in size in order to accommodate future development of the Salem Hospital.

REQUEST: A replat of a portion of University Addition subdivision, consisting of 8 units of land which will be consolidated into one unit of land to accommodate future development of the Salem Hospital. The subject property totals approximately 9.5 acres in size, is zoned PH (Public Health), within the Salem Hospital Overlay Zone, and located at 655 Capitol Street SE, between the intersection of Winter Street SE and Mission Street SE and the intersection of University Street SE and Mission Street SE (Marion County Assessor Map and Tax Lot Numbers: 073W27DA / 1600, 1800, 1900, 2000, 2100, 5500, 5801, and 6700).

APPLICANT: Salem Hospital

LOCATION: 655 Capitol Street SE / 97301

CRITERIA: Salem Revised Code 205.025(d)

FINDINGS: The findings are in the attached Decision dated April 9, 2019.

DECISION: The Planning Administrator APPROVED Replat Case No. REP19-02 subject to the applicable standards of the Salem Revised Code, the findings contained herein.

The rights granted by the attached decision must be exercised, or an extension granted, by **May 10, 2021** or this approval shall be null and void.

A copy of the decision is attached.

Application Deemed Complete:	<u>March 1, 2019</u>
Notice of Decision Mailing Date:	<u>April 24, 2019</u>
Decision Effective Date:	<u>May 10, 2019</u>
State Mandate Date:	<u>June 29, 2019</u>

Case Manager: Britany Randall, brandall@cityofsalem.net

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Thursday, May 9, 2019.** The notice of appeal must contain the

information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 205. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(CASE NO. REP19-02)**

*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173
<http://www.cityofsalem.net/planning>*

IN THE MATTER OF THE APPROVAL OF) REPLAT NO. 19-02;) 655 CAPITOL STREET SE)	FINDINGS AND ORDER April 24, 2019
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REQUEST

An application to replat a portion of University Addition subdivision, approximately 9.5 acres in size in order to accommodate future development of the Salem Hospital.

Request: A replat of a portion of University Addition subdivision, consisting of 8 units of land which will be consolidated into one unit of land to accommodate future development of the Salem Hospital. The subject property totals approximately 9.5 acres in size, is zoned PH (Public Health), within the Salem Hospital Overlay Zone, and located at 655 Capitol Street SE, between the intersection of Winter Street SE and Mission Street SE and the intersection of University Street SE and Mission Street SE (Marion County Assessor Map and Tax Lot Numbers: 073W27DA / 1600, 1800, 1900, 2000, 2100, 5500, 5801, and 6700). A vicinity map of the subject property is included as Attachment A.

DECISION

The replat is APPROVED subject to the applicable standards of the Salem Revised Code and the findings contained herein.

PROCEDURAL FINDINGS

1. On January 7, 2019, an application for a Replat was filed by Brad Kilby of Harper Houf Peterson Righellis, Inc. on behalf of the applicant and property owner Salem Health for property located at 655 Capitol Street SE including eight tax lots (073W27DA / 1600, 1800, 1900, 2000, 2100, 5500, 5801, and 6700). The applicant's site plan is included as Attachment B.
2. The application was deemed complete for processing on March 1, 2019. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on March 1, 2019. The state-mandated local decision deadline for the subject case is June 29, 2019.

SUBSTANTIVE FINDINGS

1. Proposal

The replat application proposes to consolidate a portion of University Addition subdivision, consisting of eight lots, into one lot approximately 9.5 acres in size in order to accommodate future development of the Salem Hospital.

The replat of “University Addition” subdivision will consolidate portions of Block 11, 12, and 14 along with previously vacated streets and alleys. The subject property totals approximately 9.5 acres in size, is split zoned PH (Public Health) and PE (Public/Private Education) with a portion of the site falling within the Salem Hospital Overlay, and located at 655 Capitol Street SE (Marion County Assessor Map and Tax Lot Numbers: 073W27DA / 1600, 1800, 1900, 2000, 2100, 5500, 5801, and 6700).

2. Existing Conditions

Site and Vicinity

The subject property consists of eight tax lots and previously vacated portions of alleys and streets totaling approximately 9.5 acres in size, which comprises the following units of land; Block 11 (Lots 1-8), Block 12 (Lots 1-8), Block 14 (Lots 1-4, 7, and 8 and a portion of lots 5 and 6) of the “University Addition” subdivision, portions of previously vacated alleys, portions of previously vacated Summer Street, portions of previously vacated Leslie Street, and portions of previously vacated Capitol Street. The subject site contains several buildings which make up the Salem Hospital campus. The development site has frontage on Winter Street SE, which is designated as a Collector in the Salem Transportation System Plan (TSP), and Mission Street, which is designated as a Minor Arterial in the Salem TSP. The southwesterly boundary of the site considered for this replat application is bounded by Pringle Creek.

Salem Area Comprehensive Plan (SACP) Designation

Urban Growth Policies: The subject property is located inside of the Salem Urban Growth Boundary and inside the corporate city limits.

Comprehensive Plan Map: The subject property is designated “Community Service Hospital” (CSH) on the Salem Area Comprehensive Plan (SACP) Map. The surrounding properties are designated as follows:

North: (Across vacated Oak Street) Commercial (COM) and CSH

South: (Across Mission Street SE) Parks and Open Space (POS)

East: (Across vacated Capitol Street SE) Community Service Education (CSE)

West: (Across Winter Street SE) CSH

Zoning and Surrounding Land Use

The subject property is zoned PH (Public Health) with portions falling within the Salem Hospital Overlay zone, and is developed with the Salem Hospital campus. The surrounding properties are zoned and used as follows:

- North: (Across vacated Oak Street SE) CO (Commercial Office) and PH (Public Health); Salem Hospital Campus
- South: (Across Mission Street SE) PA (Public Amusement) within Gaiety Hill/Bush's Pasture Park Historic District; park
- East: (Across vacated Capitol Street SE) PE (Public/Private Education) and PH (Public Health) Portions are within the Salem Hospital Overlay zone; Salem Hospital Campus
- West: (Across Winter Street SE) PE (Public/Private Education) and PH (Public Health) Portions are within the Salem Hospital Overlay zone; Salem Hospital Campus

Relationship to Urban Service Area

The subject property is located inside the City's Urban Service Area. Pursuant to the Urban Growth Management requirements contained under SRC Chapter 200, an Urban Growth Preliminary Declaration is not required when property is located inside the boundaries of the Urban Service Area.

3. Public and Private Agency Review

Public Works Department - The City of Salem Public Works Department, Development Services Section, reviewed the proposal and has provided their comments and recommendation for plat approval. Their memorandum is included as Attachment C.

Fire Department - The Salem Fire Department submitted comments indicating no issues with the replat proposal. The comments also indicate that fire access and water supply will be reviewed for future development at the time of building permit application.

Portland General Electric (PGE) reviewed the proposal and noted development cost per current tariff and service requirements. A 10-foot public utility easement (PUE) is required on all front street lots.

4. Neighborhood Association Comments

The subject property is within the Central Area Neighborhood Development Organization (CANDO). Notice of the application was provided to the neighborhood association, pursuant to SRC 300.620(b)(2)(B)(iii), which requires public notice to be

sent to “any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property.”

One comment was received prior to the close of the comment period from “Friends of Historic Salem”. The comment did not address the approval criteria for a replat application but did note concerns for the future planned development on the Salem Hospital Campus. The comment is included, in its entirety as Attachment D.

Staff Response: The comments submitted by Friends of Historic Salem are more appropriate to be addressed at the time of a future development application for the Salem Hospital Campus.

No comments were received from the neighborhood association prior to the comment deadline.

5. Public Comments

All property owners and tenants within 250 feet of the subject property were mailed notification of the proposed replat application. No comments were received from property owners or tenants prior to the comment deadline.

6. Criteria for Granting a Replat

Salem Revised Code (SRC) 205.025(d) sets forth the following criteria that must be met before approval can be granted to a tentative replat. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the tentative replat for conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the tentative plan or for the issuance of certain conditions necessary to more fully satisfy the criteria.

SRC 205.025(d)(1): The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.

Finding: The land area in question includes previously vacated portions of public rights-of-way and alleys. However, the applicant’s proposal does not vacate and public rights-of-way. This criterion is met.

SRC 205.025(d)(3): The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.

Finding: The Unified Development Code (UDC) implements the Salem Area Comprehensive Plan land use goals and governs the development of property within the City limits. The proposed replat meets all applicable provisions of the UDC as detailed below.

SRC Chapter 200 (Urban Growth Management): SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration prior to

development of property located outside the City's Urban Service Area. Because the subject property is located within the City's Urban Service Area, and because the proposal is for a replat, an Urban Growth Preliminary Declaration is not required pursuant to SRC 200.020.

SRC Chapter 205 (Land Division and Reconfiguration): The intent of SRC Chapter 205 is to provide for orderly development through the application of appropriate standards and regulations. The replat process reviews development for compliance with City standards and requirements contained in the UDC, the Salem Transportation System Plan, and the Water, Sewer, and Storm Drain System Master Plans. The applicant has met all application submittal requirements necessary for adequate review of the proposed replat. The proposed replat, as conditioned, conforms to the applicable requirements of SRC Chapter 205.

SRC Chapter 543 (Public and Private Health Services): The proposed replat would result in a single parcel of approximately 9.5 acres. Compliance with development standards within the PH zone are addressed in the following findings:

SRC 543.010(a) – Lot Standards: The minimum lot area within the PH zone is 10,000 square feet for all uses. The minimum width is 50 feet, minimum depth is 80 feet, and the minimum street frontage is 16-feet for all uses. The proposed replat would greatly exceed the minimum lot standards for the PH zone.

SRC 543.010(b) – Setbacks: Setbacks within the PH zone and Salem Hospital Overlay shall be provided as set forth in Tables 543-3.

Abutting Street:

- *South:* The subject property is adjacent to Mission Street SE to the south. There is a minimum 20-foot setback abutting streets unless the building exceeds 35 feet in height, in which case the building shall be setback 1-foot for every foot in height over 20 feet. The minimum setback need not exceed 50 feet.

Interior Front, Side, and Rear:

- *North:* Zone-to-zone setbacks are applicable for interior lot lines. The subject property abuts a CO (Commercial Office) zone and PH (Public Health) zone to the north. There are no setbacks required for buildings or accessory structures and vehicle use areas must maintain a minimum setback of 5 feet.
- *West:* Zone-to-zone setbacks are applicable for interior lot lines. The subject property abuts a PH (Public Health) zone to the west. There are no setbacks required for buildings or accessory structures and vehicle use areas must maintain a minimum setback of 5 feet.

- *East:* Zone-to-zone setbacks are applicable for interior lot lines. The subject property abuts a PH (Public Health) and PE (Public/Private Education) zone to the east. There are no setbacks required for buildings or accessory structures and vehicle use areas must maintain a minimum setback of 5 feet.

The proposed replat would not alter the location of the south, east, north or west boundaries of the existing development site. The subject property is improved with existing buildings together with corresponding off-street parking and other site improvements that makeup the Salem Hospital Campus. Future development of the subject property will be reviewed for conformance with the applicable zone district standards when plans are submitted for design review, site plan review and building permit approval for development of the proposed lot.

The proposal conforms to the requirements of SRC Chapter 543.

City Infrastructure Standards: The Public Works Department reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of streets, water, sewer, and storm drainage facilities and determined that such facilities are available and appear to be adequate to serve future development of the lot in conformance with the requirements of SRC Chapter 802 (Public Improvements) and SRC Chapter 803 (Streets and Right-of-Way Improvements). A summary of existing improvements are as follows:

Water: The subject property is located within the G-0 water service level.

An 8-inch public water line is located in Capitol Street SE.

A 12-inch public water line is located in Mission Street SE.

A 6-inch public water line is located in Winter Street SE.

Sewer: An 8-inch public sewer line is located in Capitol Street SE

Storm Drainage: The subject property is served by a private stormwater system.

Pringle Creek flows through the site.

A 21-inch storm main is located in Mission Street SE.

A 12-inch storm main is located in Winter Street SE.

Streets: Mission Street SE abuts the property to the south.

Standard - This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

Existing Conditions - This street has an approximate 34-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Winter Street SE abuts the property to the west.

Standard - This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.

Existing Conditions - This street has an approximate 40-foot improvement within a 98-foot-wide right-of-way abutting the subject property.

Capitol Street SE (private) abuts the subject property to the east.

This street is designated as private and has an approximate 34-foot improvement within a 68-foot-wide right-of-way abutting the subject property.

Oak Street SE (private) abuts the subject property to the north.

This street is designated as private and has an approximate 34-foot improvement within a 68-foot-wide right-of-way abutting the subject property.

SRC Chapter 800 (General Development Standards):

SRC 800.015(a) (Buildings to be on a Lot): Pursuant to SRC 800.015(a), every building or structure shall be entirely located on a lot. As described in findings above, the subject property is several tax lots that consist of several platted lots, previously vacated segments of rights-of-way, and alleys. The proposal would eliminate all interior platted lot lines. The existing buildings will remain within the new exterior boundary. Future development will be sited entirely on a lot.

The proposal conforms to the requirements of SRC Chapter 800.

SRC Chapter 808 (Preservation of Trees and Vegetation): SRC Chapter 808 (Preservation of Trees and Vegetation) requires tree conservation plans in conjunction with development proposals involving the creation of lots or parcels to be used for the construction of single family or duplex dwelling units, if the development proposal will result in the removal of trees.

Because the proposed development does not involve the creation of lots or parcels to be used for the construction of single family or duplex dwelling units, a tree conservation plan is not required for the proposed replat. The existing trees, outside of the riparian area, on the site are part of the development site landscaping, which will remain. Future

development or any future proposed tree removals from the proposed lot must conform to the requirements of SRC Chapter 808.

The proposal conforms to the requirements of SRC Chapter 808.

SRC Chapter 809 (Wetlands): Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

SRC Chapter 809 requires notice to DSL for applications for development or land use in areas designated as wetlands on the official wetlands map. The Salem-Keizer Local Wetland Inventory (LWI) does not identify any mapped wetlands or waterways on the subject property. However, the applicant should contact the Department of State Lands to verify if permits are required for any future proposed development.

The proposal conforms to the requirements of SRC Chapter 809.

SRC Chapter 810 (Landslide Hazards): SRC Chapter 810 (Landslide Hazards) establishes requirements for development within areas mapped for potential landslide hazard susceptibility. According to the City's adopted landslide hazard susceptibility maps, the subject property does include several very small areas of mapped landslide hazard susceptibility points. Pursuant to the requirements of SRC 810.025, a geologic assessment or geotechnical report may be required in conjunction with future development on the subject property.

The proposal meets this criterion.

SRC 205.025(d)(4): The tentative replat complies with all applicable provisions of ORS Chapter 92.

ORS 92.185 establishes standards for replatting, including standards for reconfiguration of lots or parcels and public easements, vacation, notice, and utility easements. As provided, the proposed replat meets all applicable provisions of ORS 92.185 as detailed below:

ORS 92.185(1): *A replat, as defined in ORS 92.010, shall only apply to a recorded plat.*

Finding: The property consists of eight tax lots approximately 9.5 acres in size, which comprises the following units of land; Block 11 (Lots 1-8), Block 12 (Lots 1-8), Block 14 (Lots 1-4, 7, and 8 and a portion of lots 5 and 6) of the "University Addition" subdivision, portions of previously vacated alleys, portions of previously vacated Summer Street, portions of previously vacated Leslie Street, and portions of previously vacated Capitol Street. Pursuant to subsection (1) of ORS 92.185, the replat may only replat the portions of the subject property within a recorded plat.

The proposal complies with the provisions of ORS 92.185(1).

ORS 92.185(2): *Notice shall be provided as described in ORS 92.225(4) when the replat is replatting all of an undeveloped subdivision as defined in ORS 92.225.*

Finding: Streets, water, and sewer infrastructure were constructed to serve the lots within the existing “University Addition” subdivision. The existing subdivision is therefore defined as a “developed” subdivision pursuant to ORS 92.225 and this requirement is not applicable to the proposal.

ORS 92.185(3): *Notice, consistent with the governing body of a city or county approval of a tentative plan of a subdivision plat, shall be provided by the governing body to the owners of property contiguous to the proposed replat.*

Finding: As described in the procedural and substantive findings included in this report, notice was provided to owners of property, including contiguous property, located within 250 feet of the subject property. The proposal therefore satisfies this requirement.

ORS 92.185(4): *When a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body’s notice to owners of the property contiguous to the proposed plat. Any utility company that desires to maintain an easement subject to vacation under this section must notify the governing body within 14 days of the mailing or other service of the notice.*

Finding: In addition to providing notice to owners of property located within 250 feet of the subject property, notice of the proposed replat was also provided to public and private utilities serving the subject property. The proposal therefore satisfies this requirement.

ORS 92.185(5): *A replat shall not serve to vacate any public street or road.*

Finding: The applicant does not propose to vacate any public street or road. Therefore, this requirement is not applicable.

ORS 92.185(6): *A replat shall comply with all subdivision provisions of this chapter and all applicable ordinances and regulations adopted under this chapter.*

Finding: Staff has reviewed the proposed replat for compliance with the applicable provisions of the ORS Chapter 92 and the Salem Revised Code. As described in the findings in this report regarding criterion SRC 205.025(d), the proposed replat complies with all applicable subdivision standards, including lot configuration and dimensions, access and circulation, and availability of public and private utility infrastructure. The proposal therefore satisfies this requirement.

The applicant shall provide the required field survey and subdivision replat as per Statute and Code requirements outlined in the Oregon Revised Statutes (ORS) and the SRC. If said documents do not comply with the requirements outlined in ORS and SRC,

and as per SRC 205.035(a), the approval of the replat plat by the City Surveyor may be delayed or denied based on the non-compliant violation.

The proposal complies with the requirements of ORS Chapter 92.

SRC 205.025(d)(5): The tentative replat is not prohibited by any existing City land use approval or previous condition of approval, affecting one or both of the units of land.

Finding: The City has not previously approved land use decisions on the subject property which would prohibit the proposed replat application. The proposal therefore satisfies this criterion.

SRC 205.010(d)(6): The tentative replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.

Finding: The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure is existing, and is adequate to serve the proposed replat. Public and private streets within and abutting the proposed development are available to provide adequate street access.

8. Conclusion

Based upon review of SRC 205.025(d), the findings contained under section 7 above and the comments described, the tentative replat complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

The request to consolidate existing lots and vacated rights-of-way into one lot approximately 9.5 acres in size zoned PH (Public Health) within the Salem Hospital Overlay, and located at 655 Capitol Street SE (Marion County Assessor Map and Tax Lot Numbers: 073W27DA / 1600, 1800, 1900, 2000, 2100, 5500, 5801, and 6700), is hereby **GRANTED** subject to SRC Chapters 205, 543.



Britany Randall, Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Site Plan
C. City of Salem Public Works Memo
D. Friends of Historic Salem Comments

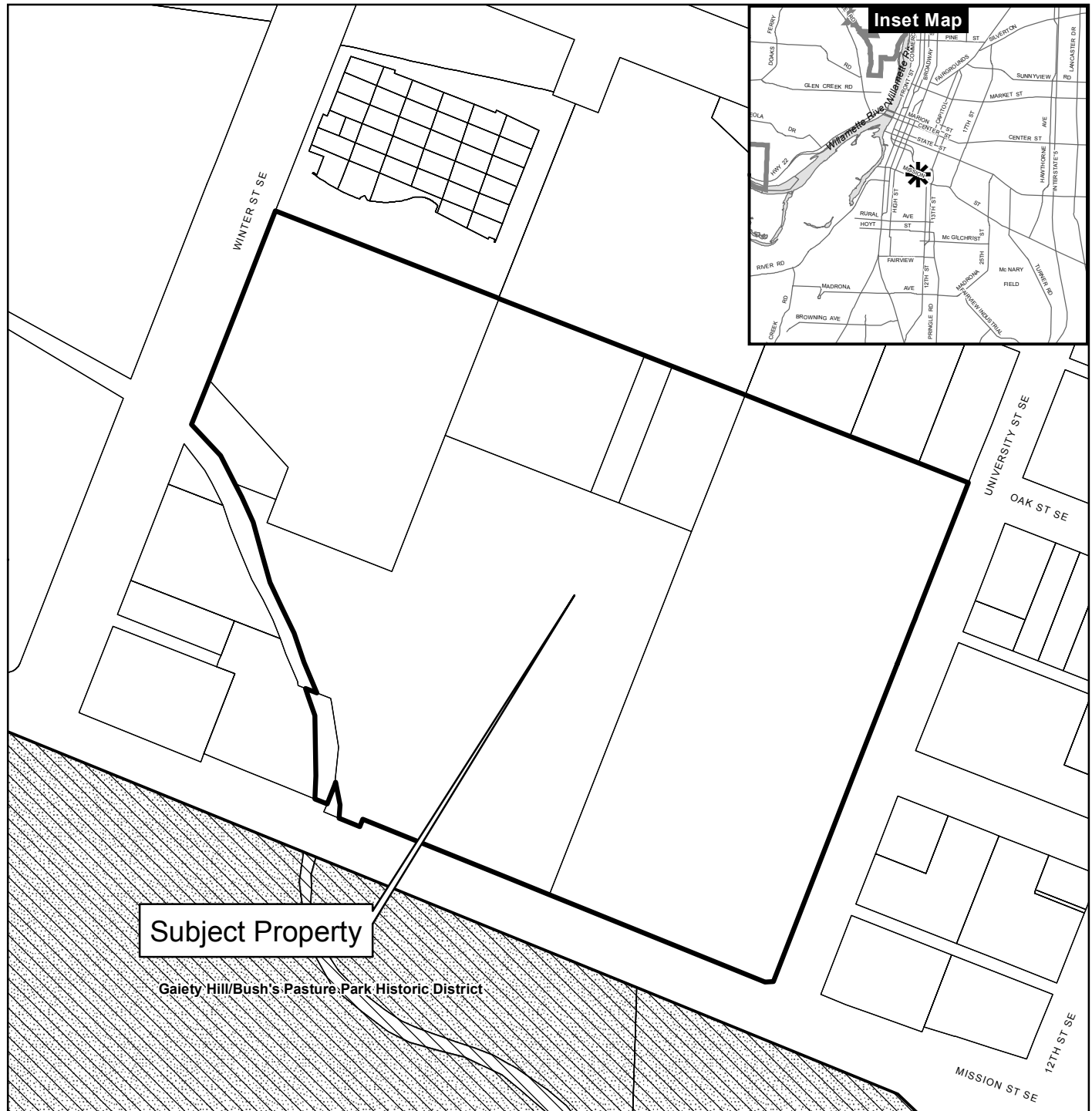
Application Deemed Complete:	<u>March 1, 2019</u>
Notice of Decision Mailing Date:	<u>April 24, 2019</u>
Decision Effective Date:	<u>May 10, 2019</u>
State-Mandated Decision Deadline:	<u>June 6, 2018</u>

The rights granted by this decision must be exercised or extension granted by May 10, 2021 or this approval shall be null and void.

A copy of the complete Case File is available for review during regular business hours at the Planning Division office, 555 Liberty Street SE, Room 305, Salem OR 97301.

This decision is final unless written appeal from a party with standing to appeal, along with an appeal fee, is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, Oregon 97301, no later than **Thursday, May 9, 2019, 5:00 p.m.** The notice of appeal must contain the information required by SRC 300.1020. The notice of appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the notice of appeal is untimely and/or lacks the proper fee, the notice of appeal will be rejected. The Salem Planning Commission will review the appeal at a public hearing. The Planning Commission may amend, rescind, or affirm the action or refer the matter to staff for additional information.

Vicinity Map 655 Capitol Street SE



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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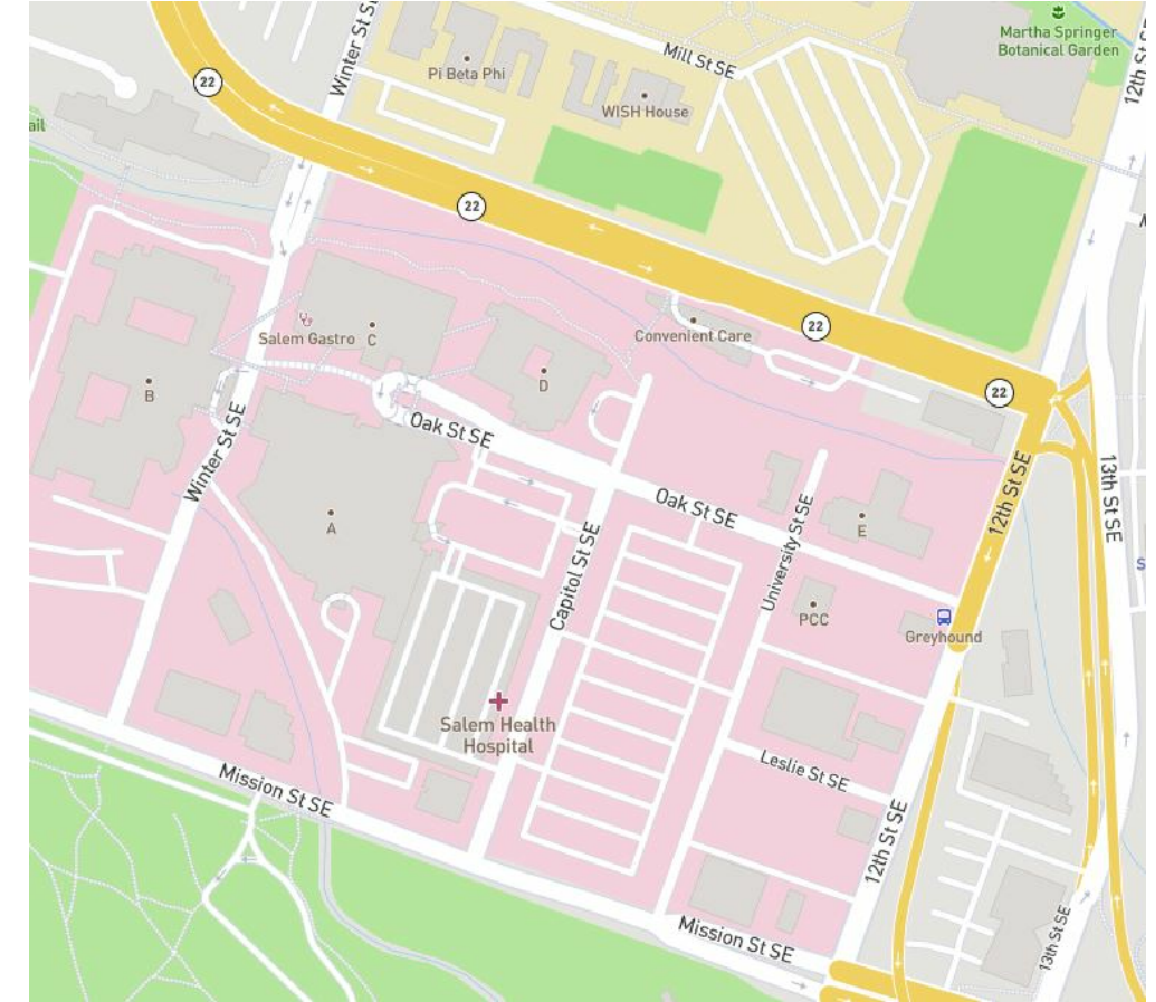
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SHEET INDEX:

SHEET 1:	COVER SHEET – VICINITY MAP, SURVEY DATUM, EASEMENT NOTES
SHEET 2:	PRELIMINARY PLAT – EASEMENT NOTES
SHEET 3:	DETAILS – SURVEY NOTES, SURVEY LEGENDS, UTILITY STATEMENT
SHEET 4–9:	EXISTING CONDITIONS SHEETS

VICINITY MAP :
NOT TO SCALE

VERTICAL DATUM:

ELEVATION DATUM: CITY OF SALEM NGVD 29
BENCHMARK: ALUMINUM CAP BM470610
LOCATION: SE CORNER OF BRIDGE ON WINTER STREET
ELEVATION: 147.210'

HORIZONTAL DATUM

HORIZONTAL COORDINATES ARE LOCAL DATUM PLANE GROUND COORDINATES
BASED ON THE OREGON STATE PLANE NORTH ZONE NAD83 DATUM PER OPUS
SOLUTION.

EASEMENTS:

PER STATUS OF RECORD TITLE REPORT BY AMERITITLE, TITLE NO. 270424AM, DATED NOVEMBER 28, 2018

- ① UNDERGROUND DISTRIBUTION LINE EASEMENT PER REEL 2626 PAGE 316 FOR THE BENEFIT OF PGE
- ② REVOCABLE LICENSE FOR SIGN ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY PER REEL 3115 PAGE 301
- ③ PUBLIC PIPELINE EASEMENT FOR STORM DRAINAGE PER REEL 358 PAGE 1079
- ④ PUBLIC WATER PIPELINE EASEMENT PER REEL 2942 PAGE 12
- ⑤ PGE SERVICE EASEMENT PER REEL 2946 PAGE 387
- ⑥ EASEMENT RESERVATION IN VACATED LESLIE STREET PER ORDINANCE 6-75 (REEL 7 PAGE 1419)
- ⑦ EASEMENT RESERVATION IN VACATED SUMMER STREET AND VACATED ALLEY PER ORDINANCE 9-77 (REEL 70 PAGE 1491)
- ⑧ EASEMENT RESERVATION IN VACATED CAPITAL STREET PER ORDINANCE 77-2001 (REEL 1869 PAGE 96) AMENDED BY REEL 2664 PAGE 445 AND REEL 2664 PAGE 446
- ⑨ UNDERGROUND DISTRIBUTION LINE EASEMENT PER REEL 2682 PAGE 364 FOR THE BENEFIT OF PGE
- ⑩ 10 FOOT WIDE PUBLIC WATER PIPELINE EASEMENT PER REEL 1839 PAGE 13
- ⑪ EASEMENT RESERVATION IN VACATED CAPITOL STREET PER ORDINANCE 116-76 (REEL 57 PAGE 1491)
- ⑫ REVOCABLE PERMIT FOR SKYBRIDGE (NO. 1 AND NO. 2) PER REEL 1469 PAGE 761
- ⑬ 2-FOOT SIDEWALK EASEMENT PER REEL 1542 PAGE 51
- ⑭ REVOCABLE LICENSE FOR SIGN PER REEL 1685 PAGE 734
- ⑮ REVOCABLE LICENSE FOR PEDESTRIAN BRIDGE PER REEL 2798 PAGE 302
- ⑯ PIPELINE EASEMENT FOR WATER PER REEL 2964 PAGE 77
- ⑰ REVOCABLE LICENSE FOR SIGN PER REEL 3115 PAGE 300
- ⑱ DRIVEWAY EASEMENT PER VOLUME 237 PAGE 101 (SEE MCSR 29245)
- ⑲ EASEMENT RESERVATION IN VACATED SUMMER STREET AND VACATED ALLEY PER ORDINANCE 12-97 (REEL 1385 PAGE 253)

TENTATIVE PLAN - REPLAT
COVER SHEET
SALEM OREGON

HHPR Harpel
Houf Peterson
Righellis Inc.
ENGINEERS • PLANNERS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

RELIMINARY

OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60073

NEWS: 12-31-2019

DRAWN:	KMB
CHECKED:	JTC
DATE:	12/12/18

[illegible]

TEST NO.	
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1 OF 9

0.	SEA-98
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**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

20205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

PRELIMINARY

OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60073

RENEWS: 12-31-2019

	KMB	JTC	
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DESIGNED:	
DRAWN:	
CHECKED:	
DATE:	

[illegible]

SHEET NO.

2 OF 9

JOB NO. SEA-98

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°51'13"W	31.02'
L2	N05°09'14"E	18.29'
L3	N11°07'30"W	30.46'
L4	S21°24'27"W	30.96'
L5	N67°51'13"W	18.33'
L6	N03°23'43"E	30.63'
L7	N00°00'25"W	81.11'
L8	N26°56'04"W	47.66'
L9	N19°45'42"W	23.92'
L10	N16°38'15"W	40.17'
L11	N23°41'57"W	21.93'
L12	N36°36'31"W	25.46'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C1	132.50'	005°11'46"	12.02'	N19°34'32"E, 12.01'

EASEMENTS:

PER STATUS OF RECORD TITLE REPORT BY AMERITITLE, TITLE NO. 270424AM, DATED NOVEMBER 28, 2018

- ① UNDERGROUND DISTRIBUTION LINE EASEMENT PER REEL 2626 PAGE 316 FOR THE BENEFIT OF PGE
- ② REVOCABLE LICENSE FOR SIGN ENCRoACHMENT INTO PUBLIC RIGHT-OF-WAY PER REEL 3115 PAGE 30
- ③ PUBLIC PIPELINE EASEMENT FOR STORM DRAINAGE PER REEL 358 PAGE 1079
- ④ PUBLIC WATER PIPELINE EASEMENT PER REEL 2942 PAGE 12
- ⑤ PGE SERVICE EASEMENT PER REEL 2946 PAGE 387
- ⑥ EASEMENT RESERVATION IN VACATED LESLIE STREET PER ORDINANCE 6-75 (REEL 7 PAGE 1419)
- ⑦ EASEMENT RESERVATION IN VACATED SUMMER STREET AND VACATED ALLEY PER ORDINANCE 9-77 (REEL 70 PAGE 1491)
- ⑧ EASEMENT RESERVATION IN VACATED CAPITAL STREET PER ORDINANCE 77-2001 (REEL 1889 PAGE 96 AMENDED BY REEL 2664 PAGE 445 AND REEL 2664 PAGE 446)
- ⑨ UNDERGROUND DISTRIBUTION LINE EASEMENT PER REEL 2682 PAGE 364 FOR THE BENEFIT OF PGE
- ⑩ 10 FOOT WIDE PUBLIC WATER PIPELINE EASEMENT PER REEL 1839 PAGE 13
- ⑪ EASEMENT RESERVATION IN VACATED CAPITOL STREET PER ORDINANCE 116-76 (REEL 57 PAGE 1491)
- ⑫ REVOCABLE PERMIT FOR SKYBRIDGE (NO. 1 AND NO. 2) PER REEL 1469 PAGE 761
- ⑬ 2-FOOT SIDEWALK EASEMENT PER REEL 1542 PAGE 51
- ⑭ REVOCABLE LICENSE FOR SIGN PER REEL 1685 PAGE 734
- ⑮ REVOCABLE LICENSE FOR PEDESTRIAN BRIDGE PER REEL 2798 PAGE 302
- ⑯ PIPELINE EASEMENT FOR WATER PER REEL 2964 PAGE 77
- ⑰ REVOCABLE LICENSE FOR SIGN PER REEL 3115 PAGE 300
- ⑱ DRIVEWAY EASEMENT PER VOLUME 237 PAGE 101 (SEE MCSR 29245)
- ⑲ EASEMENT RESERVATION IN VACATED SUMMER STREET AND VACATED ALLEY PER ORDINANCE 12-97 (REEL 1385 PAGE 253)

S:\SEA (Scott Edwards Architecture)\SEA-98 Salem Health A2 Tower\SEA98-DWG\SC3D1 SEA 98-TOPO-SUB.dwg

STORM SEWER NOTES

800	CATCH BASIN RIM=149.17' IE 10" CONC(SE)=145.37' IE 10" CONC(N)=144.97' IE 12" CONC(SW)=144.72' SUMP=144.52'	8530	AREA DRAIN RIM=149.73' UNABLE TO OPEN	17639	CATCH BASIN RIM=154.64' IE 8"PVC(NW)=153.04' BOTTOM=151.34'
801	CATCH BASIN RIM=149.70' IE 10" CONC(NW)=145.48' BOTTOM=145.48'	8600	CLEANOUT RIM=150.79'	17640	STORM MANHOLE RIM=155.19' IE 12"PVC(SW)=152.54' IE 12"PVC(W)=152.49' SUMP=152.24'
802	CATCH BASIN RIM=149.43' IE 10" PVC(N)=145.85' IE 10" PVC(S)=145.83' SUMP=144.68'	9216	CATCH BASIN RIM=157.57' IE 12"CPP(NE)=152.32' SUMP=152.07'	17650	STORM VAULT FILTRATION SYSTEM RIM=155.17' IE 12"PVC(E)=UNABLE TO MEASURE IE 12"PVC(NW)=UNABLE TO MEASURE BOTTOM=136.21'
803	CATCH BASIN RIM=149.79' IE 6" PVC(E)=147.02' IE 10" PVC(W)=146.49' SUMP=145.37'	9305	CATCH BASIN RIM=157.79' IE 12"?(SE)=151.59' SUMP=151.59'	20026	CATCH BASIN RIM=150.75' UNABLE TO MEASURE BOTTOM=147.05'(SILT)
804	CATCH BASIN RIM=149.99' IE 6" PVC(N)=147.34' IE 6" PVC(E)=147.24' IE 6" PVC(W)=147.09' SUMP=145.54'	9522	STORM MANHOLE RIM=157.97' IE 12"CPP(SW)=151.92' IE 18"CPP(NE)=151.63' BOTTOM=151.82'	20027	CATCH BASIN RIM=151.46' IE 15"CONC(NE)=146.90' IE 10"MTL(SW)=146.85' BOTTOM=145.45'
805	CATCH BASIN RIM=149.74' IE 3" PVC(SW)=149.14' IE 3" PVC(N)=148.34' IE 10" PVC(S)=146.84' BOTTOM=146.84'	9719	STORM POLLUTION CONTROL STRUCTURE RIM=158.14' NO VISIBLE PIPES	20126	STORM MANHOLE RIM=150.23' TOP OF WEIR=145.95' IE 15"CONC(SW)=±145.8"* IE 18"(NE)=±145.6"* UNABLE TO MEASURE ACCURATE DEPTH 100 MUD SILT
3194	CATCH BASIN RIM=157.66' IE 10"PVC(NE)=153.66' SUMP=153.56'(SILT)	9720	STORM POLLUTION CONTROL STRUCTURE RIM=158.14' NO VISIBLE PIPES	20199	CATCH BASIN (CONTECH STORM FILTER) RIM=150.23' IE 10"PVC(SE)=UNABLE TO MEASURE BOTTOM=146.53'
3315	STORM MANHOLE RIM=157.88' IE 18"CPP(W)=150.78' IE 18"CPP(S)=150.78' SUMP=150.78'	15177	CATCH BASIN RIM=155.71' IE 8"PVC(NW)=152.31' BOTTOM=151.71'	20204	STORM MANHOLE RIM=150.92' IE 8"PVC(SE)=147.72' IE 10"PVC(W)=145.47' IE (N)=COULD NOT LOCATE* IE 10"PVC(S)=+-138.84"* IE 6" CONC(SW)=+-138.84"* BOTTOM=133.04* MEASUREMENTS APPROX. FILLED W/ SEWAGE REPORTED TO CITY
3520	CATCH BASIN RIM=146.48' IE 8" CONC(W)=UNABLE TO MEASURE IE 6" CONC(E)=UNABLE TO MEASURE BOTTOM=144.07'	15253	AREA DRAIN RIM=154.47' IE 6"PVC(W)=152.67' IE (E)=PLUGGED SUMP=152.32'	5716	SANITARY MANHOLE RIM=148.13' IE 8" PVC(NE)=139.48' IE 12" PVC(NW)=138.73' IE 12" CONC(SW)=138.73' IE 12" TYPE(W)=138.79' BOTTOM=142.16'
3583	CATCH BASIN RIM=146.45' IE 6" CONC(E)=144.19' IE 21"PVC(NE)=148.73' BOTTOM=148.73'	15516	STORM MANHOLE RIM=155.80' IE 10"PVC(NE)=150.50' IE 12"PVC(SW)=150.28' IE 18"CPP(S)=149.85' IE 15"PVC(NW)=149.50' BOTTOM=149.80'	20503	CATCH BASIN--OIL TRAP RIM=149.23' IE (NW)=146.13' BOTTOM=145.13'(SILT)
5016	CATCH BASIN RIM=157.48' IE 12" PVC(NW)=151.70' SUMP=151.60'	15521	STORM MANHOLE RIM=155.93' IE 6"PVC(N)=150.33' IE 12"PVC(SW)=150.28' IE 10"PVC(SW)=149.33' IE 15" PVC(SE)=148.83' IE 21"PVC(NE)=148.73' BOTTOM=148.73'	20876	CLEAN-OUT RIM=153.11'
5480	CATCH BASIN RIM=146.72' IE 12" CONC(E)=144.42' BOTTOM=143.77'	15522	AREA DRAIN RIM=154.83' IE 6"PVC(SE)=150.83'	20917	CATCH BASIN RIM=148.96' IE 10"MTL(NE)=146.81' BOTTOM=146.76'
5481	CATCH BASIN--SOLID LID RIM=146.99' IE 12" CONC(E)=144.42' IE 12" CONC(NE)=143.99' IE 12" CONC(W)=144.34' IE 4" PVC(SW)=145.24' BOTTOM=142.09'	15525	STORM MANHOLE RIM=156.52' IE 12"PVC(W)=150.92' IE 12"PVC(NE)=150.82' BOTTOM=150.87'	20980	STORM MANHOLE RIM=149.37' IE 18"CONC(NE)=143.77' IE 18"CONC(SE)=143.27' IE 21"CONC(NW)=143.12' BOTTOM=143.17'
5521	CATCH BASIN RIM=146.74' IE 12" CONC(NE)=142.54' IE 12" CONC(W)=142.59' BOTTOM=142.14'	15527	CLEAN-OUT RIM=155.57'	20993	STORM MANHOLE RIM=149.34' IE 10"CONC(NE)=±144.8** IE 10" MTL (SW)=±144.8** IE 18"HDOPE(SE)=144.39' IE 18"CONC(SW)=144.34' BOTTOM=144.34'
5581	STORM MANHOLE RIM=147.32' IE 12" METAL(SE)=142.04' IE 12" CONC(SW)=142.42' IE 6" (NE) (ASSUMED) BOTTOM=142.27'	15773	AREA DRAIN RIM=154.52' IE 6"PVC(NW)=153.42' BOTTOM=153.32'	5825	SANITARY MANHOLE RIM=152.74' IE 8" PVC(NW)=143.46' IE 8" PVC(SE)=143.58' BOTTOM=143.49'
5725	CATCH BASIN--CONTECH RIM=147.78' IE 8" MTL(NW)=145.18'	16031	AREA DRAIN RIM=154.46'	5826	SANITARY MANHOLE RIM=152.54' IE 8" PVC(SE)=145.40' IE 8" PVC(NW)=145.14' BOTTOM=145.34'
5829	STORM MANHOLE RIM=154.49' IE 10" PVC(N)=149.79' IE 10" PVC(S)=149.74' BOTTOM=149.79'	16148	STORM MANHOLE RIM=152.88' TOP OF WEIR=147.48' IE 21"PVC(SW)=147.03' IE 21"PVC(NE)=146.88' BOTTOM(EAST)=144.38' BOTTOM(WEST)=144.58'	21051	CATCH BASIN RIM=149.23' IE 8"MTL(NE)=146.33' BOTTOM=145.88'
5828	CLEAN-OUT RIM=152.00'	16312	AREA DRAIN RIM=155.49'	21068	STORM MANHOLE RIM=150.12' IE 8"MTL(SW)=145.52' IE 18"HDOPE(NE)=145.02' IE 18"HDOPE(NW)=144.92' BOTTOM=144.97'
5830	CLEAN-OUT RIM=154.98'	16476	AREA DRAIN RIM=156.43' UNABLE TO OPEN	21080	STORM MANHOLE RIM=151.77' IE 18"HDOPE(SE)=145.22' IE 18"HDOPE(SW)=145.17' BOTTOM=145.22'
5915	CLEAN-OUT RIM=152.59'	16485	AREA DRAIN RIM=156.45' UNABLE TO OPEN	21720	CATCH BASIN RIM=156.63' IE 8" PVC(SW)=149.08' BOTTOM=153.48'
5923	CATCH BASIN RIM=152.06' IE 6"METAL (SE)=150.46' BOTTOM=148.06'	16520	CLEAN-OUT RIM=156.50'	21728	STORM MANHOLE RIM=154.34' IE 10"CONC(NE)=153.04' IE 8"PVC(SE)=152.74' IE 10"CONC(SW)=151.54' BOTTOM=151.64'
5940	CATCH BASIN RIM=152.14' IE 6"METAL(SE)=150.14' IE 6"METAL(NW)=150.19' IE (SW) PER ASBUILT BOTTOM=148.14'	16591	AREA DRAIN RIM=156.44' UNABLE TO OPEN	21944	STORM MANHOLE RIM=155.32' IE 10"PVC(N)=150.07' IE 15"PVC(SE)=149.37' IE 15"PVC(NW)=149.32' BOTTOM=149.37'
5941	CATCH BASIN RIM=152.36' IE 6"METAL(SW)=150.01' IE 6"METAL(NW)=150.06' BOTTOM=148.14'	16594	AREA DRAIN RIM=156.44' UNABLE TO OPEN	21946	CATCH BASIN(CONTECH STORM FILTER) RIM=148.44' UNABLE TO SEE PIPES BOTTOM=144.64'
5994	CATCH BASIN RIM=150.54' IE 6"METAL(SE)=148.79' BOTTOM=146.49'	16780	CATCH BASIN RIM=154.76' IE 8"PVC(NE)=153.15' SUMP=151.40' BOTTOM=150.76'(SILT)	23043	AREA DRAIN RIM=154.44'
5995	CATCH BASIN--CONTECH RIM=151.94' IE (NW)=149.64' IE (SE) PER ASBUILT BOTTOM=146.49'	17167	CLEAN-OUT RIM=156.61'	23427	CLEAN-OUT RIM=156.35'
6226	CLEAN-OUT RIM=156.02'	17221	CATCH BASIN RIM=155.39' IE 8"PVC(NE)=153.89' BOTTOM=151.59'	23656	STORM MANHOLE RIM=154.77' IE 12"PVC(SE)=153.21' BOTTOM=153.11'
6221	CATCH BASIN RIM=154.81' IE 6"PVC(SW)=153.06' BOTTOM=152.96'	17592	STORM MANHOLE RIM=156.68' IE 12"PVC(NW)=153.08' BOTTOM=153.13'	23916	CATCH BASIN RIM=152.00' UNABLE TO MEASURE FULL OF DEBRIS
8295	STORM MANHOLE RIM=149.66' IE 8"PVC(NE)=145.76' IE 12"PVC(NW)=145.76' IE 12"PVC(S)=145.61' SUMP=145.21'	17593	CATCH BASIN RIM=154.41' IE 8"PVC(SW)=154.11' BOTTOM=152.61'	15175	SANITARY MANHOLE GREASE INTERCEPTOR VAULT (PER ASBUILT) RIM=155.41' UNABLE TO MEASURE

LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER
OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 WEST,
TOWNSHIP 7 SOUTH, RANGE 3 WEST,
W.M., CITY OF SALEM, MARION COUNTY, OREGON

SANITARY SEWER NOTES

807	SANITARY MANHOLE RIM=149.81' IE 12" CONC(E)=136.37' IE 12" CONC(N)=136.13' BOTTOM=136.21'	15176	SANITARY MANHOLE(TESTING SITE) RIM=155.75' IE 8"UNK(NW)=146.95' IE 8"UNK(SE)=146.85' BOTTOM=146.90'
808	SANITARY MANHOLE RIM=150.27' IE 12" CONC(SW)=137.83' IE 12" CONC(SE)=136.92' IE 12" CONC(NW)=136.87' BOTTOM=136.87'	15214	SANITARY CLEAN-OUT RIM=156.88'
5714	SANITARY CLEANOUT RIM=149.78'	15377	SANITARY CLEAN-OUT RIM=156.62'
8300	SANITARY CLEANOUT RIM=149.08'	15517	SANITARY MANHOLE RIM=155.37' IE 12"PVC(NE)=141.72' IE 15"PVC(SE)=140.92' IE 15"PVC(NW)=140.82' BOTTOM=151.71'
3341	SANITARY MANHOLE RIM=157.89' IE 8"PVC(SE)=143.69' IE 15"PVC(SW)=141.99' IE 15"PVC(NW)=141.79' SUMP=141.89	15518	SANITARY MANHOLE RIM=155.48' IE 8"PVC(NW)=149.68' IE 12"PVC(NE)=143.48' IE 12"PVC(SW)=143.33' BOTTOM=143.38'
3349	SANITARY CLEAN-OUT RIM=157.79'	15519	SANITARY MANHOLE RIM=155.86' IE 6"PVC(NE)=150.16' IE 8"PVC(SE)=150.06' BOTTOM=150.11'
3523	SANITARY MANHOLE RIM=146.04' IE (N)=COULD NOT LOCATE* IE 10"PVC(S)=+-138.84"* IE 6" CONC(SW)=+-138.84"* BOTTOM=133.04* MEASUREMENTS APPROX. FILLED W/ SEWAGE REPORTED TO CITY	15523	STORM MANHOLE RIM=155.30' IE 8"PVC(SW)=148.59' IE 6"PVC(SW)=141.39' IE 15"PVC(SE)=140.59' IE 12"UNK(SW)=140.49' IE 15"UNK(NW)=140.39'
5716	SANITARY MANHOLE RIM=148.13' IE 8" PVC(NE)=139.48' IE 12" PVC(NW)=138.73' IE 12" CONC(SW)=138.73' IE 12" TYPE(W)=138.79' BOTTOM=142.16'	15524	SANITARY MANHOLE RIM=156.40' IE 6" PVC(SW)=150.65' IE 6"PVC(NE)=150.50' BOTTOM=144.30'
5717	SANITARY MANHOLE RIM=147.03' IE 12" CONC(NE)=138.70' BOTTOM=133.17'	21199	SANITARY MANHOLE RIM=152.55' IE 8"PVC(NW)=144.35' IE 8"PVC(NE)=144.25' BOTTOM=144.30'
5720	SANITARY MANHOLE RIM=148.79' IE 8" PVC(N)=139.84' IE 8" PVC(SE)=140.19' BOTTOM=140.09'	21721	SANITARY MANHOLE RIM=157.02' IE 12"CONC(SE)=143.41' IE 10"PVC(SW)=143.36' IE 15"PVC(NE)=143.26' BOTTOM=143.36'
5824	SANITARY MANHOLE RIM=152.52' IE 8" PVC(NW)=144.50' IE 8" PVC(SE)=144.72' BOTTOM=144.68'	23175	SANITARY MANHOLE RIM=152.02' UNABLE TO MEASURE
5825	SANITARY MANHOLE RIM=152.74' IE 8" PVC(NW)=143.46' IE 8" PVC(SE)=143.58' BOTTOM=143.49'	23385	SANITARY MANHOLE RIM=155.74' IE 8"DROP PIPE=148.59' IE 10"PVC(NE)=139.04' IE 10"PVC(SW)=138.94' BOTTOM=138.99'
5826	SANITARY MANHOLE RIM=152.54' IE 8" PVC(SE)=145.40' IE 8" PVC(NW)=145.14' BOTTOM=145.34'	23414	SANITARY CLEAN-OUT RIM=156.45'
5922	CLEAN-OUT RIM=152.36'	23416	SANITARY MANHOLE RIM=156.46' UNABLE TO MEASURE BOLTED
6087	SANITARY CLEAN-OUT RIM=153.63'	23418	SANITARY MANHOLE RIM=156.45' UNABLE TO MEASURE BOLTED
6149	SANITARY DECONTAMINATION MANHOLE RIM=156.13' CAN'T OPEN	23419	SANITARY MANHOLE RIM=156.45' UNABLE TO MEASURE BOLTED
6150	CLEAN-OUT RIM=156.15'	23420	SANITARY MANHOLE RIM=156.35' UNABLE TO MEASURE BOLTED
6151	CLEAN-OUT RIM=156.59'	23421	SANITARY CLEAN-OUT RIM=156.35'
6237	SANITARY MANHOLE RIM=156.41' IE 8" PVC(SW)=149.01' IE 8" PVC(NW)=149.01' BOTTOM=149.06'	23422	SANITARY CLEAN-OUT RIM=156.45'
6242	CLEAN-OUT RIM=156.55'	23423	SANITARY CLEAN-OUT RIM=156.47'
6251	CLEAN-OUT RIM=156.38'	23424	SANITARY CLEAN-OUT RIM=156.26'
9519	SANITARY MANHOLE RIM=157.82' IE 15"CONC(NW)=±143' PIPE CAPPED IE 15"PVC(SW)=142.62' IE 15"CONC(NE)=142.57' BOTTOM=142.62' (UNABLE TO SEE PIPES)	23425	SANITARY CLEAN-OUT RIM=156.36'
21944	STORM MANHOLE RIM=155.32' IE 10"PVC(N)=150.07' IE 15"PVC(SE)=149.37' IE 15"PVC(NW)=149.32' BOTTOM=149.37'	23426	SANITARY CLEAN-OUT RIM=156.30'
23442	SANITARY CLEAN-OUT RIM=156.87'	23442	SANITARY CLEAN-OUT RIM=156.87'
23443	SANITARY CLEAN-OUT RIM=156.50'	23443	SANITARY CLEAN-OUT RIM=156.50'
23735	SANITARY CLEAN-OUT RIM=152.56'	23735	SANITARY CLEAN-OUT RIM=152.56'
23736	SANITARY MANHOLE RIM=152.70' UNABLE TO MEASURE BOLTED	23736	SANITARY MANHOLE RIM=152.70' UNABLE TO MEASURE BOLTED
23913	SANITARY CLEAN-OUT RIM=152.94'	23913	SANITARY CLEAN-OUT RIM=152.94'
15173	SANITARY MANHOLE GREASE INTERCEPTOR VAULT (PER ASBUILT) RIM=154.77' UNABLE TO MEASURE	15174	SANITARY MANHOLE GREASE INTERCEPTOR VAULT (PER ASBUILT) RIM=155.15' UNABLE TO MEASURE
15175	SANITARY MANHOLE GREASE INTERCEPTOR VAULT (PER ASBUILT) RIM=155.41' UNABLE TO MEASURE		

TOPOGRAPHIC LEGEND:

STM	STORM SEWER LINE	UT	UTILITY
SAN	SANITARY SEWER LINE	UT	STEAM/CHILLER WATER
W	WATER LINE	UT	UNKNOWN STAND PIPE
G	GAS LINE	UT	GROUND LIGHT
OW	OVERHEAD WIRE	UT	LIGHT POLE
FO	FENCE LINE, TYPE AS NOTED	UT	UTILITY POLE
T	FIBER OPTIC LINE	UT	W/ UNDERGROUND UTILITIES AND STREET LIGHT
CH	TELEPHONE LINE	UT	SINGLE POST SIGN
E	CHILLER WATER/STEAM LINE(DUCT)	UT	FLAG POLE
HW	ELECTRIC LINE	UT	BENCH
	STEAM LINE	UT	GATE POST
	FRENCH DRAIN	UT	BOLLARD
	BUILDING LINE	UT	HANDI-CAP PARKING SPACE
	100 YEAR FLOOD LINE	UT	SHRUB / BUSH (SIZE AS NOTED)
	500 YEAR FLOOD LINE	UT	CONIFEROUS TREE (APPROXIMATE DIAMETER BREAST HIGH AS NOTED)
	LINEAR AC PATCH (UTILITY?)	UT	DECIDUOUS TREE (APPROXIMATE DIAMETER BREAST HIGH AS NOTED)
	UTILITY LINE IS BELIEVED TO CONTINUE, CONNECTION NOT LOCATED OR UNKNOWN	UT	SIGNAL CABINET
	MAJOR CONTOUR - 5' INTERVALS	UT	TRAFFIC SIGNAL BOX
	MINOR CONTOUR - 1' INTERVALS	UT	POLE WITH PEDESTRIAN PUSH BUTTON
		UT	SIGNAL POLE
		UT	SIGNAL POLE WITH LIGHT AND PEDESTRIAN PUSH BUTTON
		UT	UTILITY CAUTION NOTE
		UT	EASEMENT NOTE
		UT	SEE TOPO/SURVEY FEATURE NOTES TABLE
		UT	STUMP - APPROXIMATE DIAMETER ON TOP, OR DBH, IF OVER 4' TALL.
		UT	TACTILE SURFACE
		UT	EXISTING BRICK PAVER SURFACE
		UT	EXISTING DECK SURFACE

NOTE: SYMBOLS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION PURPOSES AND DO NOT NECESSARILY SHOW SHAPE, SIZE, ROTATION, CONDITION, TYPE, ETC. OF THE ACTUAL PHYSICAL IMPROVEMENTS THAT THEY REPRESENT. CONDITION, TYPE, ROTATION, ETC. MAY VARY AMONGST ITEMS SHOWN BY THE SAME SYMBOL.

ABBREVIATIONS:

CMP	= CORRUGATED METAL PIPE
CONC	= CONCRETE
CPP	= CORRUGATED PLASTIC PIPE
HDPE	= TYPE OF HIGH DENSITY PIPE
MTL	= METAL
IE	= INVERT ELEVATION
PVC	= PLASTIC PVC PIPE

SURVEY CAUTION NOTES:

1	CAUTION: UNKNOWN UTILITY CONNECTIONS IN THIS AREA, NO LOCATE PAINT OR ASBUILTS PROVIDED.
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FEMA NOTES:

THE 100 YEAR AND 500 YEAR REGULATORY FLOOD PLAIN IS BASED ON DIGITAL FIRM

SURVEYED FEATURES NOTES:

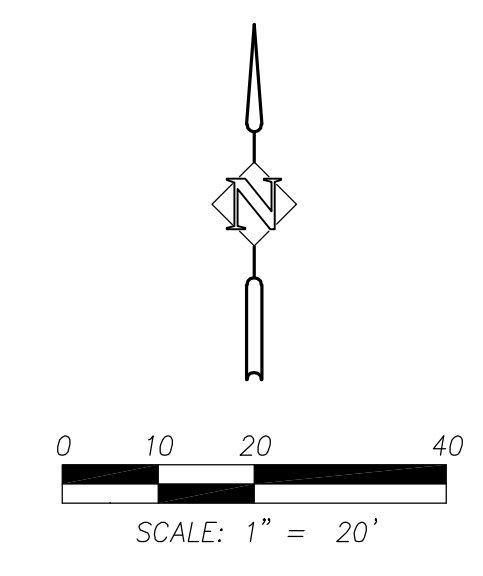
1	GATE ENTRY ISLAND (4) KIOSK WITH (2) 4"DIA X 3.8' HIGH METAL BOLLARDS
2	LARGE SIGN
3	BACKFLOW CHECK VALVE INSIDE VAULT
4	BUILDING CONCRETE COLUMNS--SIZE VARY(TYP)
5	DOOR
6	BRICK WALL 0.95' WIDE
7	BIKE RACKS
8	(6) 6"STEEL COLUMNS FOR AWNING
9	BUILDING OVERHANG PASSENGER LOADING AREA
10	LIGHTS IN PARKING STRUCTURE ON CONCRETE WALL
11	3' HIGH METAL HANDRAIL
12	WATER "ABANDONED" EAST AND WEST
13	STAIRS
14	METAL BOLLARD WITH LIGHT 2.7' HIGH BY 0.6' WIDE
15	BUILDING OVERHANG
16	(5)18" DIAMETER BUILDING COLUMN AROUND BUILDING
17	1.8' WIDE STONE AND CONCRETE WALL
18	RAMP WITH 3.0" HIGH METAL HAND RAIL
19	BUILDING COLUMNS LOCATED ON LOWER GARAGE LEVEL
20	5' HIGH DECORATIVE METAL GATE
21	POST INDICATOR VALVE
22	WOOD DECK WITH SEATING
23	VENT
24	CONCRETE PAD WALKWAY
25	DECORATIVE FOUNTAIN
26	RIP-RAP
27	METAL SCULPTURE PERIMETER
28	WATER UTILITY CABINET--APPEARS TO BE BACK FLOW DEVICE
29	WATER UTILITY--APPEARS TO BE A PUMP
30	APPROXIMATE 5' DIAMETER LANDSCAPE ROCK
31	POWER AND FIBER UTILITIES IN THIS AREA PER ASBUILT
32	SANITARY SYSTEM --VAULT- BOLTED SHUT UNABLE TO MEASURE
33	WATER CONNECTION SHOWN PER ASBUILT
34	POSSIBLE SANITARY MANHOLE AND CLEAN-OUT BURIED
35	APPROXIMATE OVERHEAD LOCATION OF SKY BRIDGE
36	DRIVEWAY OVERHANG
37	(2) 3"HIGH X 3"DIA REFLECTORS
38	CONCRETE WALL
39	DECORATIVE ROCK WALL
40	METAL GRATE/VENT
41	PARKING ENTRY ISLAND WITH CARD SWIPE AND ENTRY ARMS
42	3.5' HIGH X 4.5" DIA. METAL BOLLARD
43	METAL POST CAR CLEARANCE
44	UNKNOWN UTILITY VENT--VERY DEEP
45	APPARENT VAULT
46	TWO APPARENT COMMUNICATION JUNCTION BOXES NEXT TO AN UNKNOWN 4" PVC
47	2" STAND PIPE
48	SIGNAL LOOPS FOR PARKING ENTRY
49	COMMUNICATION DUCT PER ASBUILT
50	TACTILE STRIPS ALONG CONCRETE WALKWAY NOT SHOWN

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE (IF SHOWN, AND NOT MEASURED). PAINTED SIZE INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND

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LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER
OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 WEST,
TOWNSHIP 7 SOUTH, RANGE 3 WEST,
W.M., CITY OF SALEM, MARION COUNTY, OREGON



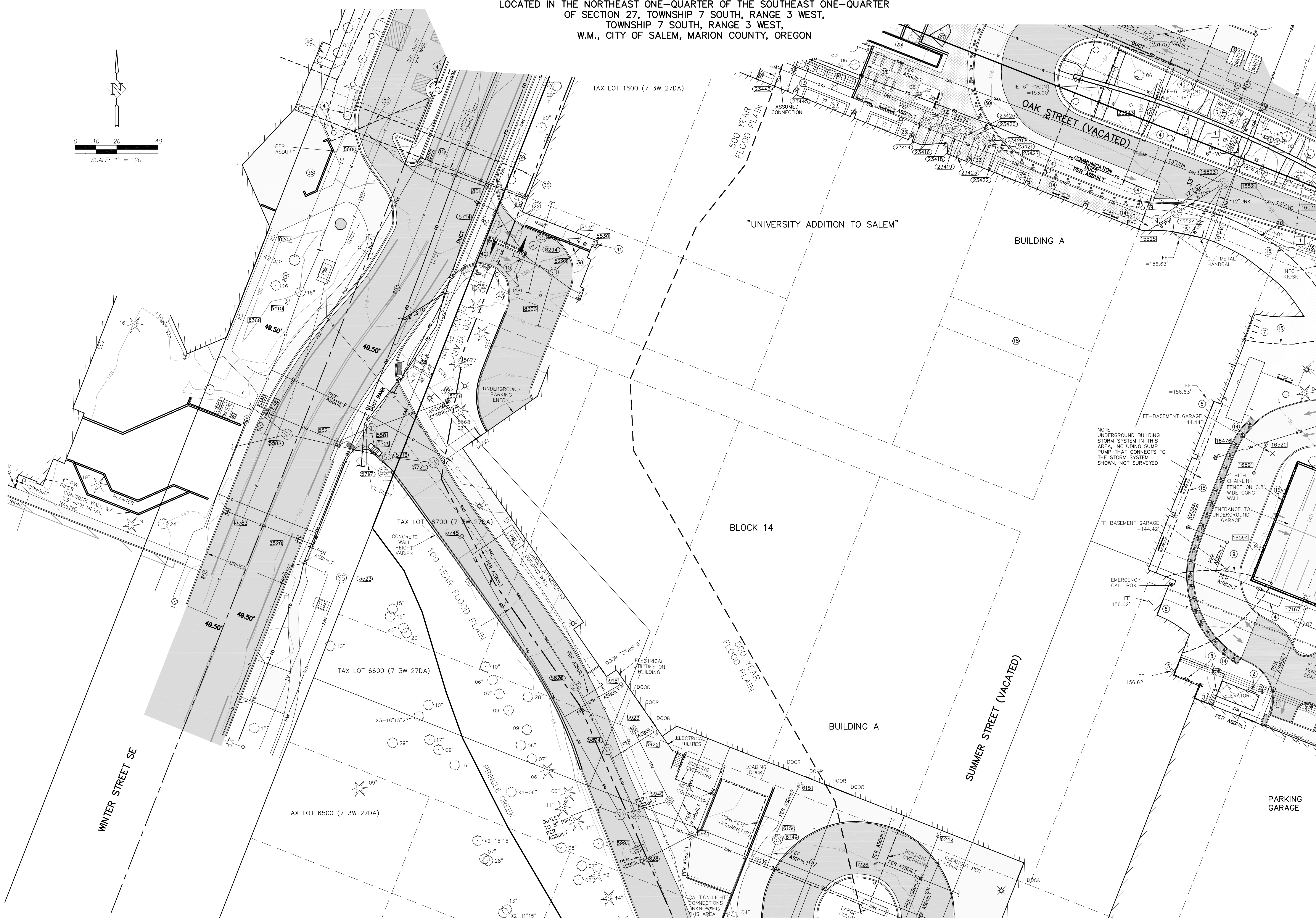
NOTE:
UNDERGROUND BUILDING
STORM SYSTEM IN THIS
AREA, INCLUDING SUMP
PUMP THAT CONNECTS TO
THE STORM SYSTEM
SHOWN, NOT SURVEYED

TENTATIVE PLAN - REPLAT
EXISTING CONDITIONS PLAN
SALEM OREGON

Harper Houf Peterson
Righellis Inc.
ENGINEERS, PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
105 SE Spokane Street Suite 300 Portland, OR 97202
Phone: 503.221.1131 www.hhp.com fax: 503.221.1171

REGISTERED PROFESSIONAL LAND SURVEYOR		
PRELIMINARY		
OREGON JULY 15, 2003 JOHN T. CAMPBELL 60073		
RENEWALS: 12-31-2019		
DESIGNED:	1	
DRAWN:	KMB	
CHECKED:	JTC	
DATE:	12/12/18	
DATE	NO.	DESCRIPTION
R E V I S I O N S		
SHEET NO. 4 OF 9		
JOB NO. SEA-98		


SEA (Scott Edwards Architecture)\SEA-98 (Salem Health A2 Tower)\SEA98-DWGS\C3D\SEA 98-TOPO-SUR.dwg

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PARKING GARAGE

BLOCK 12

985
MISSION STREET SE

 **Harper
Houf Peterson
Righellis Inc.**

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Suite 200 Portland, OR 97202
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60073


RENEWALS: 12-31-2019

DESIGNED:	
DRAWN:	KMB
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DATE:	12/12/18

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SHEET NO.	
7	OF 9
JOB NO.	
SEA-98	

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Phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

DESIGNED:	
DRAWN:	KMB
CHECKED:	JTC
DATE:	12/12/10

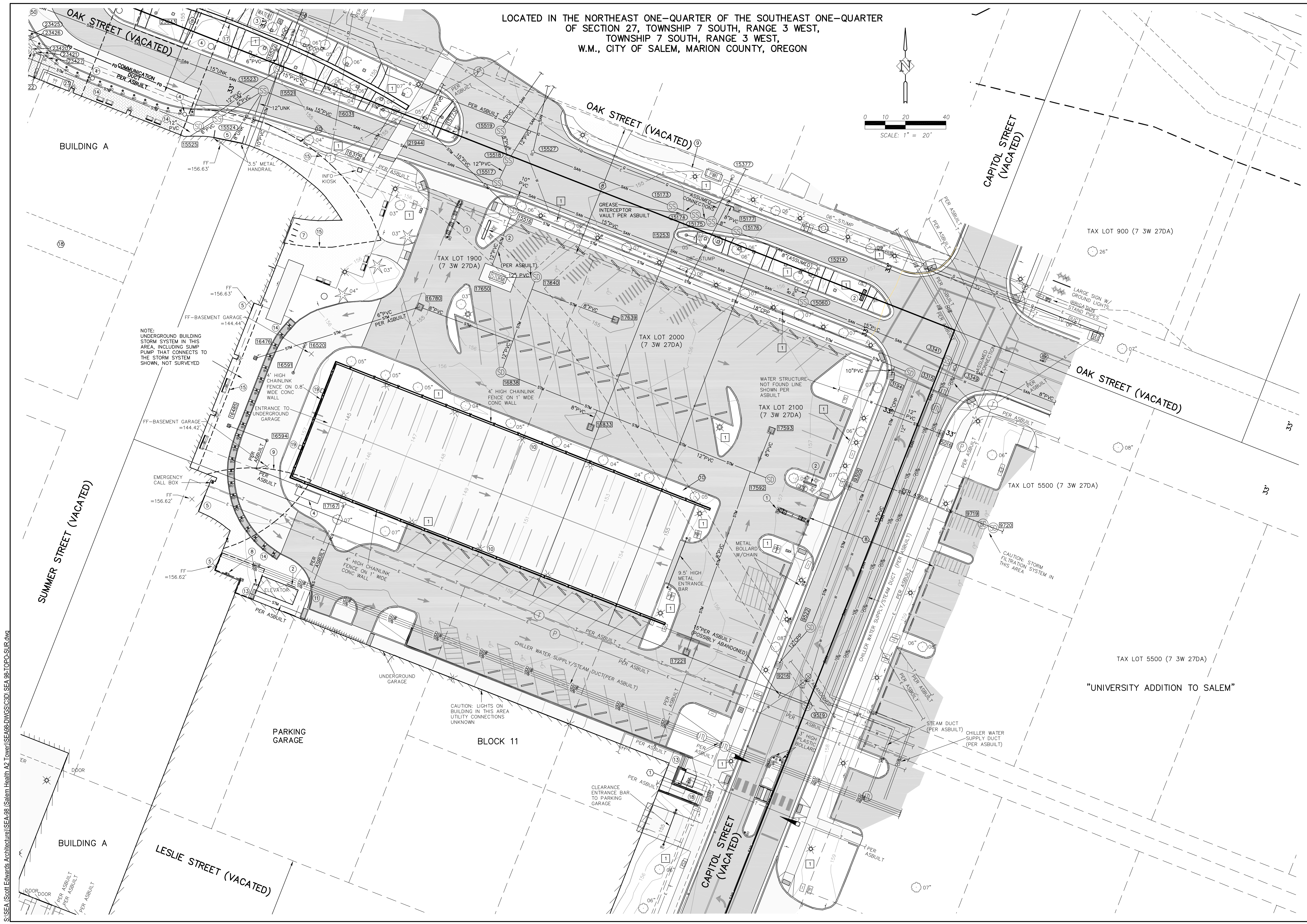
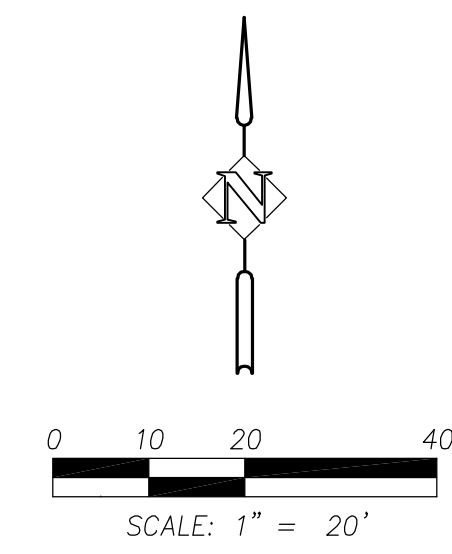
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SHEET NO. 8 OF 9

JOB NO. SEA-98

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LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER
OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 WEST,
TOWNSHIP 7 SOUTH, RANGE 3 WEST,
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TENTATIVE PLAN - REPLAT
EXISTING CONDITIONS PLAN
SALEM OREGON


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REGISTERED PROFESSIONAL LAND SURVEYOR			
PRELIMINARY			
OREGON JULY 15, 2003 JOHN T. CAMPBELL 60073			
RENEWALS: 12-31-2019			
DESIGNED:	DRAWN:	CHECKED:	DATE:
I	KMB	JTC	12/12/18
REVISIONS			
DATE	NO.	DESCRIPTION	
SHEET NO.			
9 OF 9			
JOB NO.			
SEA-98			



MEMO

TO: Britany Randall, Planner II
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department 

DATE: April 12, 2019

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
REPLAT NO. 19-02 (19-102412-LD)
655 CAPITOL STREET SE
REPLAT A PORTION OF UNIVERSITY ADDITION SUBDIVISION**

PROPOSAL

A proposal to replat of a portion of University Addition subdivision, consisting of 8 units of land which will be consolidated into one unit of land to accommodate future development of the Salem Hospital. The subject property totals approximately 9.5 acres in size, is zoned PH (Public Health), within the Salem Hospital Overlay Zone, and located at 655 Capitol Street SE, between the intersection of Winter Street SE and Mission Street SE and the intersection of University Street SE and Mission Street SE (Marion County Assessor's Map and Tax Lot Numbers: 073W27DA / 1600, 1800, 1900, 2000, 2100, 5500, 5801, and 6700).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

1. Mission Street SE
 - a. Standard—This street is designated as a Minor Arterial street in the *Salem TSP*. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
 - b. Existing Condition—This street has an approximate 34-foot improvement within a 60-foot-wide right-of-way abutting the subject property.
2. Winter Street SE

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Condition—This street has an approximate 40-foot improvement within a 98-foot-wide right-of-way abutting the subject property.
3. Capitol Street SE (private)
 - a. This street is designated as private and has an approximate 34-foot improvement within a 68-foot-wide right-of-way abutting the subject property.
 4. Oak Street SE (private)
 - a. This street is designated as private and has an approximate 34-foot improvement within a 68-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. The site is served by a private stormwater system.
 - b. Pringle Creek flows through the site.
 - c. A 21-inch storm main is located in Mission Street SE.
 - d. A 12-inch storm main is located in Winter Street SE.

Water

1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. An 8-inch public water line is located in Capitol Street SE.
 - c. A 12-inch public water line is located in Mission Street SE.
 - d. A 6-inch public water line is located in Winter Street SE.

Sanitary Sewer

1. Existing Sewer
 - a. An 8-inch sewer line is located in Capitol Street SE.

CRITERIA AND FINDINGS

SRC 205.025(d) indicates the criteria that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

SRC 205.025(d)(1)—The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.

Findings—The applicant's proposal does not vacate any public rights-of-way.

SRC 205.025(d)(3)—The tentative replat complies with the standards of this Chapter and with all applicable provisions of the Unified Development Code.

Findings—Public Works staff has analyzed the proposed development for compliance with applicable provisions of SRC Chapters 21, 70-78, 200, 205, 601, 802-805, 809, and 810, and the development appears to comply with all applicable provisions of these code chapters.

The applicant shall provide the required field survey and subdivision replat as per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and the SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC 205.035(a), the approval of the replat plat by the City Surveyor may be delayed or denied based on the non-compliant violation.

SRC 205.025(d)(4)—The tentative replat complies with all applicable provisions of ORS Chapter 92.

Findings—The applicant shall provide the required field survey and subdivision replat as per Statute and Code requirements outlined in the ORS and the SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC 205.035(a), the approval of the replat plat by the City Surveyor may be delayed or denied based on the non-compliant violation.

SRC 205.025(d)(6)—The tentative replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.

Findings—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructures are existing, and are adequate to serve the proposed replat. Public and private streets within and abutting the proposed development are available to provide adequate street access.

Prepared by: Jennifer Scott, Program Manager
cc: File

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Friday, March 15, 2019 4:48 PM
To: Britany Randall
Subject: Request for Comments - Case No. REP19-02 for 655 Capitol Street SE / 97301
Attachments: Notice.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

ATTN: Ms. Britany Randall

Members of the Commission, Staff, Applicant:

Thank you for the opportunity to comment.

Immediately to the south and west of the campus of Salem are three public parks, two significant National Register sites (Deepwood Estate & Gardens, and the Historic Bush House & Bush Barn), and a residential National Historic District -- Gaiety Hill/Bush's Pasture Park; and a major sports facility of Oregon's oldest university, Willamette (established in 1842) for football, track and field, and baseball: significant natural resources, the Pringle Creek Watershed, and a live oak savanna -- that a 2019 ecological study is affirming -- has living specimens of Oregon White Oaks 250-350 years old.

This adjacent area is, in the words of Elizabeth Lord, "borrowed landscape" of the hospital, Salem Health, providing a vitality of surroundings -- safe, embracing -- to the health community, patients and employees 24 hours a day.

Consolidation of the plats of land into a larger construct will increase the likelihood of increased parking and traffic development and congestion on adjacent streets, most notably Mission Street SE which is frequently locked almost to a standstill in the early evening hours of east-west traffic and intense use north-south on High Street SE.

I have witnessed emergency vehicles at a virtual halt on Mission Street "locked" in traffic by congestion - bumper-to-bumper - in the early evening.

Of key concern is livability: livability of a residential historic area of state and national significance; residential life of families, play for children, and access to public recreation, air quality, critical access for emergency vehicles to the hospital facilities; and the true quality of the area, which supports by proximity, the downtown central business, quality public education, schools K-12-University, and a number of religious congregations. One is not separate from the other. One is not truly separate from the centrality of the purpose of quality land use planning and life in the city.

We encourage the applicant as the applicant moves forward to development and re-development of the site(s) and campus -- strongly --

(1) to fully support alternate modes of transportation to the car: public transportation in an earnest and real way -- not lip service or with casualness -- and

(2) Salem Health actively and interactively to dedicate resources and vision to enhancing the quality of life of its neighbors which -- as the largest single non-government employer in Salem, certainly as an institution, the Hospital shadows.

To the applicant: your location is an asset. Your location also carries a core responsibility beyond the campus to your neighbors, beyond meeting minimum measures of planning criteria.

Your financing is founded in large part on public resources, legal structures, e.g., non-profit, and directly or indirectly, through Medicaid, Medicare, the Affordable Care Act, state employees: millions of dollars through the municipal bonding authority of the Salem Hospital Facilities Authority; and education of many of your employees, providers, staff at public schools, community colleges, nursing programs, universities, technical, business and medical schools.

Please approach this responsibility with wisdom and insight.

Not as a contest to subordinate neighbors and city resident concerns for livability to your mission, but as a cooperative endeavor to improve quality of life in its many facets and in its many forms.

Traffic, congestion, parking, quality of life, our streets, air, noise, our history, the base of the ADM of nearby public schools, a regional park, neighborhood -- pedestrian life, e.g., walking, biking, our day-to-day, whether one and who wants to live nearby, what will be protected and what will be sustained, will be impacted by how Salem Health will approach its future and the intensity of redevelopment of these plats being sought for consolidation for re-development -- indirectly and directly.

Please move forward with care and a listening and responsive ear.

Thank you.

Jon Christenson
FRIENDS OF HISTORIC SALEM